Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
10/26/2026 and 11/1/2026

PLAN NUMBER: **DSP-00007-02** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 2/24/2025
APPROVED DATE: 10/29/2026
STATUS: Approved

PROJECT NAME: DEBRE GENET MEDHANE ALEM ETHIOPIAN ORTHODOX TEWAHI
PLAN DESCRIPTION: AN AMENDMENT TO CONSTRUCT A 22,631-SQUARE-FOOT MULTIPURPOSE BUILDING AND ASSOCIATED SITE IMPROVEMENTS AS ACCESSORY TO AN EXISTING CHURCH.
GEOGRAPHIC LOCATION: ON THE SOUTH SIDE OF MD 5 AND OLD BRANCH AVE, APPROX 1,500 FEET EAST OF ITS INTERSECTION WITH ST. BARNABAS RD
ADDRESS: 4401 OLD BRANCH AVENUE, TEMPLE HILLS,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0
OUTLOTS: 0
PARCELS: 1
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 22,631

TAX MAP & GRID: 88-D3
PLANNING AREA: 76A
ELECTION DISTRICT: 6
POLICE DIVISION: IV

200 SHEET: 206SE04
COUNCILMANIC DISTRICT: 7
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 1
APA: N/A

AUTHORITY: LEGACY - DETAILED SITE PLAN

Current Zoning Information	
Current Zoning	**Acreage**
CGO (COMMERCIAL, GENERAL AND OFFICE)	4.30 Acres
Total:	**4.30** Acres

Zoning Acreage Breakdown		
Current Zoning	**Prior Zoning**	**Acreage**
	C-O (COMMERCIAL OFFICE)	4.3
CGO (COMMERCIAL, GENERAL AND OFFICE)		4.3

Planning Board		
Hearing Date	**Decision**	**Notes**
06/12/2025	Continued	Approval of Continuance Pending
10/29/2026	Approval with Conditions	PGCPB No. 2026-078

APPLICANT
DEBRE GENET MEDHANE ALEM ETHIOPIAN ORTHODOX TEWAHIDO CHURCH

AGENT

PROPERTY OWNER
□

PLAN NUMBER: **DSP-2026-0023** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 8/3/2026
APPROVED DATE: 10/29/2026
STATUS: Approved

PROJECT NAME: SWANN SUBDIVISION
PLAN DESCRIPTION: DEVELOPMENT OF FIVE SINGLE FAMILY DETACHED DWELLINGS AND ASSOCIATED INFRASTRUCTURE.
GEOGRAPHIC LOCATION: ON THE WEST SIDE OF SWANN ROAD, APPROXIMATELY 0.75 MILES SOUTH OF ITS INTERSECTION WITH SILVER HILL ROAD.
ADDRESS: 3701 SWANN ROAD, SUITLAND, MD 20746

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 5
OUTLOTS: 1
PARCELS: 1
OUTPARCELS: 0

UNITS DETACHED: 5
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 88-F2, 88-E1, 88-F1, 88-E2
PLANNING AREA: 75A
ELECTION DISTRICT: 6
POLICE DIVISION: VIII

200 SHEET: 205SE05
COUNCILMANIC DISTRICT: 7
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 1
APA: N/A

AUTHORITY: BOARD LEVEL

Current Zoning Information	
Current Zoning	**Acreage**
RSF-65	1.81 Acres
Total:	**1.81** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**
10/08/2026	Approval with Conditions	PGCPB No. 2026-070

APPLICANT
ELITE ENGINEERING, LLC

AGENT

PROPERTY OWNER
COSTELLO WILSON

PLAN NUMBER: **NRI-2026-0090** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/27/2026
APPROVED DATE:
STATUS: Pending

PROJECT NAME: VALLEY VIEW
PLAN DESCRIPTION: MULTI-FAMILY HOUSING PROJECT
GEOGRAPHIC LOCATION: 5600 HIGHMOUNT LANE
ADDRESS: 5600 HIGHMOUNT LANE, CAPITOL HEIGHTS, MD 20743

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 73-A2
PLANNING AREA: 75A
ELECTION DISTRICT: 18
POLICE DIVISION: VIII

200 SHEET: 201SE05
COUNCILMANIC DISTRICT: 7
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 1
APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	**Acreage**
RSF-A	11.72 Acres
Total:	**11.72** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
HUMAN AND ROHDE, INC.

