



Cases Accepted or Approved Between: 6/2/2025 and 6/8/2025

CASE NUMBER: DDS-24003 ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 06/02/2025

DESCRIPTION: THE HERMAN MULTI-FAMILY APARTMENTS; DEPARTURE FROM DESIGN STANDARDS TO REDUCE THE SIZE OF PARKING SPACES TO 9' BY 18'.

LOCATION: 6203 AGER ROAD HYATTSVILLE

LOTS : 0	UNITS DETACHED : 0	TAX MAP & GRID : 041 D-2	200 SHEET : 208NE02
OUTLOTS : 0	UNITS ATTACHED : 0	PLANNING AREA : 65	COUNCILMANIC DISTRICT : 02
PARCELS : 0	UNITS MULTIFAMILY : 145	ELECTION DISTRICT : 17	TIER : DEVELOPED
OUTPARCELS : 0	TOTAL UNITS : 145	POLICE DISTRICT : I HYATTSVILLE	GROWTH POLICY AREA : ESTABLISHED COMMUNITIES
GROSS FLOOR AREA (SQ FT) : 0			
APA : N/A			

<b>AUTHORITY:</b>		
PLANNING BOARD	SCHEDULED	09/11/2025
SDRC MEETING	SCHEDULED	06/20/2025

<b>ZONING:</b>	
RSF-65	9.50 Acres
RSF-A	9.50 Acres
Total:	<b>19.00 Acres</b>

**APPLICANT:**  
COMMUNITY HOUSING INITIATIVE, INC.  
1123 ORMOND COURT  
22101

**AGENT:**  
MATTHEW C. TEDESCO, ESQ. / MCNAMEE HOSEA, P.A.  
6404 IVY LANE, STE. 820, GREENBELT, MD  
20770  
(301) 441-2420  
MTEDESCO@MHLAWYERS.COM

**OWNER(S)**

MOUNT ZION PENTECOSTAL CHURCH; 1112 N STREET NW, WASHINGTON, DC; Washington, DC 20005

**ASSIGNED REVIEWER:** HUANG, TE-SHENG (EMERY)



Cases Accepted or Approved Between: 6/2/2025 and 6/8/2025

CASE NUMBER: DSP-22017 ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 06/02/2025

DESCRIPTION: THE HERMAN APARTMENTS; DEVELOPMENT OF APPROXIMATELY 145 MULTIFAMILY DWELLING UNITS AND ASSOCIATED SITE IMPROVEMENTS

LOCATION: 6203 AGER ROAD HYATTSVILLE

LOTS : 0	UNITS DETACHED : 0	TAX MAP & GRID : 041 D-2	200 SHEET : 208NE02
OUTLOTS : 0	UNITS ATTACHED : 0	PLANNING AREA : 65	COUNCILMANIC DISTRICT : 02
PARCELS : 1	UNITS MULTIFAMILY : 145	ELECTION DISTRICT : 17	TIER : DEVELOPING
OUTPARCELS : 0	TOTAL UNITS : 145	POLICE DISTRICT : I HYATTSVILLE	GROWTH POLICY AREA : ESTABLISHED COMMUNITIES
GROSS FLOOR AREA (SQ FT) : 0			
APA : N/A			

AUTHORITY:		
PLANNING BOARD	SCHEDULED	09/11/2025
SDRC MEETING	SCHEDULED	06/20/2025

FEE(S):
\$5,462.00 (Application Fee)
\$5,462.00

ZONING:	
RSF-65	9.50 Acres
Total:	9.50 Acres

APPLICANT:  
COMMUNITY HOUSING INITIATIVE, INC.  
1123 ORMOND COURT  
22101

AGENT:  
MATTHEW C. TEDESCO, ESQ.  
6404 IVY LANE, SUITE 820  
20770  
301-441-2420  
Mtedesco@mhlawyers.com

OWNER(S)

MOUNT ZION PENTECOSTAL CHURCH; 1112 N STREET NW, WASHINGTON, DC; Washington, DC 20005

ASSIGNED REVIEWER: HUANG, TE-SHENG (EMERY)



