

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

**5-25004**  
  
**ACCEPTED DATE :** 1/15/2026  
**STATUS :** **Approved**

ACCEPTED OR APPROVED IN SPECIFIED RANGE  
  
 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: **8.33 Acres**

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 DATE : 2/26/2024  
STATUS : Approved  
APPROVED DATE: 01/15/2026

ZONING ORDINANCE: PRIOR ZONING  
ORDINANCE & SUBDIVISION  
REGULATIONS

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

340 MANNING ROAD EAST, ACCOKEEK, 20607

1

LOTS

0

UNITS DETACHED

TAX MAP & GRID:

161-E2

200 SHEET:

221SW01,

0

UNITS ATTACHED

PLANNING AREA:

84

221SE01

0

OUTLOTS

300

UNITS MULTIFAMILY

ELECTION

5

COUNCILMANIC

9

0

PARCELS

0

TOTAL UNITS

DISTRICT:

DISTRICT:

1

OUTPARCELS

12,600

GROSS FLOOR AREA (SQ  
FT)

POLICE DIVISION:

VII

TIER:

2

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

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

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
<b>ACCEPTED DATE :</b> 10/1/2025 <b>STATUS :</b> Approved <b>APPROVED DATE:</b> 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.
<b>ZONING ORDINANCE:</b> 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)				

<b><u>AUTHORITY:</u></b>
BOARD LEVEL

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

APA: N/A

<b><u>ZONING:</u></b>	
CGO (COMMERCIAL, GENERAL AND OFFICE)	26.17 Acres
Total:	<b>26.17</b> 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: **4.98** Acres

**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 DATE : 9/29/2025**  
**STATUS : Approved**  
**APPROVED DATE: 01/08/2026**  
  
**ZONING ORDINANCE:** PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED OR APPROVED IN SPECIFIED RANGE  
  
 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  
  
 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: **9.15 Acres**

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 DATE : 1/26/2026

STATUS : Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

12800 KON TERRA DRIVE, BELTSVILLE, MD 20705

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

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		
Hearing Date	Decision	Notes

APA: N/A

<b>ZONING:</b>	
IE	11.65 Acres
Total:	<b>11.65</b> Acres

APPLICANT  
SOLTESZ LLC

AGENT

PROPERTY OWNER  
KON TERRA 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)				

<b>AUTHORITY:</b>
AMENDMENT - DIRECTOR LEVEL

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

<b>ZONING:</b>	
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
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**Cases Accepted or Approved Between:  
 1/1/2026 and 1/31/2026**

<b>DSP-2026-0002</b>	ACCEPTED OR APPROVED IN SPECIFIED RANGE
<b>ACCEPTED DATE : 1/30/2026</b>	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
<b>STATUS : Pending</b>	
<b>ZONING ORDINANCE:</b> 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)				

<b><u>AUTHORITY:</u></b>
AMENDMENT - DIRECTOR LEVEL

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

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

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

<b>APPLICANT</b> MCNAMEE HOSEA P.A.	<b>AGENT</b>	<b>PROPERTY OWNER</b> RIVERSTONE WILLOWDALE LLC
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### 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 SANBURY 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 SANBURY 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

**Planning Board**

Hearing Date	Decision	Notes
03/05/2026		

APA: N/A

**ZONING:**

RMF-48 (RESIDENTIAL, MULTIFAMILY-48) 1.35 Acres  
 Total: **1.35 Acres**

**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**

<b>DSP-98039-04</b>	ACCEPTED OR APPROVED IN SPECIFIED RANGE
<b>ACCEPTED DATE : 9/29/2025</b> <b>STATUS : Approved</b> <b>APPROVED DATE: 01/08/2026</b>	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.
<b>ZONING ORDINANCE:</b> 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

