



Cases Accepted or Approved between: 11/11/2024 and 11/17/2024

DSP-04080-27 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 26784

ACCEPTED: 11/14/2024

RITCHIE STATION MARKETPLACE, MCDONALD'S; SITE IMPROVEMENTS FOR SIDE BY SIDE DRIVE THRU TO INCLUDE PAVING, STRIPING AND SIGNAGE

1701 RITCHIE STATION COURT CAPITOL HEIGHTS

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	074 C-4	200 SHEET:	203SE08
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	06
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	16	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		VIII		COMMUNITIES

APA: N/A

ZONING:	
CGO	3.26 Acres
Total:	3.26 Acres

AUTHORITY:		
PLANNING DIRECTOR	PENDING	11/14/2024

FEE(S):	
\$2,000.00	(Application Fee)
\$2,000.00	

APPLICANT
MCDONALD'S CORP
6903 ROCKLEDGE DRIVE #1100
20817

AGENT
COMMUN-ET LLC, PHILLIP AGAR
100 M STREET SUITE 620
20003

OWNER(S)
RITCHIE HILL, LLC; 10100 BUSINESS PARKWAY; Lanham, MD 20706

Assigned Reviewer: COFIELD, DEXTER



Cases Accepted or Approved between: 11/11/2024 and 11/17/2024

DSP-21045-02 ACCEPTED IN SPECIFIED RANGE

EVENT ID: -14053

ACCEPTED: 11/15/2024

THE CASSIDY; DIRECTOR LEVEL AMENDMENT TO CHANGE CONSTRUCTION TRIGGERS FOR RECREATIONAL FACILITIES FROM "PRIOR TO THE APPROVAL OF THE THIRD BUILDING PERMIT" TO "PRIOR TO THE ISSUANCE OF THE EAST OF THE INTERSECTION AT WILBERFORCE COURT AND KAREN BOULEVARD

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	073 D-3	200 SHEET:	202SE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	06
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	16	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		VIII		COMMUNITIES

APA: N/A

ZONING:

MIO	13.14 Acres
RMF-20	13.14 Acres
Total:	26.28 Acres

AUTHORITY:

PLANNING DIRECTOR	PENDING	11/15/2024
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FEE(S):

\$1,000.00	(Application Fee)
\$1,000.00	

APPLICANT

KCG SSP CAPITOL HEIGHTS GP, LLC
9311 N MERIDIAN STREET, SUITE 100, INDIANAPOLIS, I
46260

2077564858
MMCRAE@KCGCOMPANIES.COM

AGENT

ATCS
9500, MEDICAL CENTER DRIVE, SUITE 370, LARGO MARYL
20774

3018704530
LARGO@ATCSPLC.COM

OWNER(S)

RTD CASSIDY, LLC; 7945 WORMANS MILL ROAD, FREDERICK MARYLAND; Frederick, MD 21701

Assigned Reviewer: MYERHOLTZ, DAVID



Cases Accepted or Approved between: 11/11/2024 and 11/17/2024

5-23103 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 27571

ACCEPTED: 11/12/2024

NEZIANYA SUBDIVISION LOTS 1 & 2; LOTS 1 AND 2

3800 SELLMAN ROAD BELTSVILLE

2 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	018 D-2	200 SHEET:	214NE04
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	61	COUNCILMANIC DISTRICT:	01
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	01	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	14	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		VI		COMMUNITIES

APA: N/A

ZONING:

RSF-95	1.06 Acres
Total:	1.06 Acres

AUTHORITY:

PLANNING DIRECTOR	APPROVED	11/12/2024
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FEE(S):

_____	\$750.00 (Application Fee)
_____	\$750.00

APPLICANT

DANIEL NEZIANYA
3800 SELLMAN ROAD

20705

202-607-4661

AGENT

ZIYAD SHALABI
9470 aNNAPOLIS ROAD, #414

20706

301-459-5932
aPPLIEDCIVIL_ACE@YAHOO.COM

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 11/11/2024 and 11/17/2024

ZCL-2024-0299

ACCEPTED IN SPECIFIED RANGE

EVENT ID: -14057

ZONING CERTIFICATION LETTER; ZCL REQUEST #0299

ACCEPTED: 11/15/2024

LOTS
OUTLOTS
PARCELS
OUTPARCELS

UNITS DETACHED
UNITS ATTACHED
UNITS MULTIFAMILY
TOTAL UNITS
GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID:
PLANNING AREA:
ELECTION DISTRICT:
POLICE DIVISION:

200 SHEET:
COUNCILMANIC DISTRICT:
TIER:
GROWTH POLICY AREA:

APA:

AUTHORITY:		FEE(S):	
APPLICANT	ZCL LOADED TO DAMS	11/15/2024	\$200.00 (ZCL Fee)
			\$200.00

APPLICANT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

AGENT

NOT APPLICABLE:ZCL cases; NOT REQD: P3K case

Assigned Reviewer: SMITH, HELEN



Cases Accepted or Approved between: 11/11/2024 and 11/17/2024

DET-2024-004

APPROVED IN SPECIFIED RANGE

EVENT ID: -13565

ACCEPTED: 08/14/2024

HARMONY GARDENS; DEVELOPMENT OF 67 SINGLE-FAMILY ATTACHED DWELLING UNITS

11701 OLD BALTIMORE PIKE BELTSVILLE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	013 D-4	200 SHEET:	215NE06
0 OUTLOTS	67 UNITS ATTACHED	PLANNING AREA:	62	COUNCILMANIC DISTRICT:	01
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	01	TIER:	
0 OUTPARCELS	67 TOTAL UNITS	POLICE DIVISION:	14	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)		VI		

APA: N/A

ZONING:

CGO	7.75 Acres
Total:	7.75 Acres

AUTHORITY:

PLANNING BOARD	APPROVED	11/14/2024
APPLICANT	WAIVED	11/01/2024
SDRC MEETING	SCHEDULED	08/30/2024

FEE(S):

\$180.00	(Sign Posting Fee)
\$2,862.00	(Application Fee)
<u>\$3,042.00</u>	

APPLICANT

POTOMAC REALTY COMPANY
500 N. WASHINGTON STREET # 1043
20849

AGENT

O'MALLEY, MILES NYLEN & GILMORE
7850 WALKER DRIVE
20770

OWNER(S)

NORTH CREEK PARTNERSHIP C/O MARY RUBINO; 6903 ROCKLEDGE DRIVE, SUITE 300; Bethesda, MD 20817

Assigned Reviewer: MITCHUM, JOSHUA



Cases Accepted or Approved between: 11/11/2024 and 11/17/2024

DSP-19023-04 APPROVED IN SPECIFIED RANGE
EVENT ID: -13864

ACCEPTED: 10/04/2024

SOUTH LAKE PARTNERS LLC; LIMITED AMENDMENT TO REVISE ELEVATION AND FOOTPRINT OF THE OUTDOOR POOL PAVILION, AND REVISE RFA, AND REVISE REC EQUIPMENT FOR FACILITIES 5,7, AND 8.

SOUTHWEST QUADRANT OF THE INTERSECTION OF MD 214 (CENTRAL AVENUE) AND US 301 (ROBERT S CRAIN HIGHWAY)

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	070 C-3	200 SHEET:	201NE14
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	74A	COUNCILMANIC DISTRICT:	04
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	07	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

II

APA: N/A

ZONING:	
LCD	282.97 Acres
Total:	282.97 Acres

AUTHORITY:			
STAFF	PLAN CERTIFIED	11/14/2024	
PLANNING DIRECTOR	APPROVED	11/14/2024	
APPLICANT	CERT REVIEW FILED	11/04/2024	

FEE(S):	
\$2,000.00	(Application Fee)
\$2,000.00	

APPLICANT
SOUTH LAKE PARTNERS LLC
4750 OWINGS MILLS BOULEVARD
21117
(410)356-9900

AGENT
ATWELL, LLC
11721 WOODMORE ROAD, SUITE 200
20721
(301)430-2000
SOUZTS@ATWELL-GROUP.COM

OWNER(S)
SOUTH LAKE PARTNERS LLC; 4750 OWINGS MILLS BOULEVARD; Owings Mills, MD 21117

Assigned Reviewer: MYERHOLTZ, DAVID



Cases Accepted or Approved between:

11/11/2024

and

11/17/2024

DSP-19031-02

APPROVED IN SPECIFIED RANGE

EVENT ID: 28009

ACCEPTED: 01/18/2024

THREE ROADS CORNER - POPEYES RESTAURANT; (REMAND) AMEND DSP-19031 TO DEVELOP A 2,923 SQUARE FOOT EATING AND DRINKING ESTABLISHMENT WITH A DRIVE THROUGH SERVICE ON PARCEL 3.

