

Cases Accepted or Approved Between:  
2/2/2026 and 2/7/2026

<b>ADQ-2023-066</b>		ACCEPTED OR APPROVED IN SPECIFIED RANGE			
<b>ACCEPTED DATE : 2/2/2026</b>		CHEVERLY HILL; 160 LOTS AND 35 PARCELS FOR DEVELOPMENT OF 160 SINGLE-FAMILY DETACHED AND 1,180 MULTIFAMILY RESIDENTIAL DWELLING UNITS, 70,000 SQUARE FEET OF EXISTING MEDICAL OFFICE SPACE, 39,725 SQUARE FEET OF COMMERCIAL SPACE, AND A 71-ROOM HOTEL; SOUTHWEST CORNER OF US 295 (BALTIMORE WASHINGTON PARKWAY) AND MD 202 (LANDOVER ROAD)			
<b>STATUS : Pending</b>					
<b>ZONING ORDINANCE:</b> CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS		3001 HOSPITAL DRIVE, HYATTSVILLE, MD 20785			
	LOTS	160	UNITS DETACHED	TAX MAP & GRID:	58-F1, 58-E1, 50-F4
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	69
0	PARCELS	1,180	UNITS MULTIFAMILY	ELECTION DISTRICT:	2
0	OUTPARCELS	1,340	TOTAL UNITS	POLICE DIVISION:	I
		0	GROSS FLOOR AREA (SQ FT)		
				200 SHEET:	204NE05
				COUNCILMANIC DISTRICT:	5
				TIER:	1
				GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
				APA:	N/A

**AUTHORITY:** CERTIFICATE OF ADEQUACY

<b>ZONING:</b>		<b>Planning Board</b>		
CGO (COMMERCIAL, GENERAL AND OFFICE)	44.18 Acres	<b>Hearing Date</b>	<b>Decision</b>	<b>Notes</b>
Total:	<b>44.18</b> Acres	04/02/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-55 (ONE FAMILY DETACHED RESIDENTIAL)	44.18
CGO (COMMERCIAL, GENERAL AND OFFICE)		44.18

**APPLICANT**  
 CHEVERLY PARTNERS, LLC

**AGENT**

**PROPERTY OWNER**  
 REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY

Cases Accepted or Approved Between:  
2/2/2026 and 2/7/2026

ADQ-2026-0007			ACCEPTED OR APPROVED IN SPECIFIED RANGE			
ACCEPTED DATE :			RST NEW CARROLLTON; RST NEW CARROLLTON: ONE PARCEL FOR MIXED-USE BUILDING, WITH STRUCTURED			
STATUS : Accepted			PARKING AND AMENITIES FOR 300 MULTIFAMILY DWELLING UNITS (UP TO 98% AFFORDABLE UNITS) AND 3,000			
			SQUARE FEET OF SPACE FOR NON-PROFIT OR COMMUNITY USE SPACE; ON ANNAPOLIS ROAD APPROX. 500			
ZONING ORDINANCE: CURRENT ZONING			FEET EAST OF THE INTERSECTION OF ANNAPOLIS ROAD & VETERAN'S PKWY			
ORDINANCE & SUBDIVISION REGULATIONS			7591 ANNAPOLIS ROAD, HYATTSVILLE, MD 20784			
	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	51-E1	200 SHEET:	206NE06, 206NE07
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	69	COUNCILMANIC DISTRICT:	3
0	PARCELS	300 UNITS MULTIFAMILY	ELECTION DISTRICT:	20	TIER:	1
0	OUTPARCELS	300 TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** CERTIFICATE OF ADEQUACY

<b>ZONING:</b>	
NAC	4.29 Acres
Total:	<b>4.29</b> Acres

**APPLICANT**  
VIKA MARYLAND

**AGENT**

**PROPERTY OWNER**  
CARMELA PROPERTIES, LLLP

Cases Accepted or Approved Between:  
2/2/2026 and 2/7/2026

**FPS-2025-0034**  
  
**ACCEPTED DATE : 2/5/2026**  
**STATUS : Approved**

ACCEPTED OR APPROVED IN SPECIFIED RANGE  
  
AMMENDALE BUSINESS CAMPUS; AMMENDALE BUSINESS CAMPUS; NORTHWEST CORNER OF VIRGINIA MANOR ROAD, SOUTHWEST OF MUIRKIRK ROAD  
  