<b><u>AUTHORITY:</u></b>
BOARD LEVEL

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

APA: N/A

<b><u>ZONING:</u></b>	
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

<b>FPS-2024-026</b>	ACCEPTED OR APPROVED IN SPECIFIED RANGE
<b>ACCEPTED DATE :</b> 1/21/2026 <b>STATUS :</b> 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)
<b>ZONING ORDINANCE:</b> 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
<b>Total:</b>	<b>43.38 Acres</b>

**Zoning Acreage Breakdown**

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

<b>APPLICANT</b> IGLESIA DE JESUCRISTO PALABRA MIEL WASHINGTON DC INC.	<b>AGENT</b>	<b>PROPERTY OWNER</b> IGLESIA DE JESUCRISTO PALABRA MIEL
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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 DATE :

STATUS : Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE

DUVAL HIGH SCHOOL STADIUM RENOVATION; ; N/A

9880 GOOD LUCK ROAD, LANHAM, MD 20706

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0

0

0

0

LOTS

OUTLOTS

PARCELS

OUTPARCELS

0

0

0

0

UNITS DETACHED

UNITS ATTACHED

UNITS MULTIFAMILY

TOTAL UNITS

GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID:

PLANNING AREA:

ELECTION DISTRICT:

POLICE DIVISION:

35-E3, 35-E2, 35-F2

70

14

II

200 SHEET:

COUNCILMANIC DISTRICT:

TIER:

GROWTH POLICY AREA:

210NE09, 209NE09, 209NE08

4

2

ESTABLISHED COMMUNITIES

AUTHORITY:

FULL CASE

APA: N/A

ZONING:

RSF-9532.80 Acres

Total:32.80 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

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

0	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

ZONING:

RTO-L-E

0.51 Acres

Total:

0.51 Acres

APA: N/A

APPLICANT

STRAUGHAN ENVIRONMENTAL

AGENT

PROPERTY OWNER

WSSC



## Development Review Applications - Process Monitoring

02/03/2026

**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

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	60-B4, 60-B3, 60-C3, 60-C4	200 SHEET:	203NE08
0	OUTLOTS	0 UNITS ATTACHED			COUNCILMANIC DISTRICT:	5
0	PARCELS	0 UNITS MULTIFAMILY	PLANNING AREA:	72	TIER:	1
0		0 TOTAL UNITS	ELECTION DISTRICT:	13	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
0	OUTPARCELS	0 GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	III		

**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
<b>ACCEPTED DATE :</b> 1/23/2026 <b>STATUS :</b> 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
<b>ZONING ORDINANCE:</b> CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS	1310 SWAN HARBOUR ROAD, FORT WASHINGTON, MD 20744

0	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

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**  
 RR 1.36 Acres  
 Total: 1.36 Acres

<b>APPLICANT</b> KCI TECHNOLOGIES, INC	<b>AGENT</b>	<b>PROPERTY OWNER</b> DAPHNE PENDLETON
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Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

<b>NRI-2025-0137</b>	ACCEPTED OR APPROVED IN SPECIFIED RANGE
<b>ACCEPTED DATE :</b> 1/22/2026	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
<b>STATUS :</b> Pending	
<b>ZONING ORDINANCE:</b> CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS	14908 MAIN STREET, UPPER MARLBORO, MD 20772

0	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		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**

RSF-95	1.72 Acres
Total:	<b>1.72 Acres</b>

<b>APPLICANT</b> NORTON LAND DESIGN LLC	<b>AGENT</b>	<b>PROPERTY OWNER</b> ROMAN CATHOLIC ARCHDIOCES OF WASHINGTON
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**Cases Accepted or Approved Between:  
 1/1/2026 and 1/31/2026**

<b>NRI-2026-0001</b>	ACCEPTED OR APPROVED IN SPECIFIED RANGE
<b>ACCEPTED DATE :</b> <b>STATUS : Pending</b>	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
<b>ZONING ORDINANCE:</b> CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS	2501 CORNING AVENUE, FORT WASHINGTON, MD 20744

0	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		
Hearing Date	Decision	Notes

