

Cases Accepted or Approved Between:
10/6/2025 and 10/12/2025

DET-2025-010

ACCEPTED:

ACCEPTED IN SPECIFIED RANGE

BRANCHVILLE CROSSING; DETAILED SITE PLAN FOR THE DEVELOPMENT OF APPROXIMATELY 87 MULTIFAMILY RESIDENTIAL UNITS FOR SENIORS IN THE RMF-48 AND AG ZONES; at the intersection of route 193 and the branchville road intersections

4810 BRANCHVILLE ROAD, COLLEGE PARK,

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	25-E4	200 SHEET:	210NE04, 211NE04
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	3
2	PARCELS	87 UNITS MULTIFAMILY	ELECTION DISTRICT:	21	TIER:	1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	Established Communities
		0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

ZONING:	
AG (AGRICULTURE AND PRESERVATION)	2.22 Acres
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	2.22 Acres
Total:	4.44 Acres

AUTHORITY:
Board Level

APPLICANT
CRUZ DEVELOPMENT CORPORATION 1

AGENT

PROPERTY OWNER
CRUZ DEVELOPMENT CORPORATION 1

Cases Accepted or Approved Between:
10/6/2025 and 10/12/2025

FPS-2025-0059		ACCEPTED IN SPECIFIED RANGE			
ACCEPTED:		Sheehy Auto Store; Sheehy Auto Store, Parcel C; Northeast quadrant of the intersection of MD Route 3 North and MD Route 4 West			
		15601 CHEVY DRIVE, UPPER MARLBORO, MD 20772			
0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	102-B2, 102-B1
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	79
2	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	3
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II
		0	GROSS FLOOR AREA (SQ FT)		
				200 SHEET:	207SE13, 207SE14
				COUNCILMANIC DISTRICT:	9
				TIER:	2
				GROWTH POLICY AREA:	Established Communities

APA: N/A

ZONING:	
CGO	10.72 Acres
Total:	10.72 Acres

AUTHORITY:
Minor

APPLICANT
LCSJ Services, LLC

AGENT

PROPERTY OWNER
Generation Properties, LLC

Cases Accepted or Approved Between:
10/6/2025 and 10/12/2025

NRI-2025-0100
ACCEPTED: 10/9/2025

ACCEPTED IN SPECIFIED RANGE

Forest Hills; The subject encompasses approximately 181.3 acres and is located east and west of Largo Road in the Upper Marlboro area of Prince George's County, Maryland. The subject site is proposed for residential development.; The subject site is located east and west of Largo Road in the Upper Marlboro area of Prince George's County, Maryland. The subject site is identified on Tax Map 92. The approximate latitude and longitude coordinates of the center of the subject site are 38.83374° and -76.75398°, respectively.

14300 RUBENS COURT, UPPER MARLBORO, MD 20772

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	93-A1, 93-A2, 92-F1, 92-F2	200 SHEET:	206SE13, 205SE13
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	79	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	3	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	Established Communities
		0	GROSS FLOOR AREA (SQ FT)				

APA: N/A

ZONING:

LCD	167.64 Acres
Total:	167.64 Acres

AUTHORITY:

Natural Resource Inventory Plan

APPLICANT
Kimberley McNew

AGENT

PROPERTY OWNER
Quad Construction Corp Quad Construction Corp

Cases Accepted or Approved Between:
10/6/2025 and 10/12/2025

NRI-2025-0117
ACCEPTED: 10/7/2025

ACCEPTED IN SPECIFIED RANGE

Cheltenham Acres; Revision to NRI-041-2025 due to changes in wetland delineation per MDE and USACE site visit; Crain Highway, Brandywine

	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	145-D1	200 SHEET:	217SE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	Established Communities
		0	GROSS FLOOR AREA (SQ FT)				

APA: N/A

ZONING:

RR	39.29 Acres
Total:	39.29 Acres

AUTHORITY:

Natural Resource Inventory Plan

APPLICANT
Wetland Studies and Solutions, Inc.