6900 VIRGINIA MANOR ROAD, BELTSVILLE, MD 20705

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

6 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: 13-D1, 13-C1  
PLANNING AREA: 60  
ELECTION DISTRICT: 1  
POLICE DIVISION: VI

200 SHEET: 216NE06  
COUNCILMANIC DISTRICT:  
TIER: 2  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
APA: N/A

**AUTHORITY:** MAJOR

<b>ZONING:</b>		Planning Board		
LCD	3.39 Acres	Hearing Date	Decision	Notes
Total:	3.39 Acres			

**APPLICANT**  
VIKA, MARYLAND

**AGENT**

**PROPERTY OWNER**  
B9 SEQUOIA AMMENDALE LLC

Cases Accepted or Approved Between:  
2/2/2026 and 2/7/2026

MR-2026-0005		ACCEPTED OR APPROVED IN SPECIFIED RANGE			
ACCEPTED DATE : STATUS : Pending		UNIVERSITY OF MARYLAND RESEARCH & DEVELOPMENT PROD; PROPOSING TWO RESEARCH AND DEVELOPMENT BUILDINGS TOTALING 57,960 SQUARE FEET (21,000 SF AND 36,960 SF) ON A 6.4-ACRE PARCEL LOCATED AT THE SOUTHEAST CORNER OF RIVER ROAD AND RIVERTECH COURT.; 6.4-ACRE PARCEL LOCATED AT THE SOUTHEAST CORNER OF RIVER ROAD AND RIVERTECH COURT			
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS		4600 RIVER ROAD, RIVERDALE, MD 20737			
	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	42-E2, 42-E1	200 SHEET: 208NE04
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	68, 66	COUNCILMANIC DISTRICT: 3
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	19, 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

AUTHORITY: FULL CASE

ZONING:	
RTO-L-E	3.38 Acres
Total:	3.38 Acres

APPLICANT  
UNIVERSITY OF MARYLAND

AGENT

PROPERTY OWNER  
UNIVERSITY OF MARYLAND

Cases Accepted or Approved Between:  
2/2/2026 and 2/7/2026

MR-2026-0006

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :

STATUS : Pending

RITCHIE SUBSTATION TRANSMISSION LINE INSTALLATION; ; N/A

800 SHADY GLEN DRIVE, CAPITOL HEIGHTS, MD 20743

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	73-E2, 73-F2	200 SHEET:	201SE07, 202SE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	6
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

AUTHORITY: FULL CASE

ZONING:	
RSF-95	0.00 Acres
Total:	0.00 Acres

APPLICANT

PEPCO

AGENT

PROPERTY OWNER

PEPCO

Cases Accepted or Approved Between:  
2/2/2026 and 2/7/2026

<b>NRI-2026-0015</b>		ACCEPTED OR APPROVED IN SPECIFIED RANGE			
<b>ACCEPTED DATE :</b>		RITCHIE SUBSTATION - BYPASS FEEDERS; THE PROPOSED PROJECT WILL INVOLVE THE INSTALLATION OF AN UNDERGROUND UTILITY LINE THAT WILL BE CONSTRUCTED TO PROVIDE A BYPASS THE SUBSTATION AS NEEDED FOR MAINTENANCE OF THE FACILITY. THE UNDERGROUND LINES WILL RUN ALONG THE NORTH SIDE OF THE SUBST...; 800 SHADY GLEN DRIVE			
<b>STATUS : Pending</b>					
<b>ZONING ORDINANCE:</b> CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS		800 SHADY GLEN DRIVE, CAPITOL HEIGHTS, MD 20743			
	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	73-E2, 73-F2	200 SHEET: 201SE07, 202SE07
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT: 6
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

**AUTHORITY:** NATURAL RESOURCE INVENTORY PLAN

<b>ZONING:</b>		Planning Board		
		Hearing Date	Decision	Notes
RSF-95	98.08 Acres			
Total:	<b>98.08 Acres</b>			

**APPLICANT**  
POTOMAC ELECTRIC POWER COMPANY

**AGENT**

**PROPERTY OWNER**  
POTOMAC ELECTRIC POWER COMPANY

Cases Accepted or Approved Between:  
2/2/2026 and 2/7/2026

NRI-2026-0016

ACCEPTED DATE :