APA: N/A

<b><u>ZONING:</u></b>	
RMF-20	3.63 Acres
Total:	<b>3.63 Acres</b>

**APPLICANT**  
 MARCI-ANN SMITH

**AGENT**

**PROPERTY OWNER**  
 LPC 2428 COMING AVE LLC

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

<b>NRI-2026-0002</b>	ACCEPTED OR APPROVED IN SPECIFIED RANGE
<b>ACCEPTED DATE :</b> <b>STATUS : Pending</b>	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
<b>ZONING ORDINANCE:</b> CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS	11001 MARINER DRIVE, FORT WASHINGTON, MD 20744

0	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:**  
  

RR2.38 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 DATE : 1/14/2026

STATUS : Pending

ZONING ORDINANCE:

CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

0	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

Page 24 of 90



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

0	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:	<b>9.76 Acres</b>

**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
<b>ACCEPTED DATE :</b> 1/15/2026 <b>STATUS :</b> Pending	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
<b>ZONING ORDINANCE:</b> CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS	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			COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	81A	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	9	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	V		

**AUTHORITY:**

NATURAL RESOURCE INVENTORY PLAN

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**

IH, RR, RSF-95	136.67 Acres
Total:	<b>136.67</b> Acres

<b>APPLICANT</b> BOWMAN	<b>AGENT</b>	<b>PROPERTY OWNER</b> BARDON, INC.
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Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

**NRI-2026-0006**

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

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

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

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

**AUTHORITY:**

NATURAL RESOURCE INVENTORY PLAN

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**

IE15.72 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

0	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		
Hearing Date	Decision	Notes

APA: N/A

<b>ZONING:</b>	
AG	5.02 Acres
Total:	<b>5.02 Acres</b>

**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

0	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		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**

RSF-95	26.12 Acres
Total:	<b>26.12 Acres</b>

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

0	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

<b>ZONING:</b>	
CGO	2.87 Acres
Total:	<b>2.87 Acres</b>

**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**

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.

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

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

**Planning Board**

APA: N/A

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 DATE :**  
**STATUS : Pending**

ACCEPTED OR APPROVED IN SPECIFIED RANGE  
  
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

0	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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	37-B2, 37-A2	200 SHEET:	210NE11
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	71A	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:

NATURAL RESOURCE INVENTORY PLAN

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

ZONING:

RR1.29 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 DATE :

STATUS : Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

0	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		
Hearing Date	Decision	Notes

APA: N/A

<b>ZONING:</b>	
LTO-E	5.90 Acres
Total:	<b>5.90</b> 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 DATE :

STATUS : Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

0	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

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

<b>ZONING:</b>	
AG	42.99 Acres
Total:	<b>42.99</b> Acres

APPLICANT  
ATWELL, LLC

AGENT

PROPERTY OWNER  
STEPHEN MEINHARDT



## Development Review Applications - Process Monitoring

02/03/2026

**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

0	LOTS	0	UNITS DETACHED
0	OUTLOTS	0	UNITS ATTACHED
0	PARCELS	0	UNITS MULTIFAMILY
0	OUTPARCELS	0	TOTAL UNITS
		0	GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID: 104-E2  
PLANNING AREA: 80  
ELECTION DISTRICT: 12  
POLICE DIVISION: IV

200 SHEET:	210SE01
COUNCILMANIC DISTRICT:	8
TIER:	2
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES

**AUTHORITY:**

# NATURAL RESOURCE INVENTORY EQUIVALENCY LETTER

## Planning Board

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

RR	0.58 Acres
Total:	<b>0.58 Acres</b>

**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

0	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		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**

RSF-65	8.38 Acres
Total:	<b>8.38</b> 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 DATE : 1/20/2026**  
**STATUS : Approved**

ACCEPTED OR APPROVED IN SPECIFIED RANGE  
  
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

0	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		
Hearing Date	Decision	Notes

APA: N/A

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

ACCEPTED OR APPROVED IN SPECIFIED RANGE  
  
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

0	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		
Hearing Date	Decision	Notes

APA: N/A

**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 DATE : 1/23/2026

STATUS : Approved

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

5340 HARTFIELD AVENUE, SUITLAND, MD 20746

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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.

