

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**5-25004**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/15/2026**  
**STATUS : Approved**

PISCATAWAY HEIGHTS LOTS 16-19; LOTS 16-19 PLAT OF CORRECTION; NORTH SIDE OF FLORAL PARK RD. PLUS OR MINUS 10,000 FEET WEST OF BRANDYWINE ROAD

5000-5001 5003-5005 NAIRI COURT, BRANDYWINE,

**ZONING ORDINANCE:** PRIOR ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

4	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	133-E4, 133-F4, 143-E1, 143-F1	200 SHEET:	217SE05
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)				

**AUTHORITY:**

MAJOR

APA: N/A

**ZONING:**

AR (AGRICULTURAL-RESIDENTIAL)	8.33 Acres
Total:	<b>8.33 Acres</b>

### Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
	R-A (RESIDENTIAL-AGRICULTURAL)	8.33
AR (AGRICULTURAL-RESIDENTIAL)		8.33

**APPLICANT**  
HAVERFORD HOMES

**AGENT**

**PROPERTY OWNER**  
MEINHARDT PARTNERS, LLC

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**CSP-23002**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 2/26/2024**

**STATUS : Approved**

**APPROVED DATE: 01/15/2026**

SIGNATURE CLUB EAST; DEVELOPMENT OF UP TO 300 MULTIFAMILY DWELLING UNITS AND 12,600 SQUARE FEET OF COMMERCIAL/RETAIL SPACE; IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF MD 228 (BERRY ROAD) AND MANNING ROAD EAST

**ZONING ORDINANCE:** PRIOR ZONING  
ORDINANCE & SUBDIVISION  
REGULATIONS

340 MANNING ROAD EAST, ACCOKEEK, 20607

1	LOTS	0 UNITS DETACHED	TAX MAP & GRID: 161-E2	200 SHEET:	221SW01, 221SE01
		0 UNITS ATTACHED	PLANNING AREA: 84		
0	OUTLOTS	300 UNITS MULTIFAMILY	ELECTION DISTRICT: 5	COUNCILMANIC DISTRICT:	9
0	PARCELS	0 TOTAL UNITS	DISTRICT:	TIER:	2
1	OUTPARCELS	12,600 GROSS FLOOR AREA (SQ FT)	POLICE DIVISION: VII	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES	

**AUTHORITY:**

LEGACY - CONCEPTUAL SITE PLAN

Planning Board		
Hearing Date	Decision	Notes
07/10/2025	Approval with Conditions	Approved with revised conditions
01/15/2026	Approval with Conditions	REMAND HEARING - approved with revised findings and conditions

APA: N/A

**ZONING:**

RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	16.90 Acres
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	16.90 Acres
Total:	<b>33.80</b> Acres

**Zoning Acreage Breakdown**

Current Zoning	Prior Zoning	Zoning Acreage
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		16.9
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		16.9

**APPLICANT**

VIKA

**AGENT****PROPERTY OWNER**

SIGNATURE CLUB EAST

Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

DET-2024-007

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 10/1/2025  
STATUS : Approved  
APPROVED DATE: 01/08/2026

THE MARION; THE MARION - DEVELOPMENT OF 405 MULTIFAMILY RESIDENTIAL UNITS WITH ASSOCIATED INFRASTRUCTURE AND SITE AMENITIES; NE QUADRANT OF THE INTERSECTION OF CENTRAL AVENUE AND HILL ROAD.

ZONING ORDINANCE: CURRENT ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

7500 CENTRAL AVENUE, HYATTSVILLE, 20785

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	66-F4	200 SHEET:	201SE07
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
2	PARCELS	405 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)				

AUTHORITY:

BOARD LEVEL

APA: N/A

Planning Board		
Hearing Date	Decision	Notes
12/04/2025	Approval with Conditions	

ZONING:

CGO (COMMERCIAL,  
GENERAL AND OFFICE) 26.17 Acres  
Total: **26.17** Acres

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage

		26.17
CGO (COMMERCIAL, GENERAL AND OFFICE)		26.17
	M-I-O (MILITARY INSTALLATION OVERLAY)	26.17
	C-O (COMMERCIAL OFFICE)	26.17

**APPLICANT**  
MORGAN STATION, LLC

**AGENT**

**PROPERTY OWNER**  
MORGAN STATION, LLC

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**DPT-2025-0003**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/16/2026**  
**STATUS : Pending**

WEST HYATTSVILLE PHASE 2; WEST HYATTSVILLE - DDS FROM SECTION 4.7 OF THE LANDSCAPE MANUAL; ON THE EAST SIDE OF LITTLE BRANCH RUN, 250 FEET WEST OF ITS INTERSECTION WITH AGER ROAD.

5615 LITTLE BRANCH RUN, HYATTSVILLE,

**ZONING ORDINANCE:** PRIOR ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

2	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	41-E4	200 SHEET:	207NE02
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	2
0	PARCELS	342 UNITS MULTIFAMILY	ELECTION DISTRICT:	17	TIER:	1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

PRIOR - MAJOR

Planning Board		
Hearing Date	Decision	Notes
02/19/2026		

APA: N/A

**ZONING:**

LTO-c (LOCAL TRANSIT-ORIENTED (CORE))	4.98 Acres
Total:	<b>4.98 Acres</b>

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LTO-c (LOCAL TRANSIT-ORIENTED (CORE))		4.984
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	4.984

**APPLICANT**  
WHPC BLOCK 4

**AGENT**

**PROPERTY OWNER**  
WHPC BLOCK 4

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**DSDS-25001**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 9/29/2025**  
**STATUS : Approved**  
**APPROVED DATE: 01/08/2026**

MARYLAND 95 CORPORATE PARK, REDEVELOPMENT OF LOT 2; DEPARTURE FROM SIGN DESIGN GUIDELINES FOR DEVELOPMENT IN THE PRIOR I-3 ZONE, COMPANION TO DSP-98039-04; THE PARCEL IS LOCATED NORTHEAST OF THE INTERSECTION OF SWEITZER LANE AND KONTERRA DRIVE, MD-206, IN LAUREL, MARYLAN

**ZONING ORDINANCE:** PRIOR ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

14400 SWEITZER LANE, LAUREL, 20707

2	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	5-B4, 5-C4	200 SHEET:	218NE06, 219NE06
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	60	COUNCILMANIC DISTRICT:	1
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	10	TIER:	2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VI	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

PRIOR - MAJOR

Planning Board		
Hearing Date	Decision	Notes
12/11/2025	Continued	
01/08/2026	Approval with Conditions	revised conditions

APA: N/A

**ZONING:**

IE (INDUSTRIAL, EMPLOYMENT)	9.15 Acres
Total:	<b>9.15 Acres</b>

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	I-3 (PLANNED INDUSTRIAL/EMPLOYMENT PARK)	9.15
IE (INDUSTRIAL, EMPLOYMENT)		9.15

**APPLICANT**  
LORD CHARTER SIX, LLC

**AGENT**

**PROPERTY OWNER**  
LORD CHARTER SIX, LLC

Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

DSP-2025-0009

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 1/26/2026  
STATUS : Pending

METROPOLITAN EAST AT KONTERRA TOWN CENTER; METROPOLITAN EAST AT KONTERRA TOWN CENTER - REVISIONS TO THE GRADING AND SIDEWALKS. REVISIONS AND ADDITIONS TO THE LANDSCAPING.; ON FASHION PLACE DRIVE, BETWEEN KONTERRA BLVD EAST AND KONTERRA DRIVE

ZONING ORDINANCE: PRIOR ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

12800 KONTERRA DRIVE, BELTSVILLE, MD 20705

219	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	9-D4	200 SHEET:	216NE06, 217NE06
0	OUTLOTS	219 UNITS ATTACHED	PLANNING AREA:	60	COUNCILMANIC DISTRICT:	
6	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	1	TIER:	2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VI	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

AMENDMENT - DIRECTOR LEVEL

Planning Board

APA: N/A

Hearing Date	Decision	Notes

ZONING:

IE 11.65 Acres  
Total: **11.65 Acres**

APPLICANT  
SOLTESZ LLC

AGENT

PROPERTY OWNER  
KONTERRA ENVIRONS VENTURES, LLC

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**DSP-2025-0033**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/9/2026**  
**STATUS : Pending**

THE ENCLAVE AT BRANDYWINE; MODIFICATION OF PLANT NUMBERS AND LOCATION, AND ADDING IMPROVEMENTS IN PARCEL D, IN COORDINATION WITH PHASE 2 (DETAILED SITE PLAN DET-2024-010); ON GENERAL LAFAYETTE BLVD, APPROXIMATELY 800' SOUTH OF THE INTERSECTION WITH CHADDS FORD DRIVE.

**ZONING ORDINANCE:** PRIOR ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

15801 GENERAL LAFAYETTE BOULEVARD, BRANDYWINE, MD 20613

104	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	154-E4	200 SHEET:	220SE06, 220SE07
0	OUTLOTS	104 UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	9
6	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

AMENDMENT - DIRECTOR LEVEL

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**

LCD, RR, RSF-A                    19.11 Acres  
Total:                                **19.11 Acres**

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-T (TOWNHOUSE)	19.11

**APPLICANT**  
SOLTESZ

**AGENT**

**PROPERTY OWNER**  
SH BRANDYWINE LLC

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**DSP-2026-0002**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/30/2026**

**STATUS : Pending**

WILLOWDALE SELF STORAGE; A SECOND AMENDMENT TO DET-2023-021 TO REMOVE THE 3RD FLOOR OF THE PROPOSED CONSOLIDATED STORAGE BUILDING; DECREASE THE BUILDING GROSS FLOOR AREA; AND NEW ARCHITECTURAL ELEVATIONS.; APPROXIMATELY 900 FEET EAST OF THE INTERSECTION OF FORBES BOULEVARD AND WILLOWDALE ROAD

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

10007 WILLOWDALE ROAD, LANHAM, MD 20706

1	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	44-F4	200 SHEET:	206NE09
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	70	COUNCILMANIC DISTRICT:	5
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	20	TIER:	2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		122,324 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

AMENDMENT - DIRECTOR LEVEL

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

IH (INDUSTRIAL, HEAVY)	3.01 Acres
Total:	<b>3.01 Acres</b>

**Zoning Acreage Breakdown**

Current Zoning	Prior Zoning	Zoning Acreage
IH (INDUSTRIAL, HEAVY)		3.01
	I-2 (HEAVY INDUSTRIAL)	3.01

**APPLICANT**  
 MCNAMEE HOSEA P.A.

**AGENT**

**PROPERTY OWNER**  
 RIVERSTONE WILLOWDALE LLC

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**DSP-24017**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/5/2026**

