



Cases Accepted or Approved between: 4/14/2025 and 4/20/2025

AC-25006 ACCEPTED IN SPECIFIED RANGE
EVENT ID: -14343

ACCEPTED: 04/18/2025

DONKIN DONUTS AT SANSBURY CROSSING; MIXED-USED, TO ADD A 1,299 SQUARE-FOOT EATING OR DRINKING ESTABLISHMENT WITH DRIVE-THROUGH SERVICE, AND ITS ASSOCIATE PARKING, LANDSCAPING AND STORMWATER MANAGEMENT FACILITIE
1705 RITCHIE MARLBORO UPPER MARLBORO

2 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	074 F-4	200 SHEET:	203SE09
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)		II		

APA: N/A

ZONING:	
RMF-48	1.34 Acres
Total:	1.34 Acres

AUTHORITY:		
ALT. COMP. COMM.	SCHEDULED	04/29/2025

FEE(S):	
	(Application Fee)
\$0.00	

APPLICANT

DDC MANAGMENT, LLC
82 FLANDERS ROAD

01581

JSTANLEY@DEKKGROUP.COM

AGENT

CAPITOL DEVELOPMENT DESIGN, INC.
4600 POWDER MILL ROAD, SUITE #200
20705

301-937-3501
perez@cddi.net

OWNER(S)

PB&J LLC; P.O BOX 309; Upper Marlboro, MD 20774

Assigned Reviewer: HUANG, TE-SHENG (EMERY)



Cases Accepted or Approved between: 4/14/2025 and 4/20/2025

AC-25008

EVENT ID: -14417

ACCEPTED: 04/14/2025

ACCEPTED IN SPECIFIED RANGE

STERLING CARE HILLHAVEN; THIS APPLICATION IS A COMPANION CASE TO SPECIAL EXCEPTION CASE NO. SE-24003. THIS APPLICATION IS FOR AN ALTERNATIVE COMPLIANCE TO THE 2010 PRINCE GEORGE'S COUNTY LANDSCAPE MAN

3210 POWDER MILL ROAD HYATTSVILLE

2 LOTS

0 OUTLOTS

0 PARCELS

0 OUTPARCELS

0 UNITS DETACHED

0 UNITS ATTACHED

0 UNITS MULTIFAMILY

0 TOTAL UNITS

0 GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID:

PLANNING AREA:

ELECTION DISTRICT:

POLICE DIVISION:

018 A-2

61

01

14

VI

200 SHEET:

COUNCILMANIC DISTRICT:

TIER:

GROWTH POLICY AREA:

214NE03

01

DEVELOPED

ESTABLISHED COMMUNITIES

APA: N/A

ZONING:

RR

Total:

8.34 Acres

8.34 Acres

AUTHORITY:

ALT. COMP. COMM.

SCHEDULED

04/22/2025

FEE(S):

\$0.00

(Application Fee)

APPLICANT

HILLHAVEN SNF REALTY LLC

3210 POWDER MILL ROAD

20783

AGENT

ROBERT J. ANTONETTI, JR., ESQ.

1101 MERCANTILE LANE, SUITE 240

20774

301-925-1800

RANTONETTI@SHPA.COM

OWNER(S)

HILLHAVEN SNF REALTY LLC; 3210 POWDER MILL ROAD; Hyattsville, MD 20783

Assigned Reviewer:

COFIELD, DEXTER

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Cases Accepted or Approved between: 4/14/2025 and 4/20/2025

CBP-2024-004		ACCEPTED IN SPECIFIED RANGE			
EVENT ID: -13777					
ACCEPTED: 04/14/2025		12339 HATTON POINT; REPLACE AN EXISTING SINGLE-FAMILY HOME IN L-D-O CBCA OVERLAY ZONE WITH NEW SINGLE-FAMILY HOME			
		12339 HATTON POINT ROAD FORT WASHINGTON			
67 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	131 B-3	200 SHEET:	216SW02
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	80	COUNCILMANIC DISTRICT:	08
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	05	TIER:	
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	15	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)		VII		
APA: N/A					

ZONING:		AUTHORITY:		FEE(S):	
LDO	1.62 Acres	PLANNING BOARD	PENDING	06/26/2025	\$512.00 (Application Fee)
RE	1.62 Acres	SDRC MEETING	SCHEDULED	05/09/2025	\$512.00
Total:	3.24 Acres				