AGENT

PROPERTY OWNER
STEVENS VALLEY, LLC

PLAN NUMBER: **NRI-2026-0097** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: SURRATTS SUBDIVISION
PLAN DESCRIPTION: SUBDIVIDE PARCELS 092 AND 035 INTO 7-8 LOTS AND BUILD A SINGLE-FAMILY HOME ON EACH LOT.
GEOGRAPHIC LOCATION: EAST FROM THE INTERSECTION OF SURRATTS RD AND MOORE'S LN.
ADDRESS:

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 126-A3, 126-A2
PLANNING AREA: 81A
ELECTION DISTRICT: 9
POLICE DIVISION: V

200 SHEET: 213SE07, 214SE07
COUNCILMANIC DISTRICT: 9
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	**Acreage**
RR	9.14 Acres
Total:	**9.14** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
ELITE ENGINEERING, LLC

AGENT

PROPERTY OWNER
MOHAMED HASSAN

PLAN NUMBER: **NRI-2026-0098** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: CROOM ROAD PARCELS 4 &11
PLAN DESCRIPTION: PROPOSED RESIDENTIAL DEVELOPMENT
GEOGRAPHIC LOCATION: WEST SIDE OF CROOM RD, SOUTH OF IT'S INTERSECTION WITH ST. THOMAS CHURCH ROAD IN UPPER MARLBORO
ADDRESS:

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 128-D2, 128-E2
PLANNING AREA: 86A
ELECTION DISTRICT: 4
POLICE DIVISION: V

200 SHEET: 214SE12, 213SE12
COUNCILMANIC DISTRICT: 9
GROWTH POLICY AREA: RURAL AND AGRICULTURAL AREAS
TIER: 3
APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	**Acreage**
AG	13.66 Acres
Total:	**13.66** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
WETLAND STUDIES AND SOLUTIONS, INC.

AGENT

PROPERTY OWNER
DACHELLE MOONEY

PLAN NUMBER: **PPS-2026-0012** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/26/2026
APPROVED DATE:
STATUS: Pending

PROJECT NAME: RIVERDALE PARK STATION
PLAN DESCRIPTION: RIVERDALE PARK STATION - 37 LOTS AND 1 PARCEL FOR TOWNHOUSE DEVELOPMENT
GEOGRAPHIC LOCATION: LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION AT VAN BUREN STREET AND RHODE ISLAND AVENUE.
ADDRESS: 4625 VAN BUREN STREET, RIVERDALE, MD 20737

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 37
OUTLOTS: 0
PARCELS: 1
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 37
UNITS MULTIFAMILY: 0
TOTAL UNITS: 37
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 42-D2
PLANNING AREA: 68
ELECTION DISTRICT: 19
POLICE DIVISION: I

200 SHEET: 208NE04
COUNCILMANIC DISTRICT: 3
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 1
APA: N/A

AUTHORITY: MAJOR RESIDENTIAL

Current Zoning Information	
Current Zoning	**Acreage**
LMUTC	1.75 Acres
Total:	**1.75** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**
01/07/2027		

Variation/Variance	
Section	**Definition**
24-128(b)(12)()	
24-128(a)	

APPLICANT
DRB GROUP MID-ATLANTIC, LLC

AGENT

PROPERTY OWNER
CALVERT TRACT BUILDING 6A, LLC

PLAN NUMBER: **PPS-2026-0013** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 8/31/2026
APPROVED DATE: 10/29/2026
STATUS: Pending

PROJECT NAME: AGAPE CENTER
PLAN DESCRIPTION: AGAPE CENTER - ONE PARCEL FOR 24,000 SQUARE FEET OF INSTITUTIONAL USE
GEOGRAPHIC LOCATION: ON THE SOUTH SIDE OF MD 197 (COLLINGTON ROAD), APPROXIMATELY 2,000 FEET NORTH OF ITS INTERSECTION WITH US 50.
ADDRESS: 4906 COLLINGTON ROAD, BOWIE, MD 20715

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 1
OUTLOTS: 0
PARCELS: 1
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 24,000