0	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		
Hearing Date	Decision	Notes

APA: N/A

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

Page 40 of 90



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

<b>PPS-2025-009</b>	ACCEPTED OR APPROVED IN SPECIFIED RANGE
<b>ACCEPTED DATE : 11/3/2025</b>	COLMAR MANOR; COLMAR MANOR; SOUTH OF BLADENSBURG ROAD, EAST OF ITS INTERSECTION WITH 41ST AVENUE
<b>STATUS : Pending</b>	
<b>APPROVED DATE: 01/22/2026</b>	4101 BLADENSBURG ROAD, BRENTWOOD, 20722
<b>ZONING ORDINANCE:</b> 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: **2.50** Acres

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

<b>APPLICANT</b> EHP LLC	<b>AGENT</b>	<b>PROPERTY OWNER</b> EHP LLC
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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

0	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:	5.00 Acres

APPLICANT  
MAURICE PERRY

AGENT

PROPERTY OWNER  
ANISHS ANDERSON

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

<b>PRE-APP-2026-0006</b>	ACCEPTED OR APPROVED IN SPECIFIED RANGE
<b>ACCEPTED DATE :</b> <b>STATUS : Pending</b>	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
<b>ZONING ORDINANCE:</b> CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS	3701 SWANN ROAD, SUITLAND, MD 20746

0	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**

<b>APPLICANT</b> ELITE ENGINEERING	<b>AGENT</b>	<b>PROPERTY OWNER</b> COSTELLO & RACHEL WILSON
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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
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	18
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII
		0	GROSS FLOOR AREA (SQ FT)	200 SHEET:	201SE06
				COUNCILMANIC DISTRICT:	7
				TIER:	1
				GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
<div> <div>AUTHORITY:</div> <div>PRE-APPLICATION</div> </div>		APA: N/A			
<div> <div>ZONING:</div> <div> <div>RSF-A, RSF-65</div> <div>9.93 Acres</div> <div>Total: 9.93 Acres</div> </div> </div>					
<div> <div>APPLICANT</div> <div>CAPITOL DEVELOPMENT DESIGN INC.</div> </div>		<div> <div>AGENT</div> </div>		<div> <div>PROPERTY OWNER</div> <div>REGAL DEVELOPMENT</div> </div>	



## Development Review Applications - Process Monitoring

02/03/2026

**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

0	LOTS	0	UNITS DETACHED
0	OUTLOTS	0	UNITS ATTACHED
0	PARCELS	0	UNITS MULTIFAMILY
0	OUTPARCELS	0	TOTAL UNITS
		0	GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID: 66-A1  
PLANNING AREA: 72  
ELECTION DISTRICT: 18  
POLICE DIVISION: III

200 SHEET:	202NE05
COUNCILMANIC DISTRICT:	5
TIER:	1
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES

**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 DATE :

STATUS : Pending

ZONING ORDINANCE:

CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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.

12300 KILN COURT, BELTSVILLE, MD 20705

0	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:

PRE-APPLICATION

APA: N/A

ZONING:

LCD	9.73 Acres
Total:	9.73 Acres

APPLICANT

ARCO/MURRAY

AGENT

PROPERTY OWNER

KONTERRA REALTY LLC

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

<b>PRE-APP-2026-0010</b>	ACCEPTED OR APPROVED IN SPECIFIED RANGE
<b>ACCEPTED DATE :</b>	HILLTOP PLAZA; A ZONING MAP AMENDMENT TO REZONE THE PROPERTY FROM RR (RESIDENTIAL, RURAL)
<b>STATUS : Pending</b>	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)
<b>ZONING ORDINANCE:</b> CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS	