APPLICANT	AGENT
STEFAN BAUGH	O'MALLEY MILES NYLEN & GILMORE
12339 HATTON POINT ROAD	7850 WALKER DRIVE SUITE 310
20744	20770
	3015723237
	NFORMAN@OMNG.COM

Assigned Reviewer: KING, EVAN



Cases Accepted or Approved between: 4/14/2025 and 4/20/2025

ZCL-2025-0114

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -14421

ACCEPTED: 04/14/2025

ZONING CERTIFICATION LETTER; ZCL REQUEST #0114 AND #0115

6111 SHERIFF RD CAPITOL HEIGHTS

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	200 SHEET:
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	COUNCILMANIC DISTRICT:
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	TIER:
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	GROWTH POLICY AREA:
	0 GROSS FLOOR AREA (SQ FT)	0	
		NU	

APA:

AUTHORITY:			FEE(S):	
PLANNING INFO SVS	PENDING	04/15/2025	\$200.00	(ZCL Fee)
APPLICANT	ZCL LOADED TO DAMS	04/14/2025	\$200.00	

APPLICANT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

AGENT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

Assigned Reviewer: SMITH, HELEN



Cases Accepted or Approved between: 4/14/2025 and 4/20/2025

ZCL-2025-0115

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -14422

ACCEPTED: 04/14/2025

ZONING CERTIFICATION LETTER; ZCL REQUEST #0114 AND #0115

6115 SHERIFF RD CAPITOL HEIGHTS

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	200 SHEET:
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	COUNCILMANIC DISTRICT:
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	TIER:
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	GROWTH POLICY AREA:
	0 GROSS FLOOR AREA (SQ FT)	0	
		NU	

APA:

AUTHORITY:			FEE(S):	
PLANNING INFO SVS	PENDING	04/15/2025	\$200.00	(ZCL Fee)
APPLICANT	ZCL LOADED TO DAMS	04/14/2025	\$200.00	

APPLICANT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

AGENT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

Assigned Reviewer: SMITH, HELEN



Cases Accepted or Approved between: 4/14/2025 and 4/20/2025

ZCL-2025-0116 ACCEPTED IN SPECIFIED RANGE
EVENT ID: -14423
ACCEPTED: 04/15/2025 ZONING CERTIFICATION LETTER; ZCL REQUEST #0116
4235 28TH AVENUE TEMPLE HILLS

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	200 SHEET:
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	COUNCILMANIC DISTRICT:
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	TIER:
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	GROWTH POLICY AREA:
	0 GROSS FLOOR AREA (SQ FT)		
		0	
		NU	

APA:

ZONING:	
RMF-48	1.14 Acres
Total:	1.14 Acres

AUTHORITY:			
PLANNING INFO SVS	SENT TO VETTING	04/17/2025	
PLANNING INFO SVS	VETTING COMPLETED	04/17/2025	
PLANNING DIRECTOR	COMPLETED	04/17/2025	
PLANNING INFO SVS	PENDING	04/16/2025	
APPLICANT	ZCL LOADED TO DAMS	04/15/2025	

FEE(S):	
\$200.00	(ZCL Fee)
\$200.00	

APPLICANT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

AGENT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

Assigned Reviewer: SMITH, HELEN



Cases Accepted or Approved between: 4/14/2025 and 4/20/2025

ZCL-2025-0117

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -14424

ACCEPTED: 04/15/2025

ZONING CERTIFICATION LETTER; ZCL REQUEST #0117

7140 CONTEE ROAD LAUREL

0 LOTS
0 OUTLOTS
0 PARCELS
0 OUTPARCELS

0 UNITS DETACHED
0 UNITS ATTACHED
0 UNITS MULTIFAMILY
0 TOTAL UNITS
0 GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID:
PLANNING AREA:
ELECTION DISTRICT:
POLICE DIVISION: 0
NU

200 SHEET:
COUNCILMANIC DISTRICT:
TIER:
GROWTH POLICY AREA:

APA:

AUTHORITY:		
PLANNING INFO SVS	PENDING	04/16/2025
APPLICANT	ZCL LOADED TO DAMS	04/15/2025

FEE(S):	
\$200.00	(ZCL Fee)
\$200.00	

APPLICANT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

AGENT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

Assigned Reviewer: SMITH, HELEN



Cases Accepted or Approved between: 4/14/2025 and 4/20/2025

ZCL-2025-0118
EVENT ID: -14425
ACCEPTED: 04/15/2025
ACCEPTED IN SPECIFIED RANGE
ZONING CERTIFICATION LETTER; ZCL REQUEST #0118
3101 75TH AVE HYATTSVILLE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	200 SHEET:
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	COUNCILMANIC DISTRICT:
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	TIER:
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	GROWTH POLICY AREA:
	0 GROSS FLOOR AREA (SQ FT)	0	
		NU	

APA:

AUTHORITY:			FEE(S):
PLANNING INFO SVS	PENDING	04/16/2025	\$200.00 (ZCL Fee)
APPLICANT	ZCL LOADED TO DAMS	04/15/2025	\$200.00

APPLICANT
NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

AGENT
NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

Assigned Reviewer: SMITH, HELEN



Cases Accepted or Approved between: 4/14/2025 and 4/20/2025

ZCL-2025-0119
EVENT ID: -14429
ACCEPTED: 04/16/2025
ACCEPTED IN SPECIFIED RANGE
ZONING CERTIFICATION LETTER; ZCL REQUEST #0119
1000 BRIGHTSEAT LANDOVER

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	200 SHEET:
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	COUNCILMANIC DISTRICT:
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	TIER:
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	GROWTH POLICY AREA:
	0 GROSS FLOOR AREA (SQ FT)	0	
		NU	

APA:

AUTHORITY:			FEE(S):
PLANNING INFO SVS	PENDING	04/18/2025	\$200.00 (ZCL Fee)
APPLICANT	ZCL LOADED TO DAMS	04/16/2025	\$200.00

APPLICANT
NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

AGENT
NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

Assigned Reviewer: SMITH, HELEN



Cases Accepted or Approved between: 4/14/2025 and 4/20/2025

ZCL-2025-0120 ACCEPTED IN SPECIFIED RANGE
EVENT ID: -14437
ACCEPTED: 04/17/2025 ZONING CERTIFICATION LETTER; ZCL REQUEST #0120
10301 SOUTHARD BELTSVILLE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	200 SHEET:
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	COUNCILMANIC DISTRICT:
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	TIER:
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	GROWTH POLICY AREA:
	0 GROSS FLOOR AREA (SQ FT)		
		0	
		NU	

APA:

AUTHORITY:			FEE(S):	
PLANNING INFO SVS	PENDING	04/18/2025	\$200.00	(ZCL Fee)
APPLICANT	ZCL LOADED TO DAMS	04/17/2025	\$200.00	

APPLICANT
NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

AGENT
NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

Assigned Reviewer: SMITH, HELEN



Cases Accepted or Approved between: 4/14/2025 and 4/20/2025

ZMA-2024-005	ACCEPTED IN SPECIFIED RANGE				
EVENT ID: -13939					
ACCEPTED: 04/15/2025	WEST MARLTON; REZONE A PORTION OF THE PROPERTY FROM LCD TO RMF-12 TO PERMIT CONSTRUCTION OF 150 TO 170 TOWNHOMES				
	LOCATED AT THE NORTHEASTERN CORNER OF THE INTERSECTION OF HEATHERMORE BOULEVARD AND WOODSTOCK DRIVE EAST				
247 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	119 A-2	200 SHEET:	211SE11
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	09
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	13	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				
			V		
				APA: N/A	

ZONING:		AUTHORITY:		FEE(S):
LCD	29.32 Acres	PLANNING BOARD	PENDING 06/26/2025	\$10,812.00 (Application Fee)
RMF-12	29.32 Acres	SDRC MEETING	SCHEDULED 04/28/2025	\$10,812.00
Total:	58.64 Acres			

APPLICANT	AGENT
LAKE MARLTON LAND HOLDINGS, LLC	SOLTESZ
3097 GREENWAY, BALTIMORE, MD	4300 FORBES BOUELVARD SUITE 230
21218	20706
240-375-4462	301-794-7555
PAT@RICKERBROTHERS1988.COM	gmicit@solteszco.com

OWNER(S)
LAKE MARLTON LAND HOLDINGS, LLC; 3097 GREENWAY, BALTIMORE, MD; Baltimore, MD 21218

Assigned Reviewer: TESHOME, CANDRA