Cases Accepted or Approved Between: 6/2/2025 and 6/8/2025

CASE NUMBER: 5-25035

ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 06/02/2025

DESCRIPTION: KENILWORTH INTERCHANGE INDUSTRIAL PARK; LOT 26, BLOCK B

LOCATION: 4711 LYDELL ROAD HYATTSVILLE

LOTS : 1	UNITS DETACHED : 0	TAX MAP & GRID : 058 E-2	200 SHEET : 204NE04
OUTLOTS : 0	UNITS ATTACHED : 0	PLANNING AREA : 69	COUNCILMANIC DISTRICT : 05
PARCELS : 0	UNITS MULTIFAMILY : 0	ELECTION DISTRICT : 02	TIER : DEVELOPED
OUTPARCELS : 0	TOTAL UNITS : 0	POLICE DISTRICT : I HYATTSVILLE	GROWTH POLICY AREA : ESTABLISHED COMMUNITIES
GROSS FLOOR AREA (SQ FT) : 0			
APA : N/A			

AUTHORITY:		
PLANNING BOARD	APPROVED	06/05/2025

FEE(S):
\$750.00 (Application Fee)
\$750.00

ZONING:	
IE	1.90 Acres
Total:	1.90 Acres

APPLICANT:  
CIVIL CONSTRUCTION LLC  
2413 SCHUSTER DR  
20781  
301-341-7200  
SSALEHI@CIVILLLC.COM

AGENT:  
ATWELL LLC  
11721 WOODMORE RD SUITE 200  
20721  
301-430-2000  
HMICHAEL@ATWELL-GROUP.COM

ASSIGNED REVIEWER: PALMER, HANNAH



Cases Accepted or Approved Between: 6/2/2025 and 6/8/2025

CASE NUMBER: MRF-2022-022 ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 06/05/2025

DESCRIPTION: OLD MARLBORO PIKE COMMUNITY SOLAR; 2 MW OF ALTERNATING CURRENTS INTO THE ELECTRIC POWER GRID

LOCATION: 11094 OLD MARLBORO PIKE UPPER MARLBORO

LOTS : 0	UNITS DETACHED : 0	TAX MAP & GRID : 100 E-1	200 SHEET : 207SE10
OUTLOTS : 0	UNITS ATTACHED : 0	PLANNING AREA : 78	COUNCILMANIC DISTRICT : 06
PARCELS : 0	UNITS MULTIFAMILY : 0	ELECTION DISTRICT : 15	TIER :
OUTPARCELS : 0	TOTAL UNITS : 0	POLICE DISTRICT : II BOWIE	GROWTH POLICY AREA : ESTABLISHED COMMUNITIES
GROSS FLOOR AREA (SQ FT) : 0			
APA : N/A			

AUTHORITY:		
PLANNING BOARD	SCHEDULED	07/31/2025

ZONING:	
AR	277.18 Acres
Total:	277.18 Acres

APPLICANT:  
ALDER ENERGY DEVELOPMENT, LLC  
495 JESSEN LANE  
29492

AGENT:  
MCNAMEE HOSEA  
6404 IVY LANE SUITE #820.  
20770  
301-441-2420  
mtEDSCO@MHLAWYERS.COM

ASSIGNED REVIEWER: RAY, BOBBY



Cases Accepted or Approved Between: 6/2/2025 and 6/8/2025

CASE NUMBER: SDP-1701-H17 ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 06/06/2025

DESCRIPTION: TIMOTHY BRANCH, LOT 15 BLOCK J; THE CONSTRUCTION OF AN ELEVATED COVERED DECK AT THE REAR OF THE HOME.