0	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:**

PRE-APPLICATION

APA: N/A

**ZONING:**

RR

4.93 Acres

Total:

**4.93 Acres**

<b>APPLICANT</b>	<b>AGENT</b>	<b>PROPERTY OWNER</b>
MCNAMEE HOSEA P.A.		HILLTOP OUTPARCEL LLC

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

<b>PRE-APP-2026-0012</b>	ACCEPTED OR APPROVED IN SPECIFIED RANGE
<b>ACCEPTED DATE :</b> <b>STATUS : Pending</b>	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.
<b>ZONING ORDINANCE:</b> CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS	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:**  
  
 PRE-APPLICATION

APA: N/A

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

**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, APROXIMATELY 930 FEET NORTH OF SILVER HILL AND MD 5.

ZONING ORDINANCE: CURRENT ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

0	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:  
  
PRE-APPLICATION

APA: N/A

ZONING:

LTO-E

4.28 Acres

Total:

4.28 Acres

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 DATE :

STATUS : Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

0	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:

PRE-APPLICATION

APA: N/A

ZONING:	
RTO-H-C	16.11 Acres
Total:	16.11 Acres

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
<div> <div>ACCEPTED DATE :</div> <div>STATUS : Pending</div> </div>	<div> <div>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.</div> <div>8509 ARDWICK ARDMORE ROAD, HYATTSVILLE, MD 20785</div> </div>
ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS	

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:

PRE-APPLICATION

ZONING:

IE2.23 Acres

Total:2.23 Acres

APA: N/A

<div> <div>APPLICANT</div> <div>VIKA MARYLAND, LLC</div> </div>	<div> <div>AGENT</div> </div>	<div> <div>PROPERTY OWNER</div> <div>U.A. MECHANICAL TRADES SCHOOL, INC.</div> </div>
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Cases Accepted or Approved Between:  
1/1/2026 and 1/31/2026

SDP-2025-0001

ACCEPTED DATE : 1/7/2026

STATUS : Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE

NOTHRIDGE LOT 12, BLOCK I - JENNIFER DECK; HMA SDP-8910; 7606 QUANDARY CIRCLE

7606 QUANDARY CIRCLE, BOWIE, 20720

ZONING ORDINANCE: PRIOR ZONING

ORDINANCE & SUBDIVISION REGULATIONS

0	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

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

<b>ZONING:</b>	
LCD	0.40 Acres
Total:	<b>0.40</b> 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

0	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

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**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**

<b>SDP-2301-01</b>		ACCEPTED OR APPROVED IN SPECIFIED RANGE				
<b>ACCEPTED DATE : 1/12/2026</b>		WOODSIDE RESERVE - WEST; WOODSIDE RESERVE WEST - SINGLE FAMILY ATTACHED AND DETACHED				
<b>STATUS : Pending</b>		RESIDENTIAL; LOCATED SOUTH OF WESTPHALIA ROAD, APPROXIMATELY 0.7 MILES WEST OF ITS INTERSECTION WITH RITCHIE MARLBORO ROAD IN PR				
<b>ZONING ORDINANCE:</b> 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)			

<b><u>AUTHORITY:</u></b>	
AMENDMENT - DIRECTOR LEVEL	
<b><u>ZONING:</u></b>	
LCD (LEGACY COMPREHENSIVE DESIGN)	105.21 Acres
Total:	<b>105.21</b> Acres

APA: N/A

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

<b>APPLICANT</b> PROPERTY AND INDUSTRY COORDINATORS, LLC	<b>AGENT</b>	<b>PROPERTY OWNER</b> GREENWAY RESIDENTIAL, INC
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**Cases Accepted or Approved Between:  
 1/1/2026 and 1/31/2026**

**SDP-2502**

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

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

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

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

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

APA: N/A

**ZONING:**

LCD (LEGACY COMPREHENSIVE DESIGN) 172.96 Acres

Total: **172.96** 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
0	OUTLOTS	0	UNITS ATTACHED
1	PARCELS	0	UNITS MULTIFAMILY
0	OUTPARCELS	0	TOTAL UNITS
		2,458	GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID:	106-D1	200 SHEET:	209SE04
PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
ELECTION DISTRICT:	12	TIER:	2
POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES

**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
<b>Total:</b>	<b>7.66 Acres</b>

**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 DATE : 12/19/2025  
STATUS : Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE  
  
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

0	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:	5.04 Acres

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
<b>ACCEPTED DATE :</b> 1/15/2026 <b>STATUS :</b> 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
<b>ZONING ORDINANCE:</b> CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS	

0	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:**  
TCP2 - STAND ALONE

APA: N/A

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

<b>APPLICANT</b> RAZTEC ASSOCIATES, INC.	<b>AGENT</b>	<b>PROPERTY OWNER</b>
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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

0	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:

RR0.42 Acres

Total:0.42 Acres

APPLICANT

SEPTEMBER 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

0	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:

NAC12.34 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
<b>ACCEPTED DATE :</b> <b>STATUS :</b> 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.
<b>ZONING ORDINANCE:</b> 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

**ZONING:**  
  
LCD 63.35 Acres  
Total: **63.35 Acres**

APA: N/A

**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 DATE : 1/22/2026

STATUS : Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

0	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

Hearing Date	Decision	Notes

APA: N/A

ZONING:

RR	106.62 Acres
Total:	<b>106.62</b> 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
<b>ACCEPTED DATE :</b> <b>STATUS : Pending</b>	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
<b>ZONING ORDINANCE:</b> PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS	10001 WESTPHALIA ROAD, UPPER MARLBORO, 20774

0	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

<b>ZONING:</b>	
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**

<b>TCP2-2026-0004</b>	ACCEPTED OR APPROVED IN SPECIFIED RANGE
<b>ACCEPTED DATE :</b> 1/16/2026	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.
<b>STATUS :</b> Pending	RELOCATING .05 ACRE WOODLAND REFORESTATION AREA ON ST. JAMES LOT 56C; SOUTHEAST CORNER OF ST. JAMES ROAD AND BERRY ROAD INTERSECTION
<b>ZONING ORDINANCE:</b> PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS	2110 SAINT JAMES ROAD, ACCOKEEK, MD 20607

0	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)				

<b><u>AUTHORITY:</u></b>
TCP2 - STAND ALONE

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

<b><u>ZONING:</u></b>	
AR	2.04 Acres
Total:	<b>2.04</b> Acres

<b>APPLICANT</b> CHARLES P. JOHNSON & ASSOCIATES, INC.	<b>AGENT</b>	<b>PROPERTY OWNER</b> RICHMOND AMERICAN HOMES
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**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,

0	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: **2.19** Acres

**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

0	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  
  
 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  
  
**ACCEPTED DATE :** 1/26/2026  
**STATUS :** Pending  
  
**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	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

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**

RR3.12 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

0	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
<div> <div>ACCEPTED DATE :</div> <div>STATUS : Pending</div> </div>	<div> <div>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.</div> <div>1300 PRINCE GEORGES BOULEVARD, UPPER MARLBORO, MD 20774</div> </div>
ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS	

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

ZONING:

IH422.30 Acres

Total:422.30 Acres

APA: N/A

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 DATE :  
 STATUS : Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE  
  
 MARLTON SOUTH - 10209 BROOKHAVEN LN; TO BUILD A SWIMMING POOL.; 0 FT NORTH OF THE INTERSECTION OF CRYSTAL BROOK COURT AND BROOKHAVEN LANE  
  
 10209 BROOKHAVEN LANE, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: PRIOR ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

0	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		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**

RR	0.41 Acres
Total:	<b>0.41 Acres</b>

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

ACCEPTED OR APPROVED IN SPECIFIED RANGE  
  
 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

0	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		
Hearing Date	Decision	Notes