**STATUS : Pending**

DUNKIN AT SANSBURY CROSSING; DEVELOPMENT OF A 1,282 SQUARE-FOOT EATING AND DRINKING ESTABLISHMENT WITH DRIVE-THROUGH SERVICE.; THE SOUTHEAST SIDE OF RITCHIE-MARLBORO ROAD, APPROXIMATELY 235 FEET EAST OF ITS INTERSECTION WITH SANSBURY ROAD

**ZONING ORDINANCE:** PRIOR ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

1705 RITCHIE MARLBORO RD, UPPER MARLBORO,

1	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	74-F4	200 SHEET:	203SE09
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
		1,282 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

BOARD LEVEL

APA: N/A

Planning Board		
Hearing Date	Decision	Notes
03/05/2026		

**ZONING:**

RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	1.35 Acres
Total:	<b>1.35 Acres</b>

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	1.347
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		1.347

**APPLICANT**  
DEKK GROUP LLC

**AGENT**

**PROPERTY OWNER**  
PETER HERRING

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**DSP-98039-04**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :** 9/29/2025  
**STATUS :** Approved  
**APPROVED DATE:** 01/08/2026

MD 95 CORPORATE PARK, REDEVELOPMENT OF LOT 20; DEVELOPMENT OF A 12,750-SQUARE-FOOT DAY CARE FOR APPROXIMATELY 200 CHILDREN AND SITE IMPROVEMENTS FOR A FUTURE 2,000-SQUARE-FOOT EATING AND DRINKING ESTABLISHMENT WITH DRIVE-THROUGH SERVICE; AT THE NORTHWEST CORNER OF THE INTERSECTION OF KONTERRA DRIVE AND SWEITZER LANE.

**ZONING ORDINANCE:** PRIOR ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

14400 SWEITZER LANE, LAUREL, 20707

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	5-B4, 5-C4	200 SHEET:	218NE06, 219NE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	60	COUNCILMANIC DISTRICT:	1
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	10	TIER:	2
0	OUTPARCELS	142,863	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	VI	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES

**AUTHORITY:**

BOARD LEVEL

APA: N/A

Planning Board		
Hearing Date	Decision	Notes
12/11/2025	Continued	
01/08/2026	Approval with Conditions	revised conditions

**ZONING:**

IE (INDUSTRIAL, EMPLOYMENT)	9.15 Acres
<b>Total:</b>	<b>9.15 Acres</b>

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	I-3 (PLANNED INDUSTRIAL/EMPLOYMENT PARK)	9.15
IE (INDUSTRIAL, EMPLOYMENT)		9.15

**APPLICANT**  
LORD CHARTER SIX, LLC

**AGENT**

**PROPERTY OWNER**  
LORD CHARTER SIX, LLC

Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

FPS-2024-026

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 1/21/2026  
STATUS : Approved

IGLESIA DE JESUCRISTO PALABRA MIEL, PARCEL 1; IGLESIA DE JESUCRISTO PALABRA MIEL, PARCEL 1;  
LOCATED ON THE WEST SIDE OF CROSS ROAD TRAIL, APPROXIMATELY 2.7 MILES SOUTH OF US 301 (ROBERT  
CRAIN HIGHWAY)

ZONING ORDINANCE: CURRENT ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

12301 CROSS ROAD TRAIL, BRANDYWINE,

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	146-E1, 136-E4, 136-F4, 146-F1	200 SHEET:	216SE11, 217SE11
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	86A	COUNCILMANIC DISTRICT:	9
1	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	3
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS
		0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

MAJOR

Planning Board		
Hearing Date	Decision	Notes
01/29/2026	Approval	

APA: N/A

ZONING:

AG (AGRICULTURE AND PRESERVATION)	43.38 Acres
Total:	<b>43.38 Acres</b>

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
AG (AGRICULTURE AND PRESERVATION)		43.38

APPLICANT

IGLESIA DE JESUCRISTO PALABRA MIEL  
WASHINGTON DC INC.

AGENT

PROPERTY OWNER

IGLESIA DE JESUCRISTO PALABRA MIEL

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**FPS-2025-0031**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/15/2026**  
**STATUS : Approved**

FLATS AT GLENRIDGE STATION; FLATS AT GLENRIDGE STATION; ON THE NORTH SIDE OF CHESAPEAKE RD, APPROXIMATELY 175 FEET EAST OF ITS INTERSECTION WITH MD 450 (ANNAPOLIS ROAD).

7011 CHESAPEAKE ROAD, HYATTSVILLE, MD 20784

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

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	51-E1	200 SHEET:	206NE06
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	69	COUNCILMANIC DISTRICT:	03
1	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	20	TIER:	1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

MAJOR

Planning Board		
Hearing Date	Decision	Notes
01/29/2026	Approval	

APA: N/A

**ZONING:**

NAC 2.99 Acres  
Total: **2.99** Acres

**APPLICANT**  
LANDOVER HILLS LEASED HOUSING  
ASSOCIATES I, LLLP

**AGENT**

**PROPERTY OWNER**  
RYAN SUMMERWILL

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**MR-2026-0002**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :** DUVAL HIGH SCHOOL STADIUM RENOVATION; ; N/A  
**STATUS :** Pending  
9880 GOOD LUCK ROAD, LANHAM, MD 20706

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

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	35-E3, 35-E2, 35-F2	200 SHEET:	210NE09, 209NE09, 209NE08
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	70	COUNCILMANIC DISTRICT:	4
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	14	TIER:	2
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

APA: N/A

FULL CASE

**ZONING:**

RSF-95	32.80 Acres
Total:	<b>32.80</b> Acres

**APPLICANT**

PRINCE GEORGES COUNTY PUBLIC  
SCHOOL - PGCPS

**AGENT**

**PROPERTY OWNER**

PRINCE GEORGES COUNTY BOARD OF  
EDUCATION

Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

MR-2026-0003

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :  
STATUS : Pending

ZONING ORDINANCE: CURRENT ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

WSSC TEMPLE HILLS SEWER REHABILITATION; ; THE PROJECT AREA IS GENERALLY LOCATED WEST/SOUTHWEST OF THE I-495 BELTWAY MD 5 BRANCH AVENUE. PORTIONS OF THE PROJECT AREA FOLLOW THE SEWER ASSETS LOCATED FROM ALONG HENSON CREEK THAT CROSS UNDER I-495 TO TEMPLE HILLS ROAD, EAST OF HOLTON LANE, WEST OF OLD BRANCH AVENUE, AND EAST OF TEMPLE HILLS ROAD CROSSING ADJACENT TO I-495 WEST. THE PROJECT AREA IS LOCATED ALONG WSSC WATER EASEMENTS, MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION (M-NCPPC) PROPERTY, AS WELL AS PRIVATE PROPERTY.

5120 AUTH ROAD, SUITLAND, MD 20746

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	88-F4	200 SHEET:	207SE05
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	76A	COUNCILMANIC DISTRICT:	8
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

ADMINISTRATIVE CASE

APA: N/A

ZONING:

RTO-L-E	0.51 Acres
Total:	<b>0.51</b> Acres

**APPLICANT**  
STRAUGHAN ENVIRONMENTAL

**AGENT**

**PROPERTY OWNER**  
WSSC

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**MR-2026-0004**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS** : Pending

WASHINGTON GAS ABOVE-GROUND PRESSURE REDUCING STAT; ; PT LT 1 (764 SF ADD BACK PER RW/38 98-99)  
8585 LANDOVER ROAD, HYATTSVILLE, MD 20785

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

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	60-B4, 60-B3, 60-C3, 60-C4	200 SHEET:	203NE08
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
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)				

**AUTHORITY:**

APA: N/A

ADMINISTRATIVE CASE

**ZONING:**

TAC-C	19.56 Acres
Total:	<b>19.56 Acres</b>

**APPLICANT**  
T CROWTHER

**AGENT**

**PROPERTY OWNER**  
L BETZ

Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

NRI-2025-0077

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 1/23/2026  
STATUS : Pending

1310 SWAN HARBOUR RD; THE PROJECT PROPOSES THE REMOVAL OF A RETAINING WALL BUILT IN THE PRIMARY BUFFER AND A NEW ONE CONSTRUCTED OUTSIDE THE PRIMARY BUFFER BUT WITHIN THE SECONDARY BUFFER.; 1310 SWAN HARBOUR RD, FORT WASHINGTON, MD 20744

ZONING ORDINANCE: CURRENT ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

1310 SWAN HARBOUR ROAD, FORT WASHINGTON, MD 20744

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	131-B3	200 SHEET:	216SW01
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	80	COUNCILMANIC DISTRICT:	8
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	4
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

NATURAL RESOURCE INVENTORY PLAN

APA: N/A

Planning Board		
Hearing Date	Decision	Notes

ZONING:

RR 1.36 Acres  
Total: **1.36** Acres

**APPLICANT**  
KCI TECHNOLOGIES, INC

**AGENT**

**PROPERTY OWNER**  
DAPHNE PENDLETON

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**NRI-2025-0137**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/22/2026**  
**STATUS : Pending**

ST. MARY'S CHURCH; REMOVAL OF SHED AND RECTORY/OFFICE BUILDINGS AND CONSTRUCTION OF A NEW ASSEMBLY HALL AND ADDITIONAL DRIVE AISLES,; ON THE CORNER OF MAIN STREET AND GOVERNOR ODEN-BOWIE DRIVE

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

14908 MAIN STREET, UPPER MARLBORO, MD 20772

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	101-F1	200 SHEET:	207SE13
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	79	COUNCILMANIC DISTRICT:	9
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)				

**AUTHORITY:**

NATURAL RESOURCE INVENTORY PLAN

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

RSF-95 1.72 Acres  
Total: **1.72 Acres**

**APPLICANT**  
NORTON LAND DESIGN LLC

**AGENT**

**PROPERTY OWNER**  
ROMAN CATHOLIC ARCHDIOCESES OF  
WASHINGTON

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**NRI-2026-0001**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

ROSECROFT GARDENS, PARCELS C; THE ROSECROFT GARDENS COMMUNITY IS RENOVATING THE APARTMENTS TO BE IN CONFORMANCE WITH THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS THAT INCLUDE SIDEWALK AND PARKING LOT IMPROVEMENTS TO MEET ADA ACCESSIBILITY REQUIREMENTS.; GLEN ROCK AVENUE AND CORNING AVENUE

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

2501 CORNING AVENUE, FORT WASHINGTON, MD 20744

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	96-F3, 96-E3	200 SHEET:	208SE03
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	12	TIER:	1
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