LOCATION: 14705 SILVER HAMMER WAY BRANDYWINE

LOTS : 1	UNITS DETACHED : 0	TAX MAP & GRID : 145 A-4	200 SHEET : 219SW04
OUTLOTS : 0	UNITS ATTACHED : 0	PLANNING AREA : 85A	COUNCILMANIC DISTRICT : 09
PARCELS : 0	UNITS MULTIFAMILY : 0	ELECTION DISTRICT : 11	TIER : DEVELOPED
OUTPARCELS : 0	TOTAL UNITS : 0	POLICE DISTRICT : V CLINTON	GROWTH POLICY AREA : ESTABLISHED COMMUNITIES
GROSS FLOOR AREA (SQ FT) : 0			
APA : N/A			

AUTHORITY:		
PLANNING DIRECTOR	PENDING	06/06/2025

FEE(S):
\$50.00 (Application Fee)
\$50.00

ZONING:	
TAC-e	0.13 Acres
Total:	0.13 Acres

**APPLICANT:**  
IVAN REYES  
3400 RITCHIE MARLBORO RD  
20772 UPPER MARLBORO, MD  
2403938039  
MEXICANADECK@GMAIL.COM

**AGENT:**  
IVAN REYES  
3400 RITCHIE MARLBORO RD  
20772 UPPER MARLBORO, MD  
2403938039  
MEXICANADECK@GMAIL.COM

**OWNER(S)**

SMITH WILLIAM CHESTER; 14705 SILVER HAMMER WAY; Brandywine, MD 20613

**ASSIGNED REVIEWER:** COFIELD, DEXTER



Cases Accepted or Approved Between: 6/2/2025 and 6/8/2025

CASE NUMBER: SDP-2202-01 ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 06/03/2025

DESCRIPTION: NATIONAL CAPITAL BUSINESS PARK PARCELS 1, 2 & 10; REVISIONS TO PARCEL 10 TO MODIFY THE BUILDING EXTERIOR, TO REMOVE A TRASH ENCLOSURE, AND TO REVISE THE LANDSCAPE PLAN. CONSOLIDATION OF PARCELS 1 AND 2 INTO A SINGLE PARCEL.

LOCATION: 1601 LOGISTICS UPPER MARLBORO

LOTS : 0	UNITS DETACHED : 0	TAX MAP & GRID : 076 E-4	200 SHEET : 202SE13
OUTLOTS : 0	UNITS ATTACHED : 0	PLANNING AREA : 74A	COUNCILMANIC DISTRICT : 04
PARCELS : 3	UNITS MULTIFAMILY : 0	ELECTION DISTRICT : 07	TIER : DEVELOPED
OUTPARCELS : 0	TOTAL UNITS : 0	POLICE DISTRICT : II BOWIE	GROWTH POLICY AREA : ESTABLISHED COMMUNITIES
GROSS FLOOR AREA (SQ FT) : 0			
APA : N/A			

AUTHORITY:		
PLANNING DIRECTOR	PENDING	06/03/2025

FEE(S):
\$2,000.00 (Application Fee)
\$2,000.00

ZONING:	
LCD	27.87 Acres
Total:	27.87 Acres

APPLICANT:  
NCBP BUILDING 1, LLC & NCBP BUILDING 10, LLC  
5850 WATERLOO ROAD, SUITE 200, COLUMBIA, MD  
21045

AGENT:  
BOHLER ENGINEERING  
16701 MELFORD BLVD., SUITE 430  
20715  
301-809-4500  
HCCARPENTER@BOHLERENG.COM

OWNER(S)

NCBP BUILDING 1, LLC & NCBP BUILDING 10, LLC; 5850 WATERLOO ROAD, SUITE 200, COLUMBIA, MD; Columbia, MD 21045

ASSIGNED REVIEWER: SUN, MENG



Cases Accepted or Approved Between: 6/2/2025 and 6/8/2025

CASE NUMBER: SDP-9701-H5 ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 06/04/2025

DESCRIPTION: PERRYWOOD, LOT 112 AGUBUZO COVERED DECK, PERGOLA & FENCE; AMENDMENT TO INCLUDE THE ADDITION OF A 25'-11" BY 22' COVERED DECK AND AN ATTACHED UNCOVERED DECK WITH A 10' BY 10' PERGOLA AT THE REAR OF THE HOME.