AGENT

PROPERTY OWNER
MVP Green Enterprises LLC

Cases Accepted or Approved Between:
10/6/2025 and 10/12/2025

SDP-2025-0011

ACCEPTED:

ACCEPTED IN SPECIFIED RANGE

Burks Deck Roof Addition - Townhome; Adding Roof to Existing deck; 9626 Glassy Creek Way
Upper Marlboro, Md 20772

9626 GLASSY CREEK WAY, UPPER MARLBORO, MD 20772

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-E2	200 SHEET:	205SE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	Established Communities
		0	GROSS FLOOR AREA (SQ FT)				

APA: N/A

ZONING:

LCD	0.05 Acres
Total:	0.05 Acres

AUTHORITY:

Homeowner's Minor Amendment - Director Level
--

APPLICANT
BGrace Solutions

AGENT

PROPERTY OWNER
BGrace Solutions

Cases Accepted or Approved Between:
10/6/2025 and 10/12/2025

SKH-2025-0001
ACCEPTED:

ACCEPTED IN SPECIFIED RANGE

Breckinridge Estates; Breckinridge Estates; 17600 Indian Head Highway

17600 INDIAN HEAD HIGHWAY, ACCOKEEK, 20607

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	171-B1, 161-B4, 161-A4	200 SHEET:	222SW02,
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	83, 84		223SW01,
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	5		222SW01,
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	COUNCILMANIC DISTRICT:	223SW02
		0	GROSS FLOOR AREA (SQ FT)			TIER:	9
						GROWTH POLICY AREA:	2
							Established Communities

APA: N/A

ZONING:

RR	81.92 Acres
Total:	81.92 Acres

AUTHORITY:

Sketch Plan for Conservation Subdivision
--

APPLICANT
ATCS

AGENT

PROPERTY OWNER

**Cases Accepted or Approved Between:
 10/6/2025 and 10/12/2025**

TCP2-2025-0059
 ACCEPTED: 10/9/2025

ACCEPTED IN SPECIFIED RANGE

Kenilworth Interchange Industrial Park; Contractor storage yard.; Located southeast of the intersection of Schuster Drive and Lydell Road.

4711 LYDELL ROAD, HYATTSVILLE, MD 20781

	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	58-E2	200 SHEET:	204NE04, 204NE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	69	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	2	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	Established Communities
		0	GROSS FLOOR AREA (SQ FT)				

APA: N/A

ZONING:	
IE	1.90 Acres
Total:	1.90 Acres

AUTHORITY:
TCP2 - Stand Alone

APPLICANT
 Hunter Michael

AGENT

PROPERTY OWNER

Cases Accepted or Approved Between:
10/6/2025 and 10/12/2025

WCO-NE-2025-0048		ACCEPTED IN SPECIFIED RANGE			
ACCEPTED: 10/9/2025		New Covenant Church; Construction of a ground mount solar array; southeast of the intersection of Lawrence Street and 37th Place			
		3805 LAWRENCE STREET, BRENTWOOD, 20722			
	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	58-B1, 50-B4	200 SHEET: 204NE03
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT: 5
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	2	TIER: 4, 1, 4
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA: Established Communities
		0 GROSS FLOOR AREA (SQ FT)			

APA: N/A

ZONING:	
RSF-65	4.75 Acres
Total:	4.75 Acres

AUTHORITY:
Numbered Exemption (WCO-NE)

APPLICANT	AGENT	PROPERTY OWNER
New Columbia Solar		New Covenant Church of the Lord Jesus Christ

Cases Accepted or Approved Between:
10/6/2025 and 10/12/2025

WCO-SE-2025-0054

ACCEPTED: 10/9/2025

ACCEPTED IN SPECIFIED RANGE

6112 JOST STREET, LOTS 212 & 213, BLOCK F; Construction of a new single-family house.; northwest intersection of Balsamtree Drive with Jost Street

6112 JOST STREET, CAPITOL HEIGHTS, 20743

	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	66-A2	200 SHEET:	202NE05
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	Established Communities
		0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

ZONING:	
RSF-65	0.12 Acres
Total:	0.12 Acres

AUTHORITY:
Standard Exemption (WCO-SE)

