



Cases Accepted or Approved between: 4/29/2024 and 5/5/2024

SDP-0610-H6 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 28025

ACCEPTED: 04/29/2024

OAK CREEK CLUB, LOT 32 BLOCK A; HOMEOWNER MINOR AMENDMENT TO SCREEN EXISTING DECK

202 BOTTSFORD AVENUE UPPER MARLBORO

1 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	076 F-1	200 SHEET:	201SE13
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	74A	COUNCILMANIC DISTRICT:	06
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	07	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES
			II		

APA: N/A

ZONING:	AUTHORITY:	FEE(S):
LCD 0.33 Acres	APPLICANT CERT REVIEW FILED 04/29/2024	\$50.00 (Application Fee)
Total: 0.33 Acres	PLANNING DIRECTOR PENDING 04/29/2024	\$50.00

APPLICANT
ADEMILUYI OLUWAROTIMI
202 BOTTSFORD AVENUE
UPPER MARLBORO, MD 20774

AGENT
ADEMILUYI OLUWAROTIMI
202 BOTTSFORD AVENUE
UPPER MARLBORO, MD 20774

mulu.ade@gmail.com

mulu.Ade@mail.com

OWNER(S)
ADEMILUYI OLUWAROTIMI ETAL; 202 BOTTSFORD AVENUE; Upper Marlboro, MD 20774

Assigned Reviewer: BYNUM, ANGELE



Cases Accepted or Approved between: 4/29/2024 and 5/5/2024

DSP-89016-06

APPROVED IN SPECIFIED RANGE

EVENT ID: 27221

ACCEPTED: 02/08/2024

AUTO SPA EXPRESS; DEMOLITION OF AN EXISTING CAR WASH AND ASSOCIATED SITE FEATURES FOR THE CONSTRUCTION OF A PROPOSED CAR WASH AND ASSOCIATED SITE FEATURES.

13401 MID ATLANTIC BOULEVARD LAUREL

1 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	010 B-3	200 SHEET:	217NE07
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	62	COUNCILMANIC DISTRICT:	01
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	10	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	14	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	280 GROSS FLOOR AREA (SQ FT)		VI		

APA: N/A

ZONING:	AUTHORITY:	FEE(S):
IE 3.32 Acres	PLANNING BOARD APPROVED 05/02/2024	\$120.00 (Sign Posting Fee)
Total: 3.32 Acres	SDRC MEETING SCHEDULED 03/01/2024	\$2,042.00 (Application Fee)
		\$2,162.00

APPLICANT
WLR AUTOMOTIVE GROUP, INC.
1313 ORCHARD WAY 21703
301-668-0021
@CHAD BOHN

AGENT
MCNAMEE HOSEA
6411 IVY LANE, SUITE 820 20770

OWNER(S)
FALCON PROPERTY LLC.; 7855 BELLE POINT DRIVE; Greenbelt, MD 20770

Assigned Reviewer: PRICE, TODD



Cases Accepted or Approved between: 4/29/2024 and 5/5/2024

5-23047 APPROVED IN SPECIFIED RANGE

EVENT ID: 27041

ACCEPTED: 04/23/2024

KATHMANDU VILLAGE PLAT 1; 11 LOTS AND 1 PARCEL

1705 RITCHIE ROAD CAPITOL HEIGHTS(MUNICIPAL)

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	074 B-4	200 SHEET:	202SE07
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	06
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	06	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	16	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		VIII		COMMUNITIES

APA: N/A

ZONING:

RSF-95	3.82 Acres
Total:	3.82 Acres

AUTHORITY:

PLANNING BOARD	APPROVED	05/02/2024
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FEE(S):

_____	\$750.00 (Application Fee)
_____	\$750.00

APPLICANT

KATHMANDU VILLAGE LLC.
4531 WINDSOR ARMS COURT

22003

571-309-7996

AGENT

MASSOUD TOWHIDI

Massoud@cddi.net

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 4/29/2024 and 5/5/2024

5-23048 APPROVED IN SPECIFIED RANGE

EVENT ID: 27043

ACCEPTED: 04/23/2024

KATHMANDU VILLAGE PLAT 2; 9 LOTS AND 1 PARCEL

1705 RITCHIE ROAD DISTRICT HEIGHTS

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	074 B-4	200 SHEET:	202SE07
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	06
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	06	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	16	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		VIII		COMMUNITIES

APA: N/A

ZONING:

RSF-95	2.73 Acres
Total:	2.73 Acres

AUTHORITY:

PLANNING BOARD	APPROVED	05/02/2024
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FEE(S):

_____ \$750.00	(Application Fee)
_____ \$750.00	

APPLICANT

KATHMANDU VILLAGE LLC.
4531 WINDSOR ARMS COURT

22003

571-309-7996

AGENT

MASSOUD TOWHIDI

Massoud@cddi.net

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 4/29/2024 and 5/5/2024

5-23049

APPROVED IN SPECIFIED RANGE

EVENT ID: 27044

KATHMANDU VILLAGE PLAT 3; 9 LOTS AND 1 PARCEL

ACCEPTED: 04/23/2024

1705 RITCHIE ROAD DISTRICT HEIGHTS

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	074 B-4	200 SHEET:	202SE07
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	06
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	06	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	16	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		VIII		COMMUNITIES

