Cases Accepted or Approved Between:
11/3/2025 and 11/9/2025

ACL-2025-0008
ACCEPTED: 11/3/2025
ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED IN SPECIFIED RANGE

WEST HYATTSVILLE; WEST HYATTSVILLE - SECTION 4.7 BUFFERING INCOMPATIBLE USES SECTION 25-128 TCC REQUIREMENTS; WEST OF THE INTERSECTION OF AGER ROAD AND LANCER DRIVE. NORTH OF THE HYATTSVILLE METRO STATION

5615 LITTLE BRANCH RUN, HYATTSVILLE, MD 20782

	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	41-E4	200 SHEET:	206NE02, 207NE02
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:

COMPANION

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
SOLTESZ LLC

AGENT

PROPERTY OWNER
SOLTESZ

DSP-20053-02
ACCEPTED: 11/3/2025
ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED IN SPECIFIED RANGE

WEST HYATTSVILLE PHASE 2; WEST HYATTSVILLE - A MULTIFAMILY BUILDING ON PARCEL 2 AND MODIFY THE COURTYARD; 5615 LITTLE BRANCH RUN, HYATTSVILLE, MD 20782

5615 LITTLE BRANCH RUN, HYATTSVILLE,

2	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	41-E4	200 SHEET:	206NE02, 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:

ETOD - BOARD LEVEL

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, LLC

AGENT

PROPERTY OWNER
WHPC BLOCK 4, LLC

NRI-2025-0127
ACCEPTED: 11/3/2025
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED IN SPECIFIED RANGE

BERRY RESIDENCE; BUILD A NEW SINGLE FAMILY DWELLING WITH ASSOCIATED DRIVEWAY.; SOUTH SIDE OF BRYAN POINT ROAD

14811 BONDS RETREAT ROAD, ACCOKEEK, MD 20607

	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	150-D2, 150-E1, 150-D1, 150-E2	200 SHEET:	219SW03
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	83	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	3
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

NATURAL RESOURCE INVENTORY PLAN

APA: N/A

ZONING:

AG	7.31 Acres
Total:	**7.31** Acres

APPLICANT
JAS ENGINEERING & DESIGN, LLC

AGENT

PROPERTY OWNER
EMILY FRANCISCO

NRI-EL-2025-0027
ACCEPTED: 11/3/2025
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED IN SPECIFIED RANGE

PEPCO FORESTVILLE SERVICE CENTER IMPROVEMENT; REPAIRING AND RESTORING THE PARKING AND INTERNAL DRIVEWAYS OF PEPCO'S FORESTVILLE SERVICE CENTER SITE.; MD 4 AND OLD MARLBORO PIKE

8300 OLD MARLBORO PIKE, UPPER MARLBORO, MD 20772

	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-B3	200 SHEET:	206SE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	2
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

APA: N/A

ZONING:

IE	29.15 Acres
Total:	**29.15** Acres

APPLICANT
CALLAWAY PATE

AGENT

PROPERTY OWNER
POTOMAC ELECTRIC POWER COMPANY

TCP2-2025-0083
ACCEPTED: 11/3/2025
ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED IN SPECIFIED RANGE

WEST HYATTSVILLE PHASE 2; WEST HYATTSVILLE - A MULTIFAMILY BUILDING ON PARCEL 2 AND MODIFY THE COURTYARD; WEST OF AGER ROD AND LANCER DR. INTERSECTION. NORTH OF THE HYATTSVILLE METRO STATION.

5615 LITTLE BRANCH RUN, HYATTSVILLE,

	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	41-E4	200 SHEET:	206NE02, 207NE02
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 - COMPANION

APA: N/A

ZONING:

LTO-C	4.98 Acres
Total:	**4.98** Acres

APPLICANT
SOLTESZ LLC

AGENT

PROPERTY OWNER
WHPC BLOCK 3, LLC & WHPC BLOCK 4, LLC,

WCO-NE-2025-0057
ACCEPTED:
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED IN SPECIFIED RANGE

AMENDMENT TO 32942-2019-0; INFILL THE OPEN AREA AND PERMANENTLY CLOSE THE ADDITIONAL ENTRANCE; BETWEEN RHODE ISLAND AVENUE AND PERRY STREET

1 MUNICIPAL PLACE, MOUNT RAINIER, MD 20712

	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	49-F4	200 SHEET:	205NE03
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:

NUMBERED EXEMPTION (WCO-NE)

APA: N/A

ZONING:

LMUTC	0.07 Acres
Total:	**0.07** Acres

APPLICANT
CITY OF MOUNT RAINIER

AGENT

PROPERTY OWNER
CITY OF MOUNT RAINIER