LOCATION: 13710 HOTOMTOT DRIVE UPPER MARLBORO

LOTS : 112	UNITS DETACHED : 0	TAX MAP & GRID : 076 D-3	200 SHEET : 202SE12
OUTLOTS : 0	UNITS ATTACHED : 0	PLANNING AREA : 79	COUNCILMANIC DISTRICT : 06
PARCELS : 0	UNITS MULTIFAMILY : 0	ELECTION DISTRICT : 03	TIER : DEVELOPED
OUTPARCELS : 0	TOTAL UNITS : 0	POLICE DISTRICT : II BOWIE	GROWTH POLICY AREA : ESTABLISHED COMMUNITIES
GROSS FLOOR AREA (SQ FT) : 0			
APA : N/A			

AUTHORITY:		
PLANNING DIRECTOR	PENDING	07/21/2025
APPLICANT	CERT REVIEW FILED	06/04/2025

FEE(S):
\$50.00 (Application Fee)
\$50.00

ZONING:	
LCD	0.35 Acres
Total:	0.35 Acres

APPLICANT:  
AMBROSE AND NANCY AGUBUZO  
13710 HOTOMTOT DRIVE UPPER MARLBORO MD 20774  
20774 UPPER MARLBORO, MD  
2403751128  
CIRINC.MGT@GMAIL.COM

AGENT:  
AMBROSE AGUBUZO  
13710 HOTOMTOT DRIVE UPPER MARLBORO MD 20774  
20774 UPPER MARLBORO, MD  
2403751128  
CIRINC.MGT@GMAIL.COM

OWNER(S)

AMBROSE AND NANCY AGUBUZO; 13710 HOTOMTOT DRIVE UPPER MARLBORO MD 20774; Upper Marlboro, MD 20774

ASSIGNED REVIEWER: COFIELD, DEXTER



Cases Accepted or Approved Between: 6/2/2025 and 6/8/2025

CASE NUMBER: ZCL-2025-0179 ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 06/02/2025

DESCRIPTION: ZONING CERTIFICATION LETTER; ZCL REQUEST #0179 TO #0181

LOCATION: 8271 LOUIE PEPPER DRIVE CLINTON

LOTS : 0	UNITS DETACHED : 0	TAX MAP & GRID :	200 SHEET :
OUTLOTS : 0	UNITS ATTACHED : 0	PLANNING AREA :	COUNCILMANIC DISTRICT :
PARCELS : 0	UNITS MULTIFAMILY : 0	ELECTION DISTRICT :	TIER :
OUTPARCELS : 0	TOTAL UNITS : 0	POLICE DISTRICT : NU	GROWTH POLICY AREA :
	GROSS FLOOR AREA (SQ FT) : 0	NEEDS UPDATE (DISTRICT NOT YET ASSIGNED)	
APA :			

**AUTHORITY:**

PLANNING INFO SVS	PENDING	06/05/2025
APPLICANT	ZCL LOADED TO DAMS	06/02/2025

**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: 6/2/2025 and 6/8/2025

CASE NUMBER: ZCL-2025-0180      ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 06/02/2025

DESCRIPTION: ZONING CERTIFICATION LETTER; ZCL REQUEST #0179 TO #181

LOCATION: 8001 LOUIE PEPPER DRIVE CLINTON

LOTS : 0	UNITS DETACHED : 0	TAX MAP & GRID :	200 SHEET :
OUTLOTS : 0	UNITS ATTACHED : 0	PLANNING AREA :	COUNCILMANIC DISTRICT :
PARCELS : 0	UNITS MULTIFAMILY : 0	ELECTION DISTRICT :	TIER :
OUTPARCELS : 0	TOTAL UNITS : 0	POLICE DISTRICT : NU	GROWTH POLICY AREA :
	GROSS FLOOR AREA (SQ FT) : 0	NEEDS UPDATE	
APA :		(DISTRICT NOT YET	
		ASSIGNED)	

<b>AUTHORITY:</b>			<b>FEE(S):</b>
PLANNING INFO SVS	PENDING	06/05/2025	\$200.00 (ZCL Fee)
APPLICANT	ZCL LOADED TO DAMS	06/02/2025	\$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: 6/2/2025 and 6/8/2025

CASE NUMBER: ZCL-2025-0181 ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 06/02/2025