APA: N/A

ZONING:

RSF-95	3.60 Acres
Total:	3.60 Acres

AUTHORITY:

PLANNING BOARD	APPROVED	05/02/2024
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FEE(S):

_____ \$750.00	(Application Fee)
_____ \$750.00	

APPLICANT

KATHMANDU VILLAGE LLC.
4531 WINDSOR ARMS COURT

22003

571-309-7996

AGENT

MASSOUD TOWHIDI

Massoud@cddi.net

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 4/29/2024 and 5/5/2024

5-23050 APPROVED IN SPECIFIED RANGE

EVENT ID: 27045

ACCEPTED: 04/23/2024

KATHMANDU VILLAGE PLAT 4; 1 LOT AND 1 PARCEL

1705 RITCHIE ROAD DISTRICT HEIGHTS

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	074 B-4	200 SHEET:	202SE07
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	06
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	06	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	16	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		VIII		COMMUNITIES

APA: N/A

ZONING:

RSF-95	4.40 Acres
Total:	4.40 Acres

AUTHORITY:

PLANNING BOARD	APPROVED	05/02/2024
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FEE(S):

_____ \$750.00	(Application Fee)
_____ \$750.00	

APPLICANT

KATHMANDU VILLAGE LLC.
4531 WINDSOR ARMS COURT

22003

571-309-7996

AGENT

MASSOUD TOWHIDI

Massoud@cddi.net

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 4/29/2024 and 5/5/2024

PPS-2023-005 APPROVED IN SPECIFIED RANGE

EVENT ID: 26967

ACCEPTED: 02/23/2024

MICHAEL'S RETREAT; 155 LOTS AND 18 PARCELS FOR THE DEVELOPMENT OF 155 SINGLE-FAMILY ATTACHED DWELLINGS.

ON THE NORTH SIDE OF ACCOKEEK ROAD, APPROXIMATELY 600 FEET WEST OF ITS INTERSECTION WITH MD 5 (BRANCH AVE)

155 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	144 E-3	200 SHEET:	218SE06
0 OUTLOTS	155 UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	09
18 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	
0 OUTPARCELS	155 TOTAL UNITS	POLICE DIVISION:	15	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)		VII		

APA: N/A

ZONING:	
RR	0.12 Acres
RSF-A	30.29 Acres
Total:	30.41 Acres

AUTHORITY:			
PLANNING BOARD	APPROVED	05/02/2024	
SDRC MEETING	SCHEDULED	03/15/2024	

FEE(S):	
	\$240.00 (Sign Posting Fee)
	<u>\$5,087.00</u> (Application Fee)
	\$5,327.00

APPLICANT

A DECESARIS HOLDING COMPANY LLC
1001 PRINCE GEORGE'S BLVD, SUITE 700
UPPER MARLBORO, MD 20774

AGENT

NO LIMIT LAND
1001 PRINCE GEORGE'S BLVD, STE 700
UPPER MARLBORO, MD 20774
240-338-0131
NOLIMITLAND@ICLOUD.COM

OWNER(S)

A DECESARIS HOLDING COMPANY LLC; 1001 PRINCE GEORGE'S BLVD, SUITE 700; Upper Marlboro, MD 20774

Assigned Reviewer: DIAZ-CAMPBELL, EDDIE



Cases Accepted or Approved between: 4/29/2024 and 5/5/2024

PPS-2023-026

APPROVED IN SPECIFIED RANGE

EVENT ID: 27522

ACCEPTED: 01/04/2024

IGLESIA DE JESUCRISTO PALABRA MIEL; A CONSERVATION SUBDIVISION FOR 1 PARCEL FOR 10,247 SQUARE FEET OF INSTITUTIONAL DEVELOPMENT

12301 CROSSROAD TRAIL BRANDYWINE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	136 F-4	200 SHEET:	216SE11
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	86A	COUNCILMANIC DISTRICT:	09
1 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	13	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREA
	10,247 GROSS FLOOR AREA (SQ FT)		V		

APA: N/A

ZONING:	
AG	43.38 Acres
Total:	43.38 Acres

AUTHORITY:			
PLANNING BOARD	APPROVED	05/02/2024	
SDRC MEETING	SCHEDULED	01/19/2024	

FEE(S):	
	\$5,527.00 (Application Fee)
	\$5,527.00

APPLICANT

IGLESIA DE JESUCRISTO PALABRA MIEL WASH DC INC
12301 CROSS ROAD TRAIL
20613

AGENT

A. MORTON THOMAS AND ASSOCIATES, INC.
700 KING FARM BOULEVARD, SUITE 300
20850
(301) 461-3558
prhodes@amtengineering.com

OWNER(S)

IGLESIA DE JESUCRISTO PALABRA MIEL WASH DC INC; 12301 CROSS ROAD TRAIL; Brandywine, MD 20613

Assigned Reviewer: GUPTA, MRIDULA