STATUS

: Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE

VERMILLION SOLAR PROJECT; PROPOSED PAD-MOUNTED PHOTOVOLTAIC SOLAR ARRAY; APPROX. 1900-LF EAST OF THE INTERSECTION OF CENTRAL AVE AND US-301

17200 CENTRAL AVENUE, BOWIE, MD 20716

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

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)

0

TAX MAP & GRID:

70-E2, 70-F3, 70-F2

PLANNING AREA:

74B

ELECTION DISTRICT:

7

POLICE DIVISION:

II

200 SHEET:

202NE15, 201NE15

COUNCILMANIC DISTRICT:

4

TIER:

3

GROWTH POLICY AREA:

RURAL AND AGRICULTURAL AREAS

APA:

N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

ZONING:		Planning Board		
		Hearing Date	Decision	Notes
AG	38.35 Acres			
Total:	38.35 Acres			

APPLICANT  
ARM GROUP LLC

AGENT

PROPERTY OWNER  
MARTIN VERMILLION

Cases Accepted or Approved Between:  
2/2/2026 and 2/7/2026

NRI-2026-0017

ACCEPTED DATE :

STATUS : Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ARCLAND BRANDYWINE MD SELF STORAGE; SELF STORAGE DEVELOPMENT ON EXISTING VACANT LOTS; ALONG THE NORTH SIDE OF THE SW. ROBERT CRAIN HWY

12301 ROBERT CRAIN HIGHWAY SOUTHWEST, BRANDYWINE, MD 20613

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS

0

UNITS DETACHED

OUTLOTS

0

UNITS ATTACHED

PARCELS

0

UNITS MULTIFAMILY

OUTPARCELS

0

TOTAL UNITS

GROSS FLOOR AREA (SQ FT)

0

TAX MAP & GRID:

135-D3, 135-E3, 135-E2

200 SHEET:

216SE08

PLANNING AREA:

85A

COUNCILMANIC DISTRICT:

9

ELECTION DISTRICT:

11

TIER:

2

POLICE DIVISION:

V

GROWTH POLICY AREA:

ESTABLISHED COMMUNITIES

APA:

N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

ZONING:		Planning Board		
IE	20.41 Acres	Hearing Date	Decision	Notes
Total:	20.41 Acres			

APPLICANT

COLLIERS ENGINEERING & DESIGN

AGENT

PROPERTY OWNER

BOB HALL INC



**Cases Accepted or Approved Between:  
 2/2/2026 and 2/7/2026**

**PPS-2023-039**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 2/2/2026**  
**STATUS : Pending**

CHEVERLY HILL; CHEVERLY HILL; 160 LOTS AND 35 PARCELS FOR DEVELOPMENT OF 160 TOWNHOUSE AND 1,180 MULTIFAMILY RESIDENTIAL DWELLING UNITS, 70,000 SQUARE FEET OF EXISTING MEDICAL OFFICE SPACE, 39,725 SQUARE FEET OF COMMERCIAL SPACE, AND A 71-ROOM HOTEL; ON THE SOUTH SIDE OF I-295, APPROXIMATELY 900 FEET SOUTH OF ITS INTERSECTION WITH MD 202.

**ZONING ORDINANCE:** CURRENT ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

3001 HOSPITAL DRIVE, HYATTSVILLE, 20785

160	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	58-F1, 58-E1, 50-F4	200 SHEET:	204NE05
0	OUTLOTS	160	UNITS ATTACHED	PLANNING AREA:	69	COUNCILMANIC DISTRICT:	5
35	PARCELS	1,180	UNITS MULTIFAMILY	ELECTION DISTRICT:	2	TIER:	1
0	OUTPARCELS	1,340	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		153,325	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** MAJOR MIXED USE

**ZONING:**

CGO (COMMERCIAL, GENERAL AND OFFICE)	44.18 Acres
<b>Total:</b>	<b>44.18 Acres</b>

**Planning Board**

Hearing Date	Decision	Notes
04/02/2026		

**Zoning Acreage Breakdown**

Current Zoning	Prior Zoning	Zoning Acreage
CGO (COMMERCIAL, GENERAL AND OFFICE)		44.18