NATURAL RESOURCE INVENTORY PLAN

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

RMF-20 3.63 Acres  
Total: **3.63 Acres**

**APPLICANT**  
MARCI-ANN SMITH

**AGENT**

**PROPERTY OWNER**  
LPC 2428 COMING AVE LLC

Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

NRI-2026-0002

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :  
STATUS : Pending

CHESLEY PROJECT; INSTALL 200' OF CLASS I & CLASS II RIP RAP, INSTALL 150'X40' ANCHOR MAT EROSION CONTROL SYSTEM, AND INSTALL 190' X 6' DOCK WITH A 20'X10' "L" HEAD; LOCATED AT THE SW END OF MARINER DRIVE APPROX 625 FEET FROM ITS INTERSECTION WITH WEST RIVERVIEW ROAD

ZONING ORDINANCE: CURRENT ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

11001 MARINER DRIVE, FORT WASHINGTON, MD 20744

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	122-B3, 122-C3	200 SHEET:	214SW01
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	80	COUNCILMANIC DISTRICT:	8
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	4
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

NATURAL RESOURCE INVENTORY PLAN

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

ZONING:

RR 2.38 Acres  
Total: **2.38 Acres**

**APPLICANT**  
BRIAN FLETCHER

**AGENT**

**PROPERTY OWNER**  
LLOYD CHESLEY

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**NRI-2026-0003**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/14/2026**

**STATUS : Pending**

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

CLAGETT BIRKETT; NATURAL RESOURCE INVENTORY FOR CLAGETT BIRKETT PROPERTY; THE SITE IS IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF LIVINGSTON ROAD (MD 373) AND INDIAN HEAD HIGHWAY (MD 210). THE SITE IS BORDERED BY AND ADJACENT TO THE SIGNATURE CLUB RESIDENTIAL DEVELOPMENT TO THE EAST, MANNING ROAD EAST TO THE SOUTHEAST, AND STONE FOOT ROAD TO THE WEST. THE PROPERTY IS OWNED BY CLAGETT PROPERTIES LLC, BIRKETT ALIEZE W LIVING TRUST, BIRKETT HOLDING LLC, DIANE HOESCH C ET AL.

16001 KRISTA WAY, ACCOKEEK, MD 20607

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	161-E1	200 SHEET:	221SW01, 221SE01
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	84	COUNCILMANIC DISTRICT:	9
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

NATURAL RESOURCE INVENTORY PLAN

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**

RR 59.75 Acres  
Total: **59.75** Acres

**APPLICANT**  
DEWBERRY

**AGENT**

**PROPERTY OWNER**  
CARUSO HOMES

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**NRI-2026-0004**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :** 1/14/2026  
**STATUS :** Pending

METRO GATEWAY; DEVELOP THE PROPERTY WITH A SUBDIVISION.; WEST SIDE OF ADDISON ROAD SOUTH, BETWEEN ROLLING RIDGE DR & ERNIE BANKS ST

505 ADDISON ROAD SOUTH, CAPITOL HEIGHTS, MD 20743

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

	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	73-C2, 73-C1	200 SHEET:	201SE06
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	7
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

NATURAL RESOURCE INVENTORY PLAN

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**

RSF-A, RSF-65                    9.76 Acres  
Total:                            **9.76 Acres**

**APPLICANT**  
ATWELL, LLC

**AGENT**

**PROPERTY OWNER**  
505 ADDISON, LLC

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**NRI-2026-0005**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/15/2026**

**STATUS : Pending**

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

5401 KIRBY ROAD; THE APPLICANT PROPOSES A FLOATING SOLAR ARRAY ON THE EXISTING STORMWATER MANAGEMENT POND TOWARD THE SOUTH OF THE SITE. THE ONLY LAND DISTURBANCE TAKES PLACE WHERE THE EQUIPMENT PADS AND INTERCONNECT ARE LOCATED. THIS DISTURBANCE IS LESS THAN 5,000 S...; LOCATED ON THE SOUTH SIDE OF KIRBY ROAD APPROXIMATELY 1500 FEET EAST OF ITS INTERSECTION WITH TEMPLE HILL ROAD

5401 KIRBY ROAD, CLINTON, MD 20735

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	116-A2, 115-F1, 107-A4, 106-F4, 115-F2, 116-A1	200 SHEET:	210SE05, 211SE05
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	81A	COUNCILMANIC DISTRICT:	9
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)				

**AUTHORITY:**

NATURAL RESOURCE INVENTORY PLAN

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

IH, RR, RSF-95

136.67 Acres

Total:

**136.67 Acres**

**APPLICANT**  
BOWMAN

**AGENT**

**PROPERTY OWNER**  
BARDON, INC.

Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

NRI-2026-0006

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :

STATUS : Pending

BOB HALL BEVERAGE; NRI OF VACANT WOODED PROPERTY FOR DEVELOPMENT OF FUTURE WAREHOUSE AND PARKING AREAS.; 500 EAST OF US 301 & 1,200 FEET SOUTH OF ROBERT CRAIN HIGHWAY

5600 ROBERT CRAIN HIGHWAY SOUTHEAST, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: CURRENT ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	102-B2, 102-B3	200 SHEET:	207SE13, 208SE13,
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	82B	COUNCILMANIC DISTRICT:	208SE14, 207SE14
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	3	TIER:	9
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	2, 3
	0 GROSS FLOOR AREA (SQ FT)				RURAL AND AGRICULTURAL AREAS, ESTABLISHED COMMUNITIES

AUTHORITY:

NATURAL RESOURCE INVENTORY PLAN

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

ZONING:

IE 15.72 Acres  
Total: **15.72** Acres

APPLICANT  
GUTSCHICK, LITTLE & WEBER, P.A.

AGENT

PROPERTY OWNER  
STATE OF MARYLAND

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**NRI-2026-0007**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**

**STATUS :** Pending

CEDARS OF NOTTINGHAM - LOT 7; CONSTRUCTION OF NEW SINGLE FAMILY HOME, DRIVEWAY, WELL & SEPTIC.;  
SOUTH SIDE OF CANDY HILL ROAD, APPROX. 900 FEET WEST OF ITS INTERSECTION WITH NOTTINGHAM ROAD

16705 CANDY HILL ROAD, UPPER MARLBORO, MD 20772

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

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	138-E4	200 SHEET:	217SE14, 216SE14
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	82B	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)				

**AUTHORITY:**

NATURAL RESOURCE INVENTORY PLAN

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

AG 5.02 Acres  
Total: **5.02 Acres**

**APPLICANT**

JAS ENGINEERING & DESIGN, LLC

**AGENT**

**PROPERTY OWNER**

TD BLACK REVOCABLE TRUST C/O  
TANZANIA BLACK

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**NRI-2026-0008**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/21/2026**  
**STATUS : Pending**

OAKLODGE; INVENTORY OF EXISTING CONDITIONS FOR THE OAKLODGE / MONTAGUE PROPERTY; NORTHEAST QUADRANT OF THE INTERSECTION OF AMMENDALE ROAD AND OLD BALTIMORE PIKE IN BELTSVILLE

11777 OLD BALTIMORE PIKE, BELTSVILLE, MD 20705

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

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	13-D3, 13-E3	200 SHEET:	215NE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	62	COUNCILMANIC DISTRICT:	1
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	1	TIER:	2, 3
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VI	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS, ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

NATURAL RESOURCE INVENTORY PLAN

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

RSF-95 26.12 Acres  
Total: **26.12 Acres**

**APPLICANT**  
DEWBERRY

**AGENT**

**PROPERTY OWNER**  
RAJ SAKARIA

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**NRI-2026-0009**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**

**STATUS :** Pending

5801 ANNAPOLIS ROAD; CONSTRUCTION OF TOWNHOMES WITH ASSOCIATED PARKING AND ACCESS STREET.;  
5801 ANNAPOLIS RD, BLADENSBURG, MD 20710. EAST OF 57TH AVENUE AND SOUTH OF ANNAPOLIS ROAD.

5801 ANNAPOLIS ROAD, BLADENSBURG, MD 20710

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

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	50-F3	200 SHEET:	205NE05
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)				

**AUTHORITY:**

NATURAL RESOURCE INVENTORY PLAN

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**

CGO 2.87 Acres  
Total: **2.87 Acres**

**APPLICANT**  
NORTON LAND DESIGN LLC

**AGENT**

**PROPERTY OWNER**  
ZKSYA GROUP LLC

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**NRI-2026-0010**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :** 1/28/2026  
**STATUS :** Pending

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

THE VILLAGES AT FORT WASHINGTON; SINGLE FAMILY-ATTACHED TOWNHOUSE UNITS IN A PLANNED RETIREMENT COMMUNITY. THE 10.87-ACRE PROPERTY IS LOCATED SOUTHWEST OF THE INTERSECTION OF ALLENTOWN ROAD AND STONEBORO ROAD, PRINCE GEORGE'S COUNTY, MARYLAND . THE PROPERTIES ARE BORDERED TO THE NOR...; THE PROPERTIES ARE LOCATED SOUTHWEST OF THE INTERSECTION OF ALLENTOWN ROAD AND STONEBORO ROAD, PRINCE GEORGE'S COUNTY, MARYLAND.