DESCRIPTION: ZONING CERTIFICATION LETTER; ZCL REQUEST #0179 TO #0181

LOCATION: 8150 LOUIE PEPPER DRIVE CLINTON

LOTS : 0	UNITS DETACHED : 0	TAX MAP & GRID :	200 SHEET :
OUTLOTS : 0	UNITS ATTACHED : 0	PLANNING AREA :	COUNCILMANIC DISTRICT :
PARCELS : 0	UNITS MULTIFAMILY : 0	ELECTION DISTRICT :	TIER :
OUTPARCELS : 0	TOTAL UNITS : 0	POLICE DISTRICT : NU	GROWTH POLICY AREA :
	GROSS FLOOR AREA (SQ FT) : 0	NEEDS UPDATE (DISTRICT NOT YET ASSIGNED)	
APA :			

**AUTHORITY:**

PLANNING INFO SVS	PENDING	06/05/2025
APPLICANT	ZCL LOADED TO DAMS	06/02/2025

**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: 6/2/2025 and 6/8/2025

CASE NUMBER: ZCL-2025-0182 ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 06/03/2025

DESCRIPTION: ZONING CERTIFICATION LETTER; ZCL REQUEST #0182

LOCATION: 5334 BALTIMORE AVENUE HYATTSVILLE

LOTS : 0	UNITS DETACHED : 0	TAX MAP & GRID :	200 SHEET :
OUTLOTS : 0	UNITS ATTACHED : 0	PLANNING AREA :	COUNCILMANIC DISTRICT :
PARCELS : 0	UNITS MULTIFAMILY : 0	ELECTION DISTRICT :	TIER :
OUTPARCELS : 0	TOTAL UNITS : 0	POLICE DISTRICT : NU	GROWTH POLICY AREA :
	GROSS FLOOR AREA (SQ FT) : 0	NEEDS UPDATE (DISTRICT NOT YET ASSIGNED)	
APA :			

**AUTHORITY:**

PLANNING INFO SVS	PENDING	06/05/2025
APPLICANT	ZCL LOADED TO DAMS	06/03/2025

**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: 6/2/2025 and 6/8/2025

CASE NUMBER: ZCL-2025-0183 ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 06/05/2025

DESCRIPTION: ZONING CERTIFICATION LETTER; ZCL REQUEST #0183

LOCATION: 12168 CENTRAL BOWIE

LOTS : 0	UNITS DETACHED : 0	TAX MAP & GRID :	200 SHEET :
OUTLOTS : 0	UNITS ATTACHED : 0	PLANNING AREA :	COUNCILMANIC DISTRICT :
PARCELS : 0	UNITS MULTIFAMILY : 0	ELECTION DISTRICT :	TIER :
OUTPARCELS : 0	TOTAL UNITS : 0	POLICE DISTRICT : NU	GROWTH POLICY AREA :
	GROSS FLOOR AREA (SQ FT) : 0	NEEDS UPDATE	
APA :		(DISTRICT NOT YET	
		ASSIGNED)	

<b>AUTHORITY:</b>		
PLANNING INFO SVS	PENDING	06/06/2025
APPLICANT	ZCL LOADED TO DAMS	06/05/2025

<b>FEE(S):</b>
\$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: 6/2/2025 and 6/8/2025

CASE NUMBER: ZCL-2025-0184 ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 06/05/2025

DESCRIPTION: ZONING CERTIFICATION LETTER; ZCL REQUEST #0184

LOCATION: 4001 29TH ST MOUNT RAINIER

LOTS : 0	UNITS DETACHED : 0	TAX MAP & GRID :	200 SHEET :
OUTLOTS : 0	UNITS ATTACHED : 0	PLANNING AREA :	COUNCILMANIC DISTRICT :
PARCELS : 0	UNITS MULTIFAMILY : 0	ELECTION DISTRICT :	TIER :
OUTPARCELS : 0	TOTAL UNITS : 0	POLICE DISTRICT : NU	GROWTH POLICY AREA :
	GROSS FLOOR AREA (SQ FT) : 0	NEEDS UPDATE (DISTRICT NOT YET ASSIGNED)	
APA :			