APA: N/A

**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

0	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**

APA: N/A

Hearing Date	Decision	Notes

**ZONING:**

IH	5.79 Acres
Total:	<b>5.79</b> 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 DATE : 1/26/2026**  
**STATUS : Accepted**

ACCEPTED OR APPROVED IN SPECIFIED RANGE  
  
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

0	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		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**

AG	11.11 Acres
Total:	<b>11.11 Acres</b>

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

ACCEPTED OR APPROVED IN SPECIFIED RANGE  
  
DANIELS PARK; CONSTRUCT SINGLE FAMILY DWELLING; N/A  
  
4909 HURON STREET, COLLEGE PARK, MD 20740  
  
**ZONING ORDINANCE:** CURRENT ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

0	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		
Hearing Date	Decision	Notes

APA: N/A

**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

0	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			COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	73	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	13	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	II		

AUTHORITY:

NUMBERED EXEMPTION (WCO-NE)

Planning Board

Hearing Date	Decision	Notes

APA: N/A

ZONING:

RR	150.08 Acres
Total:	<b>150.08 Acres</b>

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

ACCEPTED OR APPROVED IN SPECIFIED RANGE  
  
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

0	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)				

<b><u>AUTHORITY:</u></b>  NUMBERED EXEMPTION (WCO-NE)	Planning Board			APA: N/A
	Hearing Date	Decision	Notes	

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

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

0	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

Hearing Date	Decision	Notes

APA: N/A

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

0	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)

Planning Board

Hearing Date	Decision	Notes

APA: N/A

ZONING:

IH	5.79 Acres
Total:	<b>5.79</b> 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

0	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

Hearing Date	Decision	Notes

APA: N/A

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) SINGE-FAMILY DWELLING.; N/A  
513 NOVA AVENUE, CAPITOL HEIGHTS, MD 20743

ZONING ORDINANCE: CURRENT ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

0	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

Hearing Date	Decision	Notes

APA: N/A

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

ACCEPTED OR APPROVED IN SPECIFIED RANGE  
  
 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

0	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)				

<b><u>AUTHORITY:</u></b>  STANDARD EXEMPTION (WCO-SE)	Planning Board			APA: N/A
	Hearing Date	Decision	Notes	

<b><u>ZONING:</u></b>	
RR	0.58 Acres
Total:	<b>0.58 Acres</b>

**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

0	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:	<b>0.83 Acres</b>

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

0	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		
Hearing Date	Decision	Notes

APA: N/A

**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 DATE : 1/20/2026**  
**STATUS : Approved**  
  
**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED OR APPROVED IN SPECIFIED RANGE  
  
 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  
  
 3306 OAKLAWN ROAD, FORT WASHINGTON, MD 20744

0	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		
Hearing Date	Decision	Notes

APA: N/A

**ZONING:**

RR	0.49 Acres
<b>Total:</b>	<b>0.49 Acres</b>

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

ACCEPTED OR APPROVED IN SPECIFIED RANGE  
  
 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

0	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)				

Planning Board			APA: N/A
Hearing Date	Decision	Notes	

<b><u>ZONING:</u></b>	
CGO	0.48 Acres
Total:	<b>0.48 Acres</b>

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

ACCEPTED OR APPROVED IN SPECIFIED RANGE  
  
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

0	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		
Hearing Date	Decision	Notes

APA: N/A

<b>ZONING:</b>	
RSF-95	0.17 Acres
Total:	<b>0.17 Acres</b>

**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

0	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)

**Planning Board**

APA: N/A

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**

<b>ZMA-2024-004</b>	ACCEPTED OR APPROVED IN SPECIFIED RANGE
<b>ACCEPTED DATE :</b> 7/28/2025 <b>STATUS :</b> Approved <b>APPROVED DATE:</b> 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).
<b>ZONING ORDINANCE:</b> 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

<b>APPLICANT</b> NVR, INC.	<b>AGENT</b>	<b>PROPERTY OWNER</b> SHARHANO, LLC
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