9005 ALLENTOWN ROAD, FORT WASHINGTON, MD 20744

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	115-A3, 115-A2, 114-F2	200 SHEET:	212SE03
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

NATURAL RESOURCE INVENTORY PLAN

APA: N/A

Planning Board		
Hearing Date	Decision	Notes

**ZONING:**

RE 10.87 Acres  
Total: **10.87 Acres**

**APPLICANT**  
CAPITOL DEVELOPMENT DESIGN INC.

**AGENT**

**PROPERTY OWNER**  
MANCHESTER PARTNERS LLC.  
MANCHESTER PARTNERS LLC.

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**NRI-2026-0011**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS** : Pending

PARCEL ZZ; REQUEST FOR NRI REVIEW.; AT THE CORNER OF VAN BUREN STREET AND RHODE ISLAND AVENUE  
4625 VAN BUREN STREET, RIVERDALE, MD 20737

**ZONING ORDINANCE:** CURRENT 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)				

**AUTHORITY:**

NATURAL RESOURCE INVENTORY PLAN

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**

LMUTC 1.75 Acres  
Total: **1.75** Acres

**APPLICANT**  
SOLTESZ

**AGENT**

**PROPERTY OWNER**  
DRB

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**NRI-2026-0012**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**

**STATUS :** Pending

FLETCHERTOWN ROAD; CONSTRUCTING A SINGLE FAMILY HOME WITH MINIMAL LAND DISTURBANCE OF LESS THAN 4950 S.F. WITH LESS THAN 100 C.Y.; FLETCHERTOWN ROAD AND OLD FLETCHERTOWN ROAD. NEAR HIGH BRIDGE ROAD

**ZONING ORDINANCE:** PRIOR ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

12921 FLETCHERTOWN ROAD, BOWIE, MD 20720

LOTS	0	UNITS DETACHED	TAX MAP & GRID:	37-B2, 37-A2	200 SHEET:	210NE11
OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	71A	COUNCILMANIC DISTRICT:	4
PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	14	TIER:	2
OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0	GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

NATURAL RESOURCE INVENTORY PLAN

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**

RR 1.29 Acres  
Total: **1.29 Acres**

**APPLICANT**  
AHMAD BIZRI

**AGENT**

**PROPERTY OWNER**  
AHMAD BIZRI

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**NRI-2026-0013**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**

**STATUS :** Pending

2901 BEALLS PLEASURE LANE; FOR SUBDIVISION AND RESIDENTIAL DEVELOPMENT; 1100' NORTH OF  
INTERSECTION OF LANDOVER ROAD AND 75THSTREET

2901 BEALLS PLEASURE LANE, HYATTSVILLE, MD 20785

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

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	59-E1, 59-D1	200 SHEET:	204NE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	20	TIER:	1
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

NATURAL RESOURCE INVENTORY PLAN

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

LTO-E 5.90 Acres  
Total: **5.90 Acres**

**APPLICANT**

BRENTON LANDSCAPE ARCHITECTURE

**AGENT**

**PROPERTY OWNER**

KRO INVESTMENT GROUP, INC

Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

NRI-2026-0014

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :

STATUS : Pending

THE MEINHARDT PROPERTY; PROPOSED FOR AN OFF-SITE WOODLAND CONSERVATION MITIGATION BANK SITE.; WEST SIDE OF CROOM RD BETWEEN BADEN WESTWOOD RD AND MAGRUDERS FERRY RD

17801 CROOM ROAD, BRANDYWINE, MD 20613

ZONING ORDINANCE: CURRENT ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	174-D1, 168-E4, 174-C1, 174-E1, 168-D4	200 SHEET:	223SE14
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	87A	COUNCILMANIC DISTRICT:	9
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	8	TIER:	3
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS
	0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

NATURAL RESOURCE INVENTORY PLAN

APA: N/A

Planning Board		
Hearing Date	Decision	Notes

ZONING:

AG 42.99 Acres  
Total: **42.99** Acres

APPLICANT  
ATWELL, LLC

AGENT

PROPERTY OWNER  
STEPHEN MEINHARDT

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**NRI-EL-2026-0001**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/7/2026**  
**STATUS : Approved**

RESIDENCE AT 11 E BALMORAL DRIVE; ; N/A

11 BALMORAL DRIVE EAST, OXON HILL, MD 20745

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

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	104-E2	200 SHEET:	210SE01
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	80	COUNCILMANIC DISTRICT:	8
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	12	TIER:	2
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

NATURAL RESOURCE INVENTORY  
EQUIVALENCY LETTER

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

RR 0.58 Acres  
Total: **0.58** Acres

**APPLICANT**  
AMNEN PROPERTIES, LLC

**AGENT**

**PROPERTY OWNER**  
AMNEN PROPERTIES, LLC

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**NRI-EL-2026-0004**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/20/2026**  
**STATUS : Approved**

DISTRICT HEIGHTS ELEMENTARY SCHOOL; OUTDOOR LEARNING SPACE; PENNSYLVANIA AVENUE AND WALKER MILL ROAD

2200 COUNTY ROAD, DISTRICT HEIGHTS, MD 20747

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

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	81-C2	200 SHEET:	203SE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	7
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

NATURAL RESOURCE INVENTORY  
EQUIVALENCY LETTER

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

RSF-65                            8.38 Acres  
Total:                            **8.38 Acres**

**APPLICANT**  
JAMES LYONS

**AGENT**

**PROPERTY OWNER**  
PRINCE GEORGE'S COUNTY - BOARD OF  
EDUCATION

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**NRI-EL-2026-0005**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/20/2026**  
**STATUS : Approved**

ALLENWOOD ELEMENTARY SCHOOL; OUTDOOR LEARNING SPACE; BRANCH AVENUE AND ALLENTOWN ROAD  
6300 HARLEY LANE, TEMPLE HILLS, MD 20748

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

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	97-D4, 97-E4	200 SHEET:	209SE04, 208SE04
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

NATURAL RESOURCE INVENTORY  
EQUIVALENCY LETTER

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

RSF-95 9.52 Acres  
Total: **9.52 Acres**

**APPLICANT**  
JAMES LYONS

**AGENT**

**PROPERTY OWNER**  
PRINCE GEORGE'S COUNTY - BOARD OF EDUCATION

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**NRI-EL-2026-0006**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/20/2026**  
**STATUS : Approved**

921 CHILLUM ROAD; NEW ONE-STORY COMMERCIAL BUILDING; APPROXIMATELY 350 FEET SOUTHEAST OF THE  
INTERSECTION OF RIGGS AND CHILLUM ROADS

921 CHILLUM ROAD, HYATTSVILLE, MD 20782

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

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	41-A3	200 SHEET:	207NE01
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	65	COUNCILMANIC DISTRICT:	2
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	17	TIER:	1
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

NATURAL RESOURCE INVENTORY  
EQUIVALENCY LETTER

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

CGO 0.48 Acres  
Total: **0.48 Acres**

**APPLICANT**  
AMERICAN COMPUTER UTOPIA, INC.

**AGENT**

**PROPERTY OWNER**  
AMERICAN COMPUTER UTOPIA, INC.

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**NRI-EL-2026-0015**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :** 1/23/2026  
**STATUS :** Approved

HARTFIELD AVENUE (TOWN CENTER AT CAMP SPRINGS); DSP AMENDMENT TO UPDATE AND REFINE THE PREVIOUSLY APPROVED LAYOUT AND GRADING OF PLAN, UPDATE PREVIOUSLY APPROVED BUILDING FOOTPRINTS TO HAVE 20' MINIMUM DRIVEWAYS, AND TO INCREASE THE PREVIOUSLY APPROVED BUILDING HEIGHTS TO ACCOUNT FOR GRADING CONST...; LOCATED AT THE NEW INTERSECTION OF HARTFIELD AVENUE AND TELFAIR BLVD.

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

5340 HARTFIELD AVENUE, SUITLAND, MD 20746

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	89-A3	200 SHEET:	206SE05
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	76A	COUNCILMANIC DISTRICT:	8
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

NATURAL RESOURCE INVENTORY  
EQUIVALENCY LETTER

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

RTO-L-E 12.36 Acres  
Total: **12.36** Acres

**APPLICANT**

METROPOLITAN DEV GRP CGPK TWN

**AGENT**

**PROPERTY OWNER**

METROPOLITAN DEV GRP CGPK TWN

Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

PPS-2025-009

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 11/3/2025  
STATUS : Pending  
APPROVED DATE: 01/22/2026

COLMAR MANOR; COLMAR MANOR; SOUTH OF BLADENSBURG ROAD, EAST OF ITS INTERSECTION WITH 41ST AVENUE

4101 BLADENSBURG ROAD, BRENTWOOD, 20722

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

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	50-B4	200 SHEET:	205NE03, 205NE04
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	5
2	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	2	TIER:	1, 4
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		22,291 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

MAJOR NON-RESIDENTIAL

Planning Board		
Hearing Date	Decision	Notes
01/22/2026	Approval with Conditions	APPROVED WITH REVISED CONDITIONS

APA: N/A

**ZONING:**

NAC (NEIGHBORHOOD ACTIVITY CENTER)	2.50 Acres
Total:	<b>2.50 Acres</b>

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
NAC (NEIGHBORHOOD ACTIVITY CENTER)		2.5

**APPLICANT**  
EHP LLC

**AGENT**

**PROPERTY OWNER**  
EHP LLC

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**PRE-APP-2026-0001**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS** : Pending

1430 FARMINGTON MINOR SUBDIVISION; PRELIMINARY PLAN OF SUBDIVISION PER MRIDULA GUPTA FOR RELEASE OF FINAL PLAT FPS-2024-031; 1430 FARMINGTON E ROAD, ACCOKEEK, MD 20607

1430 FARMINGTON ROAD EAST, ACCOKEEK, MD 20607

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

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	152-C1	200 SHEET:	219SE02
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	84	COUNCILMANIC DISTRICT:	9
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

APA: N/A

PRE-APPLICATION

**ZONING:**

RE	5.00 Acres
Total:	<b>5.00 Acres</b>

**APPLICANT**  
MAURICE PERRY

**AGENT**

**PROPERTY OWNER**  
ANISHA ANDERSON

Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

PRE-APP-2026-0006

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :  
STATUS : Pending

SWANN SUBDIVISION; SUBDIVISION OF PARCEL 142 INTO FIVE (5) SINGLE FAMILY RESIDENTIAL LOTS AND A STORMWATER MANAGEMENT PARCEL A.; APPROXIMATELY 0.4 MILES NORTHWEST OF THE INTERSECTION MEADOWVIEW DRIVE AND SWANN ROAD

ZONING ORDINANCE: CURRENT ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

3701 SWANN ROAD, SUITLAND, MD 20746

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	88-F2, 88-E1, 88-F1, 88-E2	200 SHEET:	205SE05
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	7
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

PRE-APPLICATION

APA: N/A

ZONING:

RSF-65 2.24 Acres  
Total: **2.24 Acres**

**APPLICANT**  
ELITE ENGINEERING

**AGENT**

**PROPERTY OWNER**  
COSTELLO & RACHEL WILSON

Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

PRE-APP-2026-0007

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :  
STATUS : Pending

METRO GATEWAY; THE APPLICANT PROPOSES FILING A PRELIMINARY PLAN OF SUBDIVISION TO SUBDIVIDE THE SUBJECT PROPERTY INTO 62 LOTS FOR THE CONSTRUCTION OF TOWNHOUSES.; 425 FEET SOUTH FROM THE INTERSECTION OF ROLLING RIDGE AND ADDISON ROAD.