TAX MAP & GRID: 46-F4
PLANNING AREA: 71A
ELECTION DISTRICT: 7
POLICE DIVISION: II

200 SHEET: 207NE13
COUNCILMANIC DISTRICT: 4
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: MAJOR NON-RESIDENTIAL

Current Zoning Information	
Current Zoning	**Acreage**
RR	3.81 Acres
Total:	**3.81** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**
10/29/2026	Continued	TBD

APPLICANT
4906 COLLINGTON LLC

AGENT

PROPERTY OWNER
4906 COLLINGTON LLC

PLAN NUMBER: **PPS-2026-0024** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/27/2026
APPROVED DATE:
STATUS: Pending

PROJECT NAME: BAPS
PLAN DESCRIPTION: BAPS SPIRITUAL COMPLEX- 3 PARCELS FOR 490,134 SQUARE FEET OF INSTITUTIONAL DEVELOPMENT
GEOGRAPHIC LOCATION: 12011 OLD GUNPOWDER ROAD, BELTSVILLE
ADDRESS: 12011 OLD GUNPOWDER ROAD, BELTSVILLE, MD 20705

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	0	**UNITS DETACHED:**	0	**TAX MAP & GRID:**	12-F1, 12-F2, 12-E2	**200 SHEET:**	216NE05, 215NE05
OUTLOTS:	0	**UNITS ATTACHED:**	0	**PLANNING AREA:**	61	**COUNCILMANIC DISTRICT:**	1
PARCELS:	10	**UNITS MULTIFAMILY:**	0	**ELECTION DISTRICT:**	1	**GROWTH POLICY AREA:**	ESTABLISHED COMMUNITIES
OUTPARCELS:	0	**TOTAL UNITS:**	0	**POLICE DIVISION:**	VI	**TIER:**	2
		GROSS FLOOR AREA (SF):	0			**APA:**	N/A

AUTHORITY: MAJOR NON-RESIDENTIAL

Current Zoning Information	
Current Zoning	**Acreage**
AG, RR	74.59 Acres
Total:	**74.59** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**
12/17/2026		

APPLICANT
SOLTESZ LLC

AGENT

PROPERTY OWNER
KUSH PATEL

PLAN NUMBER: **PRE-APP-2026-0157** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: RAFDIEL DEVELOPMENT AND LEARNING CENTER
PLAN DESCRIPTION: MY PURPOSE IS TO INITIALLY PROVIDE A DAYCARE FOR CHILDREN FROM 3 MONTHS TO 5 YEARS OLD. IN WHICH OUR OBJECTIVE IS TO INSTRUCT IN LOVE, KNOWLEDGE OF GOD AND LAY THE FOUNDATIONS FOR LEARNING COMPLETELY IN SPANISH SO THAT IT CAN BE LEARNED AS A SECOND L…
GEOGRAPHIC LOCATION: RSF-65
ADDRESS: 12700 CLAXTON DRIVE, LAUREL, MD 20708

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	**UNITS DETACHED:** 0	**TAX MAP & GRID:** 10-C4	**200 SHEET:** 217NE08, 216NE08
OUTLOTS: 0	**UNITS ATTACHED:** 0	**PLANNING AREA:** 62	**COUNCILMANIC DISTRICT:** 1
PARCELS: 0	**UNITS MULTIFAMILY:** 0	**ELECTION DISTRICT:** 10	**GROWTH POLICY AREA:** ESTABLISHED COMMUNITIES
OUTPARCELS: 0	**TOTAL UNITS:** 0	**POLICE DIVISION:** VI	**TIER:** 2
	GROSS FLOOR AREA (SF): 0		**APA:** N/A

AUTHORITY: PRE-APPLICATION

Current Zoning Information	
Current Zoning	**Acreage**
RSF-65	5.00 Acres
Total:	**5.00** Acres

APPLICANT
RAFDIEL DEVELOPMENT AND LEARNING CENTER
SPANISH IMMERSION PROGRAM

AGENT

PROPERTY OWNER
FAITH BAPTIST CHURCH OF SOUTH LAUREL FAITH BAPTIST CHURCH OF SOUTH LAUREL

PLAN NUMBER: **PRE-APP-2026-0158** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: SILVER HILL PROJECT
PLAN DESCRIPTION: THE PROPOSED PROJECT INVOLVES THE REDEVELOPMENT OF AN ASSEMBLAGE OF LAND THAT EXTENDS FROM THE CORNER OF SUITLAND ROAD AND SILVER HILL ROAD TO THE INTERSECTION OF SILVER HILL ROAD AND SUNSET LANE. THE DEVELOPMENT IS A COMMUNITY FOCUSED PROJECT WHICH …
GEOGRAPHIC LOCATION: EASTERN QUADRANT OF INTERSECTION OF SILVER HILL ROAD AND SUITLAND ROAD.
ADDRESS: 5001 SILVER HILL ROAD, SUITLAND, MD 20746