**Variation/Variance**

Section	Definition
25-122(b)(1)(G)	removal of specimen trees
24-4102(c)	Minimum lot depth adjacent to arterial road
25-122(b)(1)(G)	PUE along public & private roads

**APPLICANT**  
 CHEVERLY PARTNERS, LLC

**AGENT**

**PROPERTY OWNER**  
 REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S  
 COUNTY

Cases Accepted or Approved Between:  
2/2/2026 and 2/7/2026

PPS-2024-031

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 11/10/2025

STATUS : Approved

APPROVED DATE: 02/05/2026

SILVER HILL APARTMENTS; ONE PARCEL FOR DEVELOPMENT OF APPROXIMATELY 250 MULTIFAMILY RESIDENTIAL DWELLING UNITS; IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF MD 458 (SILVER HILL ROAD) AND SUITLAND PARKWAY

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

4315 SILVER HILL ROAD, SUITLAND,

1	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	088 D-1	200 SHEET:	205SE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76A - The Heights	COUNCILMANIC DISTRICT:	07
0	PARCELS	250	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	
0	OUTPARCELS	250	TOTAL UNITS	POLICE DIVISION:	IV-OXON HILL	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** LEGACY - PRELIMINARY PLAN OF SUBDIVISION

<b>ZONING:</b>		<b>Planning Board</b>		
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	7.21 Acres	Hearing Date	Decision	Notes
Total:	<b>7.21 Acres</b>	01/29/2026	Continued	APPROVED FOR CONTINUANCE
		02/05/2026	Approval with Conditions	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		7.21
	R-10 (MULTIFAMILY HIGH DENSITY RESIDENTIAL)	7.21

Variation/Variance	
Section	Definition
25-122(b)(1)(G)	
25-125(c)(3)	
25-122(b)(1)(G)	
25-125(c)(3)	
25-122(b)(1)(G)	
25-125(c)(3)	

**APPLICANT**  
SILVER HILL 9 LLC

**AGENT**

**PROPERTY OWNER**  
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Cases Accepted or Approved Between:  
2/2/2026 and 2/7/2026

PRE-APP-2026-0020		ACCEPTED OR APPROVED IN SPECIFIED RANGE			
ACCEPTED DATE : STATUS : Pending		GRACEFUL LIFESTYLES AT CAMP SPRINGS; APPROVAL OF A PRELIMINARY PLAN OF SUBDIVISION FOR EXISTING PARCELS CREATED THROUGH INTRAFAMILY CONVEYANCE.; WEST SIDE OF TEMPLE HILL ROAD; 0.64 MILES NORTH OF KIRBY ROAD; 0.36 MILES SOUTH OF ALLENTOWN ROAD AND TEMPLE HILL ROAD INTERSECTION.			
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS		7407 TEMPLE HILL ROAD, TEMPLE HILLS, MD 20748			
	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	106-E3, 106-E2	200 SHEET: 210SE04
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT: 8
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	9	TIER: 2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)			APA: N/A

AUTHORITY: PRE-APPLICATION

ZONING:	
RSF-95	3.89 Acres
Total:	3.89 Acres

**APPLICANT**  
REES BROOME, PC

**AGENT**

**PROPERTY OWNER**  
GRACEFUL LIFESTYLES AT CAMP SPRINGS

Cases Accepted or Approved Between:  
2/2/2026 and 2/7/2026

PRE-APP-2026-0021

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :  
STATUS : Pending

PARCEL ZZ; RE-SUBDIVISION OF EXISTING PARCEL ZZ INTO TOWNHOUSE LOTS AND OPEN SPACE PARCELS.; AT THE CORNER OF VAN BUREN STREET AND RHODE ISLAND AVENUE.