ZONING ORDINANCE: CURRENT ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

505 ADDISON ROAD SOUTH, CAPITOL HEIGHTS, MD 20743

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	73-C2, 73-C1	200 SHEET:	201SE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	7
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

PRE-APPLICATION

APA: N/A

ZONING:

RSF-A, RSF-65 9.93 Acres  
Total: **9.93 Acres**

**APPLICANT**  
CAPITOL DEVELOPMENT DESIGN INC.

**AGENT**

**PROPERTY OWNER**  
REGAL DEVELOPMENT

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**PRE-APP-2026-0008**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**

**STATUS :** Pending

SHERIFF ROAD SUBDIVISION; PRELIMINARY PLAN OF SUBDIVISION -9 NEW LOTS; 5226 SHERIFF ROAD, CAPITOL HEIGHTS, MD 20743

5426 SHERIFF ROAD, CAPITOL HEIGHTS, MD 20743

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

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	66-A1	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)				

**AUTHORITY:**

APA: N/A

PRE-APPLICATION

**ZONING:**

RSF-A	0.29 Acres
Total:	<b>0.29 Acres</b>

**APPLICANT**

SEPTEMBER PROPERTIES, LLC

**AGENT**

**PROPERTY OWNER**

ERNESTO DEBEAUVILLE

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**PRE-APP-2026-0009**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS** : Pending

JUBILANT DRAXIMAGE, INC. PET PHARMACY; WE ARE COMPLETING A RENOVATION OF AN EXISTING SUITE (SUITE "E") AT 12300 KILN CT IN THE KONTERRA BUSINESS PARK. AT THE CONCLUSION OF OUR PLAN REVIEW WITH DPIE, WE WERE ADVISED TO REACH OUT TO DETERMINE WHAT WOULD BE REQUIRED TO HAVE OUR PROPOSED USE ...; THE SUBJECT PROPERTY IS LOCATED AT 12300 KILN COURT, SUITE E, BELTSVILLE, MARYLAND 20705, WITHIN THE KONTERRA BUSINESS CAMPUS, NEAR THE INTERSECTION OF KONTERRA DRIVE AND KILN COURT, PRINCE GEORGE'S COUNTY.

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

12300 KILN COURT, BELTSVILLE, MD 20705

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	13-D1	200 SHEET:	216NE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	60	COUNCILMANIC DISTRICT:	1
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	1	TIER:	2
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VI	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

APA: N/A

PRE-APPLICATION

**ZONING:**

LCD	9.73 Acres
Total:	<b>9.73 Acres</b>

**APPLICANT**  
ARCO/MURRAY

**AGENT**

**PROPERTY OWNER**  
KONTERRA REALTY LLC

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**PRE-APP-2026-0010**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS** : Pending

HILLTOP PLAZA; A ZONING MAP AMENDMENT TO REZONE THE PROPERTY FROM RR (RESIDENTIAL, RURAL) ZONE TO RMF-20 (RESIDENTIAL, MULTIFAMILY-20) ZONE TO ACCOMMODATE THE CONTINUED USE OF THE SUBJECT PROPERTY FOR SUPPLYING SOME OF THE REQUIRED PARKING FOR THE ABUTTING SHOPPING...; WEST SIDE OF RACE TRACK ROAD, APPROXIMATELY 720 FEET NORTH OF ITS INTERSECTION WITH ANNAPOLIS ROAD (MD ROUTE 450)

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

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	38-B3, 38-C3	200 SHEET:	209NE14
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	71B	COUNCILMANIC DISTRICT:	4
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	14	TIER:	2
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

APA: N/A

PRE-APPLICATION

**ZONING:**

RR	4.93 Acres
Total:	<b>4.93 Acres</b>

**APPLICANT**  
MCNAMEE HOSEA P.A.

**AGENT**

**PROPERTY OWNER**  
HILLTOP OUTPARCEL LLC

Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

PRE-APP-2026-0012

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :  
STATUS : Pending

THE VILLAGES AT FORT WASHINGTON; THE APPLICANT PROPOSES A PRELIMINARY PLAN OF SUBDIVISION FOR 46 LOTS AND ONE PARCEL FOR THE ULTIMATE CONSTRUCTION OF 46 SINGLE-FAMILY ATTACHED TOWNHOUSE VILLA UNITS IN A PLANNED RETIREMENT COMMUNITY, WHICH WILL REQUIRE A SPECIAL EXCEPTION IN ACCORDAN...; 1440 FT NORTH OF THE INTERSECTION OF ALLENTOWN ROAD AND STEED ROAD.

ZONING ORDINANCE: CURRENT ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

9005 ALLENTOWN ROAD, FORT WASHINGTON, MD 20744

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	115-A3, 115-A2, 114-F2	200 SHEET:	212SE03
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

APA: N/A

PRE-APPLICATION

ZONING:

RE	10.80 Acres
Total:	<b>10.80 Acres</b>

**APPLICANT**  
CAPITOL DEVELOPMENT DESIGN INC

**AGENT**

**PROPERTY OWNER**  
MANCHESTER PARTNERS LLC

Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

PRE-APP-2026-0015

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :  
STATUS : Pending

BRANCH AVENUE OVERLOOK; THE PROPOSED PROJECT WILL BE A TRANSIT-ORIENTED AND MIXED-USE DEVELOPMENT WITH 150 UNITS OF HOUSING AND 5K SF OF COMMERCIAL.; LOCATED ON THE EAST SIDE OF BRANCH AVENUE, APPROXIMATELY 930 FEET NORTH OF SILVER HILL AND MD 5.

ZONING ORDINANCE: CURRENT ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	80-A4, 80-B4	200 SHEET:	205SE03, 204SE03
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	76A	COUNCILMANIC DISTRICT:	7
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

APA: N/A

PRE-APPLICATION

ZONING:

LTO-E	4.28 Acres
Total:	<b>4.28 Acres</b>

**APPLICANT**  
WODA COOPER COMPANIES

**AGENT**

**PROPERTY OWNER**  
BRIDGEWATER REAL ESTATE BROKERAGE

Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

PRE-APP-2026-0017

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :  
STATUS : Pending

LARGO TOWN CENTER PARCELS B & C; APPLICANT PROPOSES TO FILE A PRELIMINARY PLAN OF SUBDIVISION AND DETAILED SITE PLAN TO CONSTRUCT A MULTIFAMILY DEVELOPMENT CONSISTING OF UP TO 550 DWELLING UNITS IN TWO SIX STORY BUILDINGS.; WEST SIDE OF LARGO DRIVE WEST APPROXIMATELY 300 FEET SOUTH OF ITS INTERSECTION WITH HARRY S. TRUMAN PARKWAY

ZONING ORDINANCE: CURRENT ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

9307 LARGO DRIVE WEST, UPPER MARLBORO, MD 20774

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	67-D3	200 SHEET:	201NE08
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	73	COUNCILMANIC DISTRICT:	6
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	1
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

APA: N/A

PRE-APPLICATION

ZONING:

RTO-H-C	16.11 Acres
Total:	<b>16.11 Acres</b>

**APPLICANT**  
GIBBS AND HALLER

**AGENT**

**PROPERTY OWNER**  
UPSHIRE REALTY ADVISORS, LLC

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**PRE-APP-2026-0018**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS** : Pending

STEAMFITTERS BUILDING A EXPANSION; AMENDMENT OF PRELIMINARY PLAN PP NO. 4-23045 FOR THE PURPOSE OF EXPANDING THE EXISTING TRADE SCHOOL. CONFIRMATION THAT THE EXISTING BUILDING IS A CONFORMING BUILDING, EXPANSION MAY BE ANALYZED UNDER THE FORMER ZONING ORDINANCE (INCLUDING THE 2010 LAN...; 8509 ARDWICK-ARDMORE ROAD. LOCATED ON THE WEST SIDE OF THE INTERSECTION OF ARDWICK-ARDMORE ROAD AND PRESTON LANE.

**ZONING ORDINANCE:** PRIOR ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

8509 ARDWICK ARDMORE ROAD, HYATTSVILLE, MD 20785

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	52-B3	200 SHEET:	205NE07, 205NE08
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	20	TIER:	1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

APA: N/A

PRE-APPLICATION

**ZONING:**

IE	2.23 Acres
Total:	<b>2.23 Acres</b>

**APPLICANT**  
VIKA MARYLAND, LLC

**AGENT**

**PROPERTY OWNER**  
U.A. MECHANICAL TRADES SCHOOL, INC.

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**SDP-2025-0001**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/7/2026**  
**STATUS : Pending**

NORTHRIDGE LOT 12, BLOCK I - JENNIFER DECK; HMA SDP-8910; 7606 QUANDARY CIRCLE  
7606 QUANDARY CIRCLE, BOWIE, 20720

**ZONING ORDINANCE:** PRIOR ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	36-E1	200 SHEET:	210NE10, 210NE11
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	71B	COUNCILMANIC DISTRICT:	4
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	14	TIER:	2
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

HOMEOWNER'S MINOR AMENDMENT -  
DIRECTOR LEVEL

APA: N/A

Planning Board		
Hearing Date	Decision	Notes

**ZONING:**

LCD 0.40 Acres  
Total: **0.40** Acres

**APPLICANT**  
COMPREHENSIVE CONSTRUCTION  
SERVICES, INC.

**AGENT**

**PROPERTY OWNER**  
JENIFER MICHAEL

Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

SDP-2025-0006

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 1/9/2026  
STATUS : Approved

LANCASTER DECK AND SCREEN ROOM; DECK AND SCREEN ROOM; LOCATED ON LEFT (2ND HOUSE) NEW KENT DRIVE OFF OF FOYETTE LANE

4702 NEW KENT DRIVE, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: PRIOR ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	91-F4	200 SHEET:	206SE11
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	79	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)				

AUTHORITY:

HOMEOWNER'S MINOR AMENDMENT -  
DIRECTOR LEVEL

APA: N/A

Planning Board		
Hearing Date	Decision	Notes

ZONING:

LCD 0.29 Acres  
Total: **0.29** Acres

APPLICANT  
ANDRE GIBSON

AGENT

PROPERTY OWNER  
VALERIE LANCASTER

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**SDP-2301-01**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/12/2026**

**STATUS : Pending**

WOODSIDE RESERVE - WEST; WOODSIDE RESERVE WEST - SINGLE FAMILY ATTACHED AND DETACHED RESIDENTIAL; LOCATED SOUTH OF WESTPHALIA ROAD, APPROXIMATELY 0.7 MILES WEST OF ITS INTERSECTION WITH RITCHIE MARLBORO ROAD IN PR

**ZONING ORDINANCE:** PRIOR ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

10001 WESTPHALIA ROAD, UPPER MARLBORO, 20774

0	LOTS	231 UNITS DETACHED	TAX MAP & GRID:	90-F1, 82-F4, 83-A4, 91-A1	200 SHEET:	204SE09, 205SE09
0	OUTLOTS	117 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
6	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

AMENDMENT - DIRECTOR LEVEL

APA: N/A

**ZONING:**

LCD (LEGACY COMPREHENSIVE DESIGN)	105.21 Acres
Total:	<b>105.21 Acres</b>

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		105.21
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	105.21