<b>AUTHORITY:</b>		
PLANNING INFO SVS	PENDING	06/06/2025
APPLICANT	ZCL LOADED TO DAMS	06/05/2025

<b>FEE(S):</b>
<u>\$200.00</u> (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: 6/2/2025 and 6/8/2025

CASE NUMBER: CSP-07002-01 APPROVED IN SPECIFIED RANGE

ACCEPTED: 03/31/2025

DESCRIPTION: SANSBURY CROSSING; AMENDMENT TO THE APPROVED CSP-07002 TO REMOVE CONDITION 15 AND TO REVISE CONDITION 5(D)  
REGARDING DRIVE THROUGH FACILITIES.

LOCATION: 1700 SANSBURY ROAD UPPER MARLBORO

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

AUTHORITY:		
PLANNING BOARD	APPROVED	06/05/2025

FEE(S):
\$1,962.00 (Application Fee)
\$1,962.00

ZONING:	
RMF-48	4.41 Acres
Total:	4.41 Acres

APPLICANT:  
PB&J LLC  
PO. BOX 309 UPPER MARLBORO, MD  
20774  
  
JAY@ADDISONHERRING.COM

AGENT:  
CAPITOL DEVELOPMENT DESIGN, INC.  
4600 POWDER MILL ROAD, SUITE #200  
20705  
301-937-3501  
perez@cddi.net

## OWNER(S)

PB&amp;J LLC; PO. BOX 309 UPPER MARLBORO, MD; Upper Marlboro, MD 20774

ASSIGNED REVIEWER: MYERHOLTZ, DAVID



Cases Accepted or Approved Between: 6/2/2025 and 6/8/2025

CASE NUMBER: ROSP-4785-09 APPROVED IN SPECIFIED RANGE

ACCEPTED: 03/19/2025

DESCRIPTION: HARRIS SUNROOM; ENCLOSING A PORCH AND ADDING STAIR TO SINGLE-FAMILY UNIT

LOCATION: 12212 BEECHFIELD DRIVE BOWIE

LOTS : 0	UNITS DETACHED : 0	TAX MAP & GRID : 053 F-2	200 SHEET : 206NE11
OUTLOTS : 0	UNITS ATTACHED : 0	PLANNING AREA : 71A	COUNCILMANIC DISTRICT : 06
PARCELS : 0	UNITS MULTIFAMILY : 0	ELECTION DISTRICT : 07	TIER : DEVELOPING
OUTPARCELS : 0	TOTAL UNITS : 0	POLICE DISTRICT : II BOWIE	GROWTH POLICY AREA : ESTABLISHED COMMUNITIES
GROSS FLOOR AREA (SQ FT) : 0			
APA : N/A			

<b>AUTHORITY:</b>		
STAFF	PLAN CERTIFIED	06/05/2025
PLANNING DIRECTOR	APPROVED	06/03/2025
APPLICANT	CERT REVIEW FILED	05/29/2025
APPLICANT	CERT REVIEW FILED	05/13/2025

<b>FEE(S):</b>
\$2,104.00 (Application Fee)
<u>          </u>
\$2,104.00

<b>ZONING:</b>	
RE	0.11 Acres
Total:	<b>0.11 Acres</b>

**APPLICANT:**  
WHITNEY GISCHEL  
501 MCCORMICK DRIVE SUITE E  
21061 GLEN BURNIE, MD  
443-797-0351  
WHITNEY.GISCHEL@GREATDAYIMPROVE

**AGENT:**  
GREAT DAY IMPROVEMENTS  
501 MCCORMICK DRIVE SUITE E  
21061 GLEN BURNIE, MD  
4437970351  
WHITNEY.GISCHEL@GREATDAYIMPROVE

**OWNER(S)**

T. MELODY HARRIS; 12212 BEECHFIELD DRIVE; Bowie, MD 20720

**ASSIGNED REVIEWER:** KING, EVAN



Cases Accepted or Approved Between: 6/2/2025 and 6/8/2025

CASE NUMBER: SDP-8712-07 APPROVED IN SPECIFIED RANGE

ACCEPTED: 03/31/2025

DESCRIPTION: COLLINGTON CENTER LOT 29 BLOCK B; DEVELOPMENT OF A 25,103-SQUARE-FOOT WAREHOUSE AND ACCESSORY OFFICE ADDITION TO THE EXISTING WAREHOUSE FACILITY.