4625 VAN BUREN STREET, RIVERDALE, MD 20737

ZONING ORDINANCE: PRIOR ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	42-D2	200 SHEET:	208NE04
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

AUTHORITY: PRE-APPLICATION

ZONING:	
LMUTC	1.75 Acres
Total:	1.75 Acres

APPLICANT  
SOLTESZ

AGENT

PROPERTY OWNER  
DRB

Cases Accepted or Approved Between:  
2/2/2026 and 2/7/2026

TCP1-2026-0002

ACCEPTED DATE : 2/2/2026

STATUS : Pending

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

3001 HOSPITAL DRIVE, HYATTSVILLE, 20785

CHEVERLY HILL; 160 LOTS AND 35 PARCELS FOR DEVELOPMENT OF 160 SINGLE-FAMILY DETACHED AND 1,180 MULTIFAMILY RESIDENTIAL DWELLING UNITS, 70,000 SQUARE FEET OF EXISTING MEDICAL OFFICE SPACE, 39,725 SQUARE FEET OF COMMERCIAL SPACE, AND A 71-ROOM HOTEL; SOUTHWEST CORNER OF US 295 (BALTIMORE WASHINGTON PARKWAY) AND MD 202 (LANDOVER ROAD)

0

0

0

0

LOTS

OUTLOTS

PARCELS

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:

58-F1, 58-E1, 50-F4

69

2

I

200 SHEET:

COUNCILMANIC DISTRICT:

TIER:

GROWTH POLICY AREA:

APA:

204NE05

5

1

ESTABLISHED COMMUNITIES

N/A

AUTHORITY: TCP1 - COMPANION

ZONING:	
CGO	32.78 Acres
Total:	32.78 Acres

<b>APPLICANT</b> SOLTESZ LLC	<b>AGENT</b>	<b>PROPERTY OWNER</b> REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY
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Cases Accepted or Approved Between:  
2/2/2026 and 2/7/2026

TCP2-2025-0033

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/4/2026

STATUS : Pending

"RUBINO-THOMAS PROPERTY" 12005 CROOM RD; TO BUILD ONE SINGLE-FAMILY DWELLING UNIT.; 1700 FT NORTH OF THE INTERSECTION OF CROOM ROAD AND NOTTINGHAM ROAD.

12005 CROOM ROAD, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	137-E2, 137-F2	200 SHEET:	215SE13, 216SE13, 216SE12
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	86A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	4	TIER:	3
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS
		0 GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: TCP2 - STAND ALONE

ZONING:	
AG	23.31 Acres
Total:	23.31 Acres

**APPLICANT**  
CAPITOL DEVELOPMENT DESIGN INC

**AGENT**

**PROPERTY OWNER**  
AILEEN LENNON

Cases Accepted or Approved Between:  
2/2/2026 and 2/7/2026

TCP2-2026-0012

ACCEPTED DATE : 2/4/2026

STATUS : Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE

MARLTON SOUTH - 10209 BROOKHAVEN LN; TO BUILD A SWIMMING POOL.; 0 FT NORTH OF THE INTERSECTION OF CRYSTAL BROOK COURT AND BROOKHAVEN LANE

10209 BROOKHAVEN LANE, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

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)

0

TAX MAP & GRID:

127-F2

PLANNING AREA:

82A

ELECTION DISTRICT:

15

POLICE DIVISION:

V

200 SHEET:

213SE11

COUNCILMANIC DISTRICT:

9

TIER:

2

GROWTH POLICY AREA:

ESTABLISHED COMMUNITIES

APA:

N/A

AUTHORITY: TCP2 - STAND ALONE

ZONING:		Planning Board		
RR	0.41 Acres	Hearing Date	Decision	Notes
Total:	0.41 Acres			

APPLICANT

WADE POOLS & LANDSCAPE DESIGN, LLC

AGENT

PROPERTY OWNER

NACOLE HINTON

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Cases Accepted or Approved Between:  
2/2/2026 and 2/7/2026

**TCP2-2026-0013**  
  
**ACCEPTED DATE : 2/12/2026**  
**STATUS : Pending**

ACCEPTED OR APPROVED IN SPECIFIED RANGE  
  
MILL BRANCH ROAD, PARCEL 21; WOODLAND CONSERVATION BANK; 900 FEET EAST OF MILL BRANCH ROAD, BOWIE MD  
  
2301 MILL BRANCH ROAD, BOWIE, MD 20716

**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	64-C3, 64-B2, 64-B3, 64-C2	200 SHEET:	203NE15, 203NE16, 204NE16, 204NE15
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	74B	COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	3
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** TCP2 - STAND ALONE

<b>ZONING:</b>		Planning Board		
ROS	61.41 Acres	Hearing Date	Decision	Notes
Total:	<b>61.41</b> Acres			