**APPLICANT**

PROPERTY AND INDUSTRY  
COORDINATORS, LLC

**AGENT**

**PROPERTY OWNER**

GREENWAY RESIDENTIAL, INC

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**SDP-2502**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 10/21/2025**  
**STATUS : Approved**  
**APPROVED DATE: 01/08/2026**

DOBSON FARMS PHASE 1; DEVELOPMENT OF 177 SINGLE FAMILY DETACHED AND 276 SINGLE FAMILY ATTACHED (TOWNHOUSE) RESIDENTIAL DWELLING UNITS, AND 81 PARCELS; ON THE SOUTH SIDE OF MCKENDREE ROAD APPROXIMATELY 1,400 FEET WEST OF ITS INTERSECTION WITH ROBERT CRAIN HIGHWAY

**ZONING ORDINANCE:** PRIOR ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

16305 MCKENDREE RD, BRANDYWINE, MD

453	LOTS	177 UNITS DETACHED	TAX MAP & GRID:	164-E1	200 SHEET:	221SE06
0	OUTLOTS	276 UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	9
81	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

LEGACY - SPECIFIC DESIGN PLAN

APA: N/A

Planning Board		
Hearing Date	Decision	Notes
01/08/2026	Approval with Conditions	revised conditions

**ZONING:**

LCD (LEGACY COMPREHENSIVE DESIGN)	172.96 Acres
Total:	<b>172.96</b> Acres

**Zoning Acreage Breakdown**

Current Zoning	Prior Zoning	Zoning Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		172.96
	R-S (RESIDENTIAL SUBURBAN DEVELOPMENT)	172.96

**APPLICANT**  
RODGERS CONSULTING

**AGENT**

**PROPERTY OWNER**

Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

SPE-2026-0002

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 11/13/2025

STATUS : Accepted

WATER'S PROPERTY; AMENDMENT TO SPECIAL EXCEPTION SE-4376 TO RESTRICT THE SPECIAL EXCEPTION AREA TO THE SOUTHERN PORTION OF THE PROPERTY, PERMIT A FENCED OUTDOOR PLAY AREA, LANDSCAPE IMPROVEMENTS, AND MODIFICATIONS TO THE PARKING LAYOUT.; ON THE WEST SIDE OF FARMER DRIVE APPROXIMATELY 830 FEET FROM ITS INTERSECTION WITH TEMPLE ROAD

ZONING ORDINANCE: CURRENT ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

6711 FARMER DRIVE, FORT WASHINGTON, MD 20744

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	106-D1	200 SHEET:	209SE04
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
1	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	12	TIER:	2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		2,458 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

SPECIAL EXCEPTION - MINOR CHANGE

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

ZONING:

RR (RESIDENTIAL, RURAL) 3.83 Acres  
RR (RESIDENTIAL, RURAL) 3.83 Acres  
Total: 7.66 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RR (RESIDENTIAL, RURAL)		3.83
RR (RESIDENTIAL, RURAL)		3.83

APPLICANT  
SHIPLEY & HORNE, P.A.

AGENT

PROPERTY OWNER  
LORENZO JR. E WATERS

Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

TCP1-2026-0001

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/19/2025  
STATUS : Pending

GLENN VIEW SUBDIVISION; GLENN VIEW SUBDIVISION; NORTH SIDE OF ANNAPOLIS ROAD, APPROXIMATELY 500 FEET WEST OF THE INTERSECTION OF BUENA VISTA AVENUE AND DIABLO AVENUE

5311 KENDRA DRIVE, LANHAM, 20706

ZONING ORDINANCE: CURRENT ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	45-A3	200 SHEET:	207NE09
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)				

AUTHORITY:

TCP1 - COMPANION

APA: N/A

ZONING:

RSF-95	5.04 Acres
Total:	<b>5.04 Acres</b>

APPLICANT  
O'MALLEY, MILES, NYLEN AND GILMORE

AGENT

PROPERTY OWNER  
JAMIL UL JALIL ISLAMIC

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**TCP2-2025-0065**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/15/2026**  
**STATUS : Pending**

MAGNOLIA ESTATE-LOT 1; TREE CONSERVATION PLAN FOR CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL HOUSE.; SOUTH-EAST INTERSECTION OF MAGNOLIA AVENUE AND CIPRIANO ROAD

6010 CIPRIANO ROAD, LANHAM, MD 20706

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

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	44-B2, 44-C2	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)				

**AUTHORITY:**

APA: N/A

TCP2 - STAND ALONE

**ZONING:**

RSF-65	0.15 Acres
Total:	<b>0.15 Acres</b>

**APPLICANT**  
RAZTEC ASSOCIATES, INC.

**AGENT**

**PROPERTY OWNER**

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**TCP2-2025-0101**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/23/2026**  
**STATUS : Pending**

9704 OLD FORT ROAD; REVISE /UPDATE EXISTING APPROVED TCP2 TO ADD NEW SFH.; ON THE NORTHSIDE OF OLD FORT ROAD APPROX. 200' EAST OF ITS INTERSECTION WITH INDIAN HEAD HWY

9704 OLD FORT ROAD, FORT WASHINGTON, MD 20744

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

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	114-B4, 123-B1	200 SHEET:	213SE01
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

TCP2 - STAND ALONE

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**

RR 0.42 Acres  
Total: **0.42** Acres

**APPLICANT**  
SEPMBER PROPERTIES, LLC

**AGENT**

**PROPERTY OWNER**

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**TCP2-2025-0103**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/14/2026**  
**STATUS : Pending**

COOL SPRINGS ELEMENTARY SCHOOL; MODERNIZATION OF EXISTING ELEMENTARY SCHOOL; ON  
INTERSECTION OF RIGGS ROAD AND MEZZEROTT ROAD

8910 RIGGS ROAD, HYATTSVILLE, MD 20783

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

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	24-D4, 24-D3	200 SHEET:	211NE02
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	65	COUNCILMANIC DISTRICT:	2
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	17	TIER:	1
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

TCP2 - STAND ALONE

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**

RR 21.00 Acres  
Total: **21.00** Acres

**APPLICANT**  
NORTON LAND DESIGN LLC

**AGENT**

**PROPERTY OWNER**

Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

TCP2-2025-0104

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 1/5/2026

STATUS : Pending

POTOMAC BUSINESS PARK SWM MAINTENANCE RETROFIT; WE ARE APPLYING FOR A NEW TCP2 FOR THE POTOMAC BUSINESS PARK. THIS REQUEST RELATES TO THE OUTSTANDING DEFICIENCIES IDENTIFIED BY CPJ DURING THE ANNUAL FUNCTIONAL INSPECTION REPORT THE WORK IS TO BE PERFORMED IS AN EMERGENCY REPAIR AND REPLACEMENT OF ...; 1000' SOUTH OF INTERSECTION WITH OXON HILL ROAD

ZONING ORDINANCE: CURRENT ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

6551 CLIPPER WAY, OXON HILL, MD 20745

	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	105-A1	200 SHEET:	209SE01
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	12	TIER:	1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

TCP2 - STAND ALONE

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

ZONING:

NAC 12.34 Acres  
Total: **12.34 Acres**

**APPLICANT**  
SANJAY PATEL

**AGENT**

**PROPERTY OWNER**

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**TCP2-2026-0001**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

WOODSIDE VILLAGE - MEADOWS AT WESTMORE; PLAN AMENDMENT TO REMOVE A RETAINING WALL FROM PARCEL A, MODIFY A RETAINING WALL AND REMOVE A PUBLIC-UTILITY-EASEMENT FROM PARCEL B, ADD THE HOUSE TYPE MODELS "LEXINGTON" AND "BERNARD", AND ADJUST LANDSCAPING. MODIFY POLO PLACE AND CENTRAL PARK DRIVE...; SOUTH SIDE OF WESTPHALIA ROAD, APPROXIMATELY 2000 FEET FROM ITS INTERSECTION WITH RITCHIE MARLBORO ROAD.

**ZONING ORDINANCE:** PRIOR ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

10701 WESTPHALIA ROAD, UPPER MARLBORO, MD 20772

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	83-B4, 91-B1	200 SHEET:	205SE10, 205SE09
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)				

**AUTHORITY:**

TCP2 - COMPANION

APA: N/A

**ZONING:**

LCD	63.35 Acres
Total:	<b>63.35 Acres</b>

**APPLICANT**  
RODGERS CONSULTING

**AGENT**

**PROPERTY OWNER**  
STANLEY MARTIN HOMES, LLC

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**TCP2-2026-0002**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/22/2026**  
**STATUS : Pending**

BRANDYWINE WOODS; REVISION TO TCP2-039-2021-01 TO INCLUDE SMECO EASEMENT.; NORTH OF  
INTERSECTION OF BRANDYWINE ROAD AND TOWER ROAD

13801 TOWER ROAD, BRANDYWINE, MD 20613

**ZONING ORDINANCE:** PRIOR ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	145-F3, 145-E2, 145-F2	200 SHEET:	218SE09, 217SE08, 218SE08, 217SE09
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	85B	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)				

**AUTHORITY:**

TCP2 - STAND ALONE

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

RR 106.62 Acres  
Total: **106.62 Acres**

**APPLICANT**  
CHARLES P. JOHNSON & ASSOCIATES,  
INC.

**AGENT**

**PROPERTY OWNER**

Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

TCP2-2026-0003

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :

STATUS : Pending

WOODSIDE RESERVE - WEST; SINGLE FAMILY ATTACHED AND DETACHED RESIDENTIAL; LOCATED SOUTH OF WESTPHALIA ROAD, APPROXIMATELY 0.7 MILES WEST OF ITS INTERSECTION WITH RITCHIE MARLBORO ROAD IN PR

ZONING ORDINANCE: PRIOR ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

10001 WESTPHALIA ROAD, UPPER MARLBORO, 20774

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	91-B1, 91-A1	200 SHEET:	205SE09
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)				

AUTHORITY:

TCP2 - COMPANION

APA: N/A

ZONING:

LCD	158.28 Acres
Total:	<b>158.28 Acres</b>

APPLICANT  
DEWBERRY

AGENT

PROPERTY OWNER  
GREENWAY RESIDENTIAL, INC

Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

TCP2-2026-0004

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 1/16/2026  
STATUS : Pending

ST. JAMES PROPERTY - LOT 56C; RELOCATING THE REQUIRED 0.05 OF WRA ACRES TO A DIFFERENT AREA ON 56C TO FREE UP SOME OF THE BACKYARD FOR THE HOMEOWNER.  
RELOCATING .05 ACRE WOODLAND REFORESTATION AREA ON ST. JAMES LOT 56C; SOUTHEAST CORNER OF ST. JAMES ROAD AND BERRY ROAD INTERSECTION

ZONING ORDINANCE: PRIOR ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

2110 SAINT JAMES ROAD, ACCOKEEK, MD 20607

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	152-D2	200 SHEET:	219SE02
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	84	COUNCILMANIC DISTRICT:	9
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

TCP2 - STAND ALONE

APA: N/A

Planning Board		
Hearing Date	Decision	Notes

ZONING:

AR 2.04 Acres  
Total: **2.04** Acres

APPLICANT

CHARLES P. JOHNSON & ASSOCIATES,  
INC.