APPLICANT
 SEPTEMBER PROPERTIES, LLC

AGENT

PROPERTY OWNER
 SAMUEL M ROYSTER

Cases Accepted or Approved Between:
10/6/2025 and 10/12/2025

ZCL-2025-0478		ACCEPTED IN SPECIFIED RANGE			
ACCEPTED: 10/8/2025		; Request Zoning Certification for existing uses within retail strip of stores;			
		9009 CENTRAL AVENUE, CAPITOL HEIGHTS, MD 20743			
0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	67-D4
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	13
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III
		0	GROSS FLOOR AREA (SQ FT)		
				200 SHEET:	201SE08, 201NE08
				COUNCILMANIC DISTRICT:	6
				TIER:	1
				GROWTH POLICY AREA:	Established Communities

APA: N/A

ZONING:	
IE	1.30 Acres
Total:	1.30 Acres

AUTHORITY:
Zoning Certification Letter

APPLICANT
Gibbs and Haller

AGENT

PROPERTY OWNER

Cases Accepted or Approved Between:
10/6/2025 and 10/12/2025

ZCL-2025-0479		ACCEPTED IN SPECIFIED RANGE			
ACCEPTED: 10/8/2025		; Seeking Zoning Certification for existing eating and drinking establishment with drive-through on Parcel 6, Plat Book SJH 249 Plat 75.;			
		9005 CENTRAL AVENUE, CAPITOL HEIGHTS, MD 20743			
0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	67-D4
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	13
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III
		0	GROSS FLOOR AREA (SQ FT)		
				200 SHEET:	201NE08
				COUNCILMANIC DISTRICT:	6
				TIER:	1
				GROWTH POLICY AREA:	Established Communities

APA: N/A

ZONING:	
IE	0.87 Acres
Total:	0.87 Acres

AUTHORITY:
Zoning Certification Letter

APPLICANT
Gibbs and Haller

AGENT

PROPERTY OWNER

Cases Accepted or Approved Between:
10/6/2025 and 10/12/2025

ZCL-2025-0480		ACCEPTED IN SPECIFIED RANGE			
ACCEPTED: 10/8/2025		; Seeking Zoning Certification for existing eating and drinking establishment on Parcel 7, Plat Book SJH 249 Plat No. 75;			
		9007 CENTRAL AVENUE, CAPITOL HEIGHTS, MD 20743			
0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	67-D4
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	13
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III
		0	GROSS FLOOR AREA (SQ FT)	200 SHEET:	201NE08
					COUNCILMANIC DISTRICT: 6
					TIER: 1
					GROWTH POLICY AREA: Established Communities

APA: N/A

ZONING:	
IE	1.83 Acres
Total:	1.83 Acres

AUTHORITY:
Zoning Certification Letter

APPLICANT	AGENT	PROPERTY OWNER
Gibbs and Haller		

Cases Accepted or Approved Between:
10/6/2025 and 10/12/2025

ZCL-2025-0481		ACCEPTED IN SPECIFIED RANGE			
ACCEPTED: 10/8/2025		; Seeking Zoning Certification for two existing uses on Parcel 8, Plat Book SJH 249 Plat No. 75;			
		9179 CENTRAL AVENUE, CAPITOL HEIGHTS, MD 20743			
0	LOTS	0	UNITS DETACHED	TAX MAP & GRID: 67-D4	200 SHEET: 201SE08, 201NE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA: 75A	COUNCILMANIC DISTRICT: 6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT: 13	TIER: 1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION: III	GROWTH POLICY AREA: Established Communities
		0	GROSS FLOOR AREA (SQ FT)		

APA: N/A

ZONING:	
IE	2.55 Acres
Total:	2.55 Acres

AUTHORITY:
Zoning Certification Letter

APPLICANT
Gibbs and Haller

AGENT

PROPERTY OWNER

Cases Accepted or Approved Between:
10/6/2025 and 10/12/2025

ZCL-2025-0483
ACCEPTED: 10/9/2025

ACCEPTED IN SPECIFIED RANGE

; Kindly confirm the attached is acceptable use for the building and issue letter confirming

Tenant's operations shall include

(i) receive pipe deliveries at the south side of the Building;

(ii) place and store pi...;

14900 ELION WAY, BRANDYWINE, MD 20613

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	155-B1, 155-B2, 155-C2, 155-	200 SHEET:	219SE08
0	OUTLOTS	0	UNITS ATTACHED		C1	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	85A	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	11	GROWTH POLICY AREA:	Established
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	V		Communities