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 80-F3, 80-E4, 80-F4, 80-E3
PLANNING AREA: 75A
ELECTION DISTRICT: 6
POLICE DIVISION: VIII

200 SHEET: 204SE05
COUNCILMANIC DISTRICT: 7
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 1
APA: N/A

AUTHORITY: PRE-APPLICATION

Current Zoning Information	
Current Zoning	**Acreage**
LMUTC	12.22 Acres
Total:	**12.22** Acres

APPLICANT
VIKA MARYLAND, LLC

AGENT

PROPERTY OWNER
5001 DURANT CENTER LLC

PLAN NUMBER: **SDP-2026-0034** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/27/2026
APPROVED DATE:
STATUS: Pending

PROJECT NAME: SPENCE PAVILION
PLAN DESCRIPTION: LEADING EDGE AVELAR WILL PROVIDE AND INSTALL A 13X13 (169 SF) PAVILION OVER MR. SPENCE'S NEW PATIO. REQUESTING APPROVAL SO WORK CAN CONTINUE.
GEOGRAPHIC LOCATION: 13607 HEBRON LN UPPER MARLBORO, MD 20774
ADDRESS: 13607 HEBRON LANE, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 76-C1
PLANNING AREA: 74A
ELECTION DISTRICT: 7
POLICE DIVISION: II

200 SHEET: 201SE12
COUNCILMANIC DISTRICT: 6
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: HOMEOWNER'S MINOR AMENDMENT - DIRECTOR LEVEL

Current Zoning Information	
Current Zoning	**Acreage**
LCD	0.23 Acres
Total:	**0.23** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
RONALDO MONZON

AGENT

PROPERTY OWNER
JERMELL SPENCE

PLAN NUMBER: **ZMA-2025-004** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 5/26/2026
APPROVED DATE: 10/28/2026
STATUS: Approved

PROJECT NAME: EDELEN PROPERTY
PLAN DESCRIPTION: ZONING MAP AMENDMENT APPLICATION TO REZONE 254.13 ACRES FROM THE RE ZONE TO THE R-PD ZONE TO ALLOW FOR THE CONSTRUCTION OF UP TO 530 SINGLE FAMILY DETACHED DWELLING UNITS
GEOGRAPHIC LOCATION: WEST SIDE OF PISCATAWAY ROAD APPROXIMATELY 1500 FEET SOUTH OF ITS INTERSECTION WITH TIPPETT ROAD
ADDRESS: 10775 PISCATAWAY ROAD, CLINTON, 20735

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 530
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 530
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 124-B3
PLANNING AREA: 81B
ELECTION DISTRICT: 5
POLICE DIVISION: VII

200 SHEET: 214SE03
COUNCILMANIC DISTRICT: 9
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: ZONING MAP AMENDMENT - CURRENT

Current Zoning Information	
Current Zoning	**Acreage**
APAO (Aviation Policy Area Overlay)	254.14 Acres
APAO (Aviation Policy Area Overlay)	254.14 Acres
RE (RESIDENTIAL ESTATE)	254.14 Acres
APAO (Aviation Policy Area Overlay)	254.14 Acres
Total:	**1,016.56** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**
07/30/2026	Approval with Conditions	PGCPB No. 2026-055

Zoning Acreage Breakdown		
Current Zoning	**Prior Zoning**	**Acreage**
	R-E (RESIDENTIAL ESTATE)	254.14
APAO (Aviation Policy Area Overlay)		254.14
APAO (Aviation Policy Area Overlay)		254.14
RE (RESIDENTIAL ESTATE)		254.14
APAO (Aviation Policy Area Overlay)		254.14

APPLICANT
MARY D. & ALEC B. EDELEN

AGENT

PROPERTY OWNER
MARY D. & ALEC B. EDELEN