AGENT

PROPERTY OWNER

RICHMOND AMERICAN HOMES

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**TCP2-2026-0005**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 12/8/2025**  
**STATUS : Pending**

BRANCHVILLE CROSSING; DEVELOPMENT OF AN 87-UNIT APARTMENT BUILDING FOR ELDERLY OR PHYSICALLY DISABLED FAMILIES, WITH ASSOCIATED INFRASTRUCTURE AND AMENITIES; ON THE NORTH SIDE OF BRANCHVILLE ROAD, AT ITS INTERSECTION WITH US 193 (UNIVERSITY BOULEVARD)

**ZONING ORDINANCE:** PRIOR ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

4810 BRANCHVILLE ROAD, COLLEGE PARK,

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	25-E4	200 SHEET:	210NE04
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	3
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)				

**AUTHORITY:**

TCP2 - COMPANION

APA: N/A

**ZONING:**

AG	2.19 Acres
Total:	<b>2.19 Acres</b>

**APPLICANT**  
MCNAMEE HOSEA P.A.

**AGENT**

**PROPERTY OWNER**  
CRUZ DEVELOPMENT CORPORATION

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**TCP2-2026-0007**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**

**STATUS :** Pending

FUTURE CARE LANDOVER; STANDALONE TCP2 REVISION - ADDITION OF A STAND ALONE PARKING LOT EXPANSION AND BASED ON NEW LANDSCAPE MANUAL; AT THE INTERSECTION OF BRIGHTSEAT ROAD AND ARENA DRIVE.

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

1051 BRIGHTSEAT ROAD, HYATTSVILLE, MD 20785

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	67-D1, 67-C1	200 SHEET:	202NE08
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
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)				

**AUTHORITY:**

TCP2 - STAND ALONE

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**

IE 9.44 Acres  
Total: **9.44 Acres**

**APPLICANT**  
JORDAN SEXTON

**AGENT**

**PROPERTY OWNER**

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**TCP2-2026-0008**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/26/2026**  
**STATUS : Pending**

17020 INDIAN HEAD HIGHWAY; TO BUILD ONE SINGLE-FAMILY DETACHED DWELLING UNIT AND ASSOCIATED FACILITIES.; 2772 FT NORTHEAST OF THE INTERSECTION OF PINE DRIVE AND INDIAN HEAD HIGHWAY

17020 INDIAN HEAD HIGHWAY, ACCOKEEK, MD 20607

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

	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	161-C3, 161-B3	200 SHEET:	222SW01
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	83	COUNCILMANIC DISTRICT:	9
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

TCP2 - STAND ALONE

APA: N/A

Planning Board		
Hearing Date	Decision	Notes

**ZONING:**

RR 3.12 Acres  
Total: **3.12 Acres**

**APPLICANT**  
CAPITOL DEVELOPMENT DESIGN INC

**AGENT**

**PROPERTY OWNER**

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**TCP2-2026-0009**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**

**STATUS :** Pending

NORTHWESTERN HIGH SCHOOL; THE PROPOSED DEVELOPMENT IS AN OUTDOOR CLASSROOM WITHIN AN EXISTING COURTYARD AT NORTHWESTERN HIGH SCHOOL.; 7000 ADELPHI ROAD, HYATTSVILLE, MARYLAND 20782

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

7000 ADELPHI ROAD, HYATTSVILLE, MD 20782

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	33-A4, 42-A1	200 SHEET:	208NE03
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	2
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	17	TIER:	1
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

TCP2 - STAND ALONE

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**

RSF-65 28.83 Acres  
Total: **28.83 Acres**

**APPLICANT**  
BRADLEY SITE DESIGN

**AGENT**

**PROPERTY OWNER**

Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

TCP2-2026-0011

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :  
STATUS : Pending

NATIONAL CAPITAL BUSINESS PARK - PARCEL 3; THIS AMENDMENT TO SPECIFIC DESIGN PLAN SDP-1603-06 IS SPECIFIC TO PARCEL 3 LOCATED AT 1300 PRINCE GEORGE'S BLVD. AND PROPOSES A 87,799 SF WAREHOUSE/DISTRIBUTION BUILDING AND ASSOCIATED PARKING AND LOADING. ONLY THE R-S ZONED PORTION OF THE PROPERTY I...; AT THE SOUTHERN TERMINUS OF PRINCE GEORGE'S BLVD. 1,785' SOUTH OF THE INTERSECTION WITH QUEENS COURT.

ZONING ORDINANCE: PRIOR ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

1300 PRINCE GEORGES BOULEVARD, UPPER MARLBORO, MD 20774

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	77-A3	200 SHEET:	202SE13
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	74A	COUNCILMANIC DISTRICT:	4
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

TCP2 - COMPANION

APA: N/A

ZONING:

IH	422.30 Acres
Total:	<b>422.30 Acres</b>

**APPLICANT**  
RODGERS CONSULTING

**AGENT**

**PROPERTY OWNER**  
NCBP PROPERTY, LLC

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**TCP2-2026-0012**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**

**STATUS :** Pending

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 UNITS DETACHED	TAX MAP & GRID:	127-F2	200 SHEET:	213SE11
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	9
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

TCP2 - STAND ALONE

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

RR 0.41 Acres  
Total: **0.41** Acres

**APPLICANT**  
CAPITOL DEVELOPMENT DESIGN INC

**AGENT**

**PROPERTY OWNER**

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**WCO-APP-2025-0032**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/26/2026**  
**STATUS : Accepted**

CHESAPEAKE WOUNDCARE; INSTALL OUTDOOR OXYGEN TANK; ALLENTOWN ROAD, 500' EAST OF OLD BRANCH AVENUE

5801 ALLENTOWN ROAD, SUITLAND, MD 20746

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

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	98-C3	200 SHEET:	208SE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

WOODLAND CONSERVATION ORDINANCE  
APPLICATION

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

CGO 3.70 Acres  
Total: **3.70 Acres**

**APPLICANT**  
NORTON LAND DESIGN LLC

**AGENT**

**PROPERTY OWNER**  
CHESAPEAKE WOUNDCARE CENTERS, LLC

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**WCO-APP-2025-0049**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/15/2026**  
**STATUS : Accepted**

EATON - BELTSVILLE; FINE GRADING DUE TO THE INSTALLATION OF A STORMWATER COLLECTION SYSTEM.;  
OLD BALTIMORE PIKE AND EDMONSTON ROAD

11642 OLD BALTIMORE PIKE, BELTSVILLE, MD 20705

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

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	13-C4, 13-C3, 13-D4	200 SHEET:	215NE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	62	COUNCILMANIC DISTRICT:	1
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	1	TIER:	2
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VI	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

WOODLAND CONSERVATION ORDINANCE  
APPLICATION

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**

IH 5.79 Acres  
Total: **5.79 Acres**

**APPLICANT**  
EATON CORPORATION

**AGENT**

**PROPERTY OWNER**  
GAINES BELTSVILLE MARYLAND, LLC

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**WCO-APP-2026-0002**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/26/2026**  
**STATUS : Accepted**

WILSON RESIDENCE INGROUND FIBERGLASS POOL; INGROUND FIBERGLASS POOL; N/A  
13701 BADEN NAYLOR ROAD, UPPER MARLBORO, MD 20772

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

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	148-B2, 148-A2	200 SHEET:	218SE13, 217SE13
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	86B	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)				

**AUTHORITY:**

WOODLAND CONSERVATION ORDINANCE  
APPLICATION

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

AG 11.11 Acres  
Total: 11.11 Acres

**APPLICANT**  
CHARLES LEVINE

**AGENT**

**PROPERTY OWNER**  
ROBERT WILSON

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**WCO-APP-2026-0003**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/30/2026**  
**STATUS : Accepted**

DANIELS PARK; CONSTRUCT SINGLE FAMILY DWELLING; N/A  
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)				

**AUTHORITY:**

WOODLAND CONSERVATION ORDINANCE  
APPLICATION

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

RSF-65                    0.12 Acres  
Total:                    **0.12 Acres**

**APPLICANT**  
DELPHINE TAHKO

**AGENT**

**PROPERTY OWNER**  
PREMIUM DIAMOND HOMES, LLC

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**WCO-NE-2026-0001**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 12/23/2025**  
**STATUS : Approved**

PRINCE GEORGE'S COMMUNITY COLLEGE - ANNEX A; INSTALLATION OF PATIO SPACES AROUND BUILDING.;  
INTERSECTION OF CAMPUS WAY SOUTH AND LARGO ROAD

301 LARGO ROAD, UPPER MARLBORO, MD 20774

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

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	75-A2, 68-A4, 75-A1, 68-B4, 74-F1, 75-B1, 75-B2	200 SHEET:	201SE09, 201NE09
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	73	COUNCILMANIC DISTRICT:	6
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	2
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

NUMBERED EXEMPTION (WCO-NE)

APA: N/A

Planning Board		
Hearing Date	Decision	Notes

**ZONING:**

RR 150.08 Acres  
Total: **150.08 Acres**

**APPLICANT**  
PRINCE GEORGES COMMUNITY COLLEGE  
BOARD OF TRUSTEES

**AGENT**

**PROPERTY OWNER**  
PRINCE GEORGES COMMUNITY COLLEGE  
BOARD OF TRUSTEES

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**WCO-NE-2026-0002**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/20/2026**  
**STATUS : Approved**

DISTRICT HEIGHTS ELEMENTARY SCHOOL; OUTDOOR LEARNING SPACE; PENNSYLVANIA AVENUE AND WALKER MILL ROAD

2200 COUNTY ROAD, DISTRICT HEIGHTS, MD 20747

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

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	81-C2	200 SHEET:	203SE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	7
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

NUMBERED EXEMPTION (WCO-NE)

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

RSF-65	8.38 Acres
Total:	<b>8.38 Acres</b>

**APPLICANT**  
JAMES LYONS

**AGENT**

**PROPERTY OWNER**  
PRINCE GEORGE'S COUNTY - BOARD OF EDUCATION

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**WCO-NE-2026-0003**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/20/2026**  
**STATUS : Approved**