13709 OLD BRANDYWINE ROAD BRANDYWINE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	144 F-3	200 SHEET:	218SE07
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	09
4 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	13	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	7,389 GROSS FLOOR AREA (SQ FT)				
			V		

APA: N/A

ZONING:

CGO	0.46 Acres
CS	3.97 Acres
Total:	4.43 Acres

AUTHORITY:

PLANNING BOARD	APPROVED	11/14/2024
DISTRICT COUNCIL	REMANDED	09/09/2024
DISTRICT COUNCIL	SCHEDULED	07/15/2024
STAFF	TRANSMITTED	06/18/2024
PLANNING BOARD	APPROVED	04/25/2024
SDRC MEETING	SCHEDULED	02/02/2024

FEE(S):

\$2,061.80	(Application Fee)
\$2,061.80	

APPLICANT

THREE ROADS CORNER, LLC
5620 LINDA LANE

20748

AGENT

HIJAZI LAW GROUP
3231 SUPERIOR LANE, SUITE A-26

20715

301-464-4646

OWNER(S)

THREE ROADS CORNER, LLC; 5620 LINDA LANE; Temple Hills, MD 20748

Assigned Reviewer: HUANG, TE-SHENG (EMERY)



Cases Accepted or Approved between: 11/11/2024 and 11/17/2024

DSP-20008-01 APPROVED IN SPECIFIED RANGE
EVENT ID: 27038

ACCEPTED: 08/07/2024

HOPE VILLAGE - PHASE 2; APPROVAL OF 249 SINGLE-FAMILY ATTACHED (TOWNHOUSES) DWELLING UNITS, INCLUDING THREE ARCHITECTURAL MODELS, AND CONSTRUCTION OF RECREATION FACILITIES.

5800 WOODYARD ROAD UPPER MARLBORO

249 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	100 B-3	200 SHEET:	208SE09
0 OUTLOTS	270 UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	09
33 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
0 OUTPARCELS	270 TOTAL UNITS	POLICE DIVISION:	13	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

V

APA: N/A

ZONING:	
MIO	0.00 Acres
RMF-48	34.24 Acres
Total:	34.24 Acres

AUTHORITY:			
PLANNING BOARD	APPROVED	11/14/2024	
SDRC MEETING	SCHEDULED	08/30/2024	

FEE(S):	
\$120.00	(Sign Posting Fee)
\$2,132.00	(Application Fee)
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\$2,252.00	

APPLICANT
CBR WOODYARD, LLC
7 HILLCHASE COURT

21208

AGENT
MATTHEW C. TEDESCO, ESQ. / MCNAMEE HOASEA, P.A.
6411 IVY LANE, STE. 200

20770

(301) 441-2420
MTedesco@mhlawyers.com

OWNER(S)
ANTIOCH BAPTIST CHURCH OF UPPER MARLBORO MARYLAND; 13205 OLD MARLBORO PIKE; Upper Marlboro, MD 20772

Assigned Reviewer: MYERHOLTZ, DAVID



Cases Accepted or Approved between: 11/11/2024 and 11/17/2024

DSP-23003 APPROVED IN SPECIFIED RANGE

EVENT ID: 26760

ACCEPTED: 08/14/2024

PENN PLACE 1; DEVELOPMENT OF FOUR MULTIFAMILY BUILDINGS CONTAINING A TOTAL OF 168 RESIDENTIAL UNITS AND 767 SQUARE FEET OF OFFICE SPACE

5501 PENN CROSSING DRIVE DISTRICT HEIGHTS

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	081 A-2	200 SHEET:	203SE05
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	07
0 PARCELS	168 UNITS MULTIFAMILY	ELECTION DISTRICT:	06	TIER:	DEVELOPED
0 OUTPARCELS	168 TOTAL UNITS	POLICE DIVISION:	16	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	767 GROSS FLOOR AREA (SQ FT)		VIII		