LOCATION: 375 PRINCE GEORGES BOULEVARD UPPER MARLBORO

LOTS : 1	UNITS DETACHED : 0	TAX MAP & GRID : 077 C-1	200 SHEET : 201SE14
OUTLOTS : 0	UNITS ATTACHED : 0	PLANNING AREA : 74A	COUNCILMANIC DISTRICT : 04
PARCELS : 0	UNITS MULTIFAMILY : 0	ELECTION DISTRICT : 07	TIER : DEVELOPING
OUTPARCELS : 0	TOTAL UNITS : 0	POLICE DISTRICT : II BOWIE	GROWTH POLICY AREA : ESTABLISHED COMMUNITIES
GROSS FLOOR AREA (SQ FT) : 65,903			
APA : N/A			

AUTHORITY:		
PLANNING BOARD	APPROVED	06/05/2025
SDRC MEETING	SCHEDULED	03/28/2025

FEE(S):
\$512.00 (Application Fee)
\$512.00

ZONING:	
IH	6.08 Acres
Total:	6.08 Acres

APPLICANT:  
MAVERICK HOLDINGS LLC  
375 PRINCE GEORGES BLVD., UPPER MARLBORO, MD  
20774

AGENT:  
ATWELL, LLC  
11721 WOODMORE ROAD, SUITE 200  
20721  
301-430-2000  
nmichael@atwell-group.com

OWNER(S)

MAVERICK HOLDINGS LLC; 375 PRINCE GEORGES BLVD., UPPER MARLBORO, MD; Upper Marlboro, MD 20774

ASSIGNED REVIEWER: COFIELD, DEXTER





Cases Accepted or Approved Between: 6/2/2025 and 6/8/2025

CASE NUMBER: SE-24006

APPROVED IN SPECIFIED RANGE

ACCEPTED: 03/20/2025

DESCRIPTION: TRANQUILITY RIDGE; A SPECIAL EXCEPTION FOR THE INCREASE OF RESIDENTS OF AN EXISTING CONGREGATE LIVING FACILITY

LOCATION: 5401 TEMPLE HILL ROAD TEMPLE HILLS

LOTS : 1	UNITS DETACHED : 0	TAX MAP & GRID : 097 C-2	200 SHEET : 208SE04
OUTLOTS : 0	UNITS ATTACHED : 0	PLANNING AREA : 76B	COUNCILMANIC DISTRICT : 08
PARCELS : 0	UNITS MULTIFAMILY : 0	ELECTION DISTRICT : 12	TIER : DEVELOPED
OUTPARCELS : 0	TOTAL UNITS : 0	POLICE DISTRICT : IV OXON HILL	GROWTH POLICY AREA : ESTABLISHED COMMUNITIES
GROSS FLOOR AREA (SQ FT) : 0			
APA : N/A			

**AUTHORITY:**

PLANNING BOARD	APPROVED	06/05/2025
SDRC MEETING	SCHEDULED	04/14/2025

**FEE(S):**

\$2,512.00	(Application Fee)
\$2,512.00	

**ZONING:**

RSF-95	3.63 Acres
Total:	3.63 Acres

**APPLICANT:**

TRANQUILITY RIDGE  
P.O. BOX 1000, OXON HILL, MD  
20750

**AGENT:**

MATTHEW C. TEDESCO, ESQ. / MCNAMEE HOSEA, P.A.  
6404 IVY LANE, SUITE 820, GREENBELT, MD  
20770  
(301) 441-2420  
MTEDESCO@MHLAWYERS.COM

**OWNER(S)**

DELORES FLOWERS; P.O. BOX 1000, OXON HILL, MD; Oxon Hill, MD 20750

ASSIGNED REVIEWER: SHADLE, ELLEN



**Cases Accepted or Approved Between:    6/2/2025    and    6/8/2025**

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