ALLENWOOD ELEMENTARY SCHOOL; OUTDOOR LEARNING SPACE; BRANCH AVENUE AND ALLENTOWN ROAD  
6300 HARLEY LANE, TEMPLE HILLS, MD 20748

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

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	97-D4, 97-E4	200 SHEET:	209SE04, 208SE04
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

NUMBERED EXEMPTION (WCO-NE)

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

RSF-95 9.52 Acres  
Total: **9.52 Acres**

**APPLICANT**  
JAMES LYONS

**AGENT**

**PROPERTY OWNER**  
LOW IMPACT DEVELOPMENT CENTER

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**WCO-NE-2026-0005**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/15/2026**  
**STATUS : Approved**

EATON - BELTSVILLE; FINE GRADING DUE TO THE INSTALLATION OF A STORMWATER COLLECTION SYSTEM.;  
OLD BALTIMORE PIKE AND EDMONSTON ROAD

11642 OLD BALTIMORE PIKE, BELTSVILLE, MD 20705

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

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	13-C4, 13-C3, 13-D4	200 SHEET:	215NE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	62	COUNCILMANIC DISTRICT:	1
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	1	TIER:	2
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VI	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

NUMBERED EXEMPTION (WCO-NE)

APA: N/A

Planning Board		
Hearing Date	Decision	Notes

**ZONING:**

IH 5.79 Acres  
Total: **5.79** Acres

**APPLICANT**  
EATON CORPORATION

**AGENT**

**PROPERTY OWNER**  
GAINES BELTSVILLE MARYLAND, LLC

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**WCO-SE-2025-0070**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/29/2026**  
**STATUS : Approved**

CHESAPEAKE WOUNDCARE; TO INSTALL OUTDOOR OXYGEN TANK; ALLENTOWN ROAD, 500' EAST OF OLD  
BRANCH AVENUE

5801 ALLENTOWN ROAD, SUITLAND, MD 20746

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

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	98-C3	200 SHEET:	208SE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

STANDARD EXEMPTION (WCO-SE)

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

CGO 3.70 Acres  
Total: **3.70 Acres**

**APPLICANT**  
CHESAPEAKE WOUNDCARE CENTERS, LLC

**AGENT**

**PROPERTY OWNER**  
ANDREWS FEDERAL BUILDING  
CORPORATION

Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

WCO-SE-2025-0096

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 1/9/2026  
STATUS : Approved

513 NOVA AVENUE, LOTS 50-55, BLOCK 31; CONSTRUCTION OF ONE (1) SINGLE-FAMILY DWELLING.; N/A  
513 NOVA AVENUE, CAPITOL HEIGHTS, MD 20743

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

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	72-F1	200 SHEET:	201SE05
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75B	COUNCILMANIC DISTRICT:	7
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

STANDARD EXEMPTION (WCO-SE)

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

RSF-65 0.28 Acres  
Total: **0.28** Acres

**APPLICANT**  
SEPTEMBER PROPERTIES, LLC

**AGENT**

**PROPERTY OWNER**  
PAUL BRICKMAN

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**WCO-SE-2026-0001**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 12/18/2025**  
**STATUS : Approved**

RESIDENCE AT 11 E BALMORAL DRIVE; CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE; N/A  
11 BALMORAL DRIVE EAST, OXON HILL, MD 20745

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

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	104-E2	200 SHEET:	210SE01
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	80	COUNCILMANIC DISTRICT:	8
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	12	TIER:	2
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

STANDARD EXEMPTION (WCO-SE)

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**

RR 0.58 Acres  
Total: **0.58 Acres**

**APPLICANT**  
AMNEN PROPERTIES, LLC

**AGENT**

**PROPERTY OWNER**  
AMNEN PROPERTIES, LLC

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**WCO-SE-2026-0002**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 12/16/2025**

**STATUS : Approved**

9508 DUBARRY AVENUE - NEW BUILDING; NEW TWO-STORY REAR YOUTH CENTER EXPANSION WITH PERGOLA CONNECTING TO THE EXISTING COMMERCIAL STRUCTURE.; APPROXIMATELY 250 FEET NORTHEAST OF THE INTERSECTION OF DUBARRY AVENUE AND SEABROOK AVENUE

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

9508 DUBARRY AVENUE, LANHAM, MD 20706

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	44-E1	200 SHEET:	208NE08
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)				

**AUTHORITY:**

STANDARD EXEMPTION (WCO-SE)

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**

RSF-95 0.83 Acres  
Total: **0.83 Acres**

**APPLICANT**  
RENOXX

**AGENT**

**PROPERTY OWNER**  
RENOXX

Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

WCO-SE-2026-0003

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 1/9/2026  
STATUS : Approved

4433 JEFFERSON STREET - INGROUND POOL INSTALL; INSTALL FIBERGLASS POOL, RETAINING WALL, PATIO AND FENCE.; N/A

4433 JEFFERSON STREET, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: CURRENT ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	52-C4	200 SHEET:	205NE08
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	73	COUNCILMANIC DISTRICT:	5
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	2
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

STANDARD EXEMPTION (WCO-SE)

Planning Board

APA: N/A

Hearing Date	Decision	Notes

ZONING:

RSF-65 0.22 Acres  
Total: **0.22** Acres

APPLICANT  
BMA LANDSCAPING LLC

AGENT

PROPERTY OWNER  
CORTNEY MARSHALL

Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

**WCO-SE-2026-0006**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/20/2026**  
**STATUS : Approved**

3306 OAKLAWN - RECTIFY PERMIT; ADDITION OF SHED, WORKSHOP , AND CONCRETE PATIO. WORK PREVIOUSLY DONE WITHOUT WCO-EX. ALSO, REMOVAL OF FOUR TREES.; APPROXIMATELY 220 FEET EAST OF THE INTERSECTION OF ALLENTOWN AND OAKLAWN ROADS

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

3306 OAKLAWN ROAD, FORT WASHINGTON, MD 20744

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	115-B1	200 SHEET:	211SE03
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)				

**AUTHORITY:**

STANDARD EXEMPTION (WCO-SE)

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

RR 0.49 Acres  
Total: **0.49** Acres

**APPLICANT**  
EDGAR A SALDANA, ET AL

**AGENT**

**PROPERTY OWNER**  
EDGAR A SALDANA, ET AL

Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

WCO-SE-2026-0007

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 1/20/2026  
STATUS : Approved

921 CHILLUM ROAD; NEW ONE-STORY COMMERCIAL BUILDING; APPROXIMATELY 350 FEET SOUTHEAST OF THE  
INTERSECTION OF RIGGS AND CHILLUM ROADS

921 CHILLUM ROAD, HYATTSVILLE, MD 20782

ZONING ORDINANCE: CURRENT ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	41-A3	200 SHEET:	207NE01
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	65	COUNCILMANIC DISTRICT:	2
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	17	TIER:	1
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

STANDARD EXEMPTION (WCO-SE)

Planning Board

APA: N/A

Hearing Date	Decision	Notes

ZONING:

CGO 0.48 Acres  
Total: **0.48** Acres

**APPLICANT**  
SURVEYORS DEVELOPMENT &  
ASSOCIATES LLC

**AGENT**

**PROPERTY OWNER**  
AMERICAN COMPUTER UTOPIA, INC.

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**WCO-SE-2026-0009**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/23/2026**  
**STATUS : Approved**

7900 CENTRAL AVENUE; DEMOLITION AND REMODEL OF EXISTING SINGLE-FAMILY STRUCTURE; 80 FEET EAST OF THE INTERSECTION OF CENTRAL AND JONQUIL AVENUES

7900 CENTRAL AVENUE, HYATTSVILLE, MD 20785

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

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	67-A4	200 SHEET:	201SE07
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
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)				

**AUTHORITY:**

STANDARD EXEMPTION (WCO-SE)

**Planning Board**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

RSF-95 0.17 Acres  
Total: **0.17 Acres**

**APPLICANT**  
EMMANUEL KOPHIO

**AGENT**

**PROPERTY OWNER**  
BAILEY ADOU

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**WCO-SE-2026-0011**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 1/26/2026**  
**STATUS : Approved**

ARBY'S - CAPITAL PLAZA; PROPOSED RESTAURANT AND DRIVE-THRU AND RELATED SITE AMENITIES AND IMPROVEMENTS.; 1500 FT EAST OF BALTIMORE-WASHINGTON PARKWAY/ RTE 450 INTERCHANGE

6500 ANNAPOLIS ROAD, HYATTSVILLE, MD 20784

**ZONING ORDINANCE:** PRIOR ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	51-B2, 51-A2, 51-A3, 51-B3	200 SHEET:	205NE05
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	69	COUNCILMANIC DISTRICT:	3
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)				

**AUTHORITY:**

STANDARD EXEMPTION (WCO-SE)

APA: N/A

Planning Board		
Hearing Date	Decision	Notes

**ZONING:**

CGO, RSF-65                    43.81 Acres  
Total:                            **43.81** Acres

**APPLICANT**  
LANDOVER SANDWICHES, LLC

**AGENT**

**PROPERTY OWNER**  
CAPITAL PLAZA ASSOCIATES LTD  
PARTNERSHIP

**Cases Accepted or Approved Between:**  
**1/1/2026 and 1/31/2026**

**ZMA-2024-004**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :** 7/28/2025  
**STATUS :** Approved  
**APPROVED DATE:** 01/08/2026

THE GROVE AT HYDE LANDING; PLANNED DEVELOPMENT - REZONE FROM RE TO R-PD; ON THE SOUTH SIDE OF STEED ROAD, APPROXIMATELY 3,300 FEET NORTHWEST OF ITS INTERSECTION WITH MD 223 (PISCATAWAY ROAD).

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

3801 STEED ROAD, CLINTON, 20735

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	115-B4, 124-C1, 124-B2, 124-B1, 115-C4	200 SHEET:	213SE04, 213SE03, 212SE04
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	81B	COUNCILMANIC DISTRICT:	9
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

**AUTHORITY:**

ZONING MAP AMENDMENT - PLANNED  
DEVELOPMENT ZONE

**Planning Board**

Hearing Date	Decision	Notes
12/18/2025	Approval with Conditions	Approved with Revised Conditions

APA: N/A

**ZONING:**

RE (RESIDENTIAL ESTATE) 126.18 Acres  
Total: **126.18 Acres**

**Zoning Acreage Breakdown**

Current Zoning	Prior Zoning	Zoning Acreage
RE (RESIDENTIAL ESTATE)		126.18
	R-E (RESIDENTIAL ESTATE)	126.18

**APPLICANT**  
NVR, INC.

**AGENT**

**PROPERTY OWNER**  
SHARHANO, LLC