APA: N/A

ZONING:	
RMF-48	7.54 Acres
Total:	7.54 Acres

AUTHORITY:			
PLANNING BOARD	APPROVED	11/14/2024	
SDRC MEETING	SCHEDULED	09/13/2024	

FEE(S):	
\$210.00	(Sign Posting Fee)
\$5,992.00	(Application Fee)
<u>\$6,202.00</u>	

APPLICANT
 PENN PLACE 1 OWNER LLC
 6401 GOLDEN TRIANGLE DRIVE
 20770
 4106306935
 BBELLAMY@VELOCITY-LLC.COM

AGENT
 CV INC
 610 PROFESSIONAL DRIVE SUITE 108
 20879
 3016372510
 MTHOMAS@CVINC.COM

Assigned Reviewer: PRICE, TODD



Cases Accepted or Approved between: 11/11/2024 and 11/17/2024

4-24007 APPROVED IN SPECIFIED RANGE

EVENT ID: -13501

ACCEPTED: 06/28/2024

MELFORD TOWNS; 29 LOTS AND 4 PARCELS FOR DEVELOPMENT OF SINGLE-FAMILY ATTACHED DWELLINGS.

ON THE SOUTH SIDE OF LAKE MELFORD AVENUE, APPROXIMATELY 400 FEET EAST OF ITS INTERSECTION WITH CURIE DRIVE

29 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	047 F-3	200 SHEET:	207NE15
0 OUTLOTS	29 UNITS ATTACHED	PLANNING AREA:	71B	COUNCILMANIC DISTRICT:	04
4 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	07	TIER:	DEVELOPED
0 OUTPARCELS	29 TOTAL UNITS	GROWTH POLICY AREA:		ESTABLISHED	COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	10		

II

APA: N/A

ZONING:

TAC-e	1.86 Acres
Total:	1.86 Acres

AUTHORITY:

PLANNING BOARD	APPROVED	11/14/2024
APPLICANT	TRANSMITTED	08/30/2024
SDRC MEETING	SCHEDULED	08/02/2024
SDRC MEETING	SCHEDULED	07/19/2024

FEE(S):

\$240.00	(Sign Posting Fee)
<u>\$1,712.00</u>	(Application Fee)
\$1,952.00	

APPLICANT

SAINT JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE

21244

410-788-0100

AGENT

DEWBERRY ENGINEERS INC.
4601 FORBES BLVD, SUITE 300

20706

301.364.1862
NSNYDER@DEWBERRY.COM

OWNER(S)

MARYLAND SCIENCE & TECH CNT II LLC; 2560 LORD BALTIMORE DRIVE; Baltimore, MD 21224

Assigned Reviewer: GUPTA, MRIDULA



Cases Accepted or Approved between:

11/11/2024

and

11/17/2024

SDP-2205

APPROVED IN SPECIFIED RANGE

EVENT ID: 25618

ACCEPTED: 07/19/2024

PARKLAND AND ROCK CREEK; SPECIFIC DESIGN PLAN TO ALLOW FOR THE DEVELOPMENT OF 416 SINGLE-FAMILY ATTACHED AND 98 SINGLE-FAMILY DETACHED DWELLING UNITS IN THE L-A-C AND R-M ZONES.

APPROXIMATELY 1.3 MILES WEST OF THE INTERSECTION OF WESTPHALIA ROAD AND RITCHIE MARLBORO ROAD

98 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	083 B-3	200 SHEET:	204SE09
0 OUTLOTS	416 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
0 OUTPARCELS	416 TOTAL UNITS	POLICE DIVISION:	16	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		VIII		COMMUNITIES

APA: N/A

ZONING:	
LCD	156.87 Acres
Total:	156.87 Acres

AUTHORITY:			
PLANNING BOARD	APPROVED	11/14/2024	
SDRC MEETING	SCHEDULED	08/16/2024	

FEE(S):	
\$6,752.00	(Application Fee)
\$6,752.00	

APPLICANT

STANLEY MARTIN HOMES, LLC
6404 IVY LANE, #600

20770

301-202-1273

AGENT

RODGERS CONSULTING
1101 MERCANTILE LAND, SUITE 280

20774

301-984-4700

OWNER(S)

G3 D, LLC; 602 WEST BREVARD STREET; Tallahassee, FL 32304
RCBCRM, LLC; 6500 SEVEN LOCKS ROAD; Cabin John, MD 20818

Assigned Reviewer: MITCHUM, JOSHUA