APA: N/A

ZONING:

IE, IH	34.05 Acres
Total:	34.05 Acres

AUTHORITY:

Zoning Certification Letter

APPLICANT
 michael stellino

AGENT

PROPERTY OWNER

Cases Accepted or Approved Between:
10/6/2025 and 10/12/2025

ZCL-2025-0484
ACCEPTED: 10/9/2025

ACCEPTED IN SPECIFIED RANGE

; Kindly confirm the attached is acceptable use for the building and issue letter confirming

Tenant's operations shall include

(i) receive pipe deliveries at the south side of the Building;

(ii) place and store pi...;

14901 ELION WAY, BRANDYWINE, MD 20613

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	155-B1, 155-B2, 155-C1	200 SHEET:	219SE08, 219SE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	Established Communities
		0	GROSS FLOOR AREA (SQ FT)				

APA: N/A

ZONING:

IE	25.21 Acres
Total:	25.21 Acres

AUTHORITY:

Zoning Certification Letter

APPLICANT
 michael stellino

AGENT

PROPERTY OWNER

Cases Accepted or Approved Between:
10/6/2025 and 10/12/2025

ZCL-2025-0486		ACCEPTED IN SPECIFIED RANGE			
ACCEPTED: 10/10/2025		; To: Prince George's County, Planning Department			
		Date: 10/10/2025			
		Re: Request for Zoning Verification Letter for Crescent Cities Nursing and Rehabilitation Center at 6212 44th Place, Queensbury Road, Riverdale, MD 20737; built 1960; Tax ID#...;			
		6212 44TH PLACE, RIVERDALE, MD 20737			
0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	42-C2, 42-C3	200 SHEET: 207NE04
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT: 3
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	19	TIER: 1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA: Established Communities
		0 GROSS FLOOR AREA (SQ FT)			

APA: N/A

ZONING:	
RSF-65	2.51 Acres
Total:	2.51 Acres

AUTHORITY:
Zoning Certification Letter

APPLICANT
National Zoning Associates, LLC

AGENT

PROPERTY OWNER

Cases Accepted or Approved Between:
10/6/2025 and 10/12/2025

ZCL-2025-0487		ACCEPTED IN SPECIFIED RANGE			
ACCEPTED: 10/10/2025		; To: Prince George's County, Planning Department			
		Date: 10/10/2025			
		Re: Request for Zoning Verification Letter for Crescent Cities Nursing and Rehabilitation Center at 4404 Queensbury Road, Riverdale, MD 20737; built 1960; Tax ID# 19-2150316 ...;			
		4404 QUEENSBURY ROAD, RIVERDALE, MD 20737			
0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	42-C3	200 SHEET: 207NE04
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT: 3
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	19	TIER: 1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA: Established Communities
		0 GROSS FLOOR AREA (SQ FT)			

APA: N/A

ZONING:	
RSF-65	0.86 Acres
Total:	0.86 Acres

AUTHORITY:
Zoning Certification Letter

APPLICANT
National Zoning Associates, LLC

AGENT

PROPERTY OWNER

Cases Accepted or Approved Between:
10/6/2025 and 10/12/2025

ZCL-2025-0490		ACCEPTED IN SPECIFIED RANGE			
ACCEPTED: 10/10/2025		; To: Prince George's County, Planning Department			
		Date: 10/10/2025			
		Re: Request for Zoning Verification Letter for Crescent Cities Nursing and Rehabilitation Center at 0 Queensbury Road, Riverdale, MD 20737; built 1960; Tax ID# 19-2150340			
		...;			
		0 QUEENSBURY RD, RIVERDALE, MD 20737			
0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	42-C2	200 SHEET: 207NE04
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT: 3
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	19	TIER: 1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA: Established Communities
		0 GROSS FLOOR AREA (SQ FT)			

APA: N/A

ZONING:	
RSF-65	0.05 Acres
Total:	0.05 Acres

AUTHORITY:
Zoning Certification Letter

APPLICANT
National Zoning Associates, LLC

AGENT

PROPERTY OWNER