**APPLICANT**  
STRAUGHANENVIRONMENTAL.COM

**AGENT**

**PROPERTY OWNER**

Cases Accepted or Approved Between:  
2/2/2026 and 2/7/2026

WCO-APP-2026-0004

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/6/2026

STATUS : Accepted

9324 ANNAPOLIS ROAD; PROPOSED SHED; N/A

9324 ANNAPOLIS ROAD, LANHAM, MD 20706

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	44-D2	200 SHEET:	207NE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	70	COUNCILMANIC DISTRICT:	3
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	20	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** WOODLAND CONSERVATION ORDINANCE APPLICATION

<b>ZONING:</b>		Planning Board		
CGO	0.37 Acres	Hearing Date	Decision	Notes
Total:	<b>0.37</b> Acres			

**APPLICANT**  
KADY WILLIAMS ASSOCIATES INC

**AGENT**

**PROPERTY OWNER**  
KADY WILLIAMS ASSOCIATES INC

Cases Accepted or Approved Between:  
2/2/2026 and 2/7/2026

WCO-SE-2026-0014

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/4/2026

DANIELS PARK; CONSTRUCT SINGLE FAMILY DWELLING; N/A

STATUS : Approved

4909 HURON STREET, COLLEGE PARK, MD 20740

ZONING ORDINANCE: CURRENT ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	25-E3	200 SHEET:	211NE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	1
0	PARCELS	0	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

**AUTHORITY:** STANDARD EXEMPTION (WCO-SE)

<b>ZONING:</b>		Planning Board		
RSF-65	0.12 Acres	Hearing Date	Decision	Notes
Total:	<b>0.12 Acres</b>			

**APPLICANT**  
 DELPHINE TAHKO

**AGENT**

**PROPERTY OWNER**  
 PREMIUM DIAMOND HOMES, LLC

Cases Accepted or Approved Between:  
2/2/2026 and 2/7/2026

WCO-SE-2026-0017

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/6/2026

9324 ANNAPOLIS ROAD; PROPOSED SHED; N/A

STATUS : Approved

9324 ANNAPOLIS ROAD, LANHAM, MD 20706

ZONING ORDINANCE: CURRENT ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	44-D2	200 SHEET:	207NE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	70	COUNCILMANIC DISTRICT:	3
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	20	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** STANDARD EXEMPTION (WCO-SE)

<b>ZONING:</b>		Planning Board		
CGO	0.37 Acres	Hearing Date	Decision	Notes
Total:	<b>0.37</b> Acres			

**APPLICANT**  
KADY WILLIAMS ASSOCIATES INC

**AGENT**

**PROPERTY OWNER**  
KADY WILLIAMS ASSOCIATES INC

**Cases Accepted or Approved Between:  
 2/2/2026 and 2/7/2026**

**ZMA-2025-003**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 8/25/2025**  
**STATUS : Approved**  
**APPROVED DATE: 02/04/2026**

MELWOOD ESTATES; REZONE THE PROPERTY FROM AR (AGRICULTURAL-RESIDENTIAL) ZONE TO RSF-A (RESIDENTIAL, SINGLE-FAMILY-ATTACHED) ZONE FOR THE FUTURE DEVELOPMENT OF SINGLE-FAMILY DETACHED DWELLING UNITS; EAST SIDE OF MELWOOD ROAD, APPROXIMATELY 1,550 FEET NORTH OF ITS INTERSECTION WITH PENNSYLVANIA AVENUE (MD ROUTE 4)

**ZONING ORDINANCE:** CURRENT ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

4816 MELWOOD ROAD, UPPER MARLBORO, 20772

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	91-B4, 100-B1	200 SHEET:	207SE09, 207SE10
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:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** ZONING MAP AMENDMENT - CURRENT

**ZONING:**

AR (AGRICULTURAL-RESIDENTIAL)	27.54 Acres
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	0.00 Acres
<b>Total:</b>	<b>27.54 Acres</b>

**Planning Board**

Hearing Date	Decision	Notes
11/20/2025	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
AR (AGRICULTURAL-RESIDENTIAL)		27.54
	R-A (RESIDENTIAL-AGRICULTURAL)	27.54
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		0

**APPLICANT**  
DAY LAND INVESTMENT LLC

**AGENT**

**PROPERTY OWNER**  
DAY FAMILY TRUST

