

Cases Accepted or Approved Between:  
11/17/2025 and 11/23/2025

|                                                                                                  |                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DET-2024-015                                                                                     | ACCEPTED IN SPECIFIED RANGE                                                                                                                                                                                                                                                |
| <b>ACCEPTED DATE :</b> 9/15/2025<br><b>STATUS :</b> Accepted<br><b>APPROVED DATE:</b> 11/20/2025 | SMITH LAKE ESTATES; DEVELOPMENT OF 143 LOTS AND 17 PARCELS FOR SINGLE-FAMILY DETACHED AND SINGLE-FAMILY ATTACHED (TOWNHOMES) RESIDENTIAL DWELLING UNITS IN THE R-PD ZONE; WEST OF FRANK TIPPETT ROAD, APPROXIMATELY 800 FEET SOUTHWEST OF ITS INTERSECTION WITH COMMO ROAD |
| <b>ZONING ORDINANCE:</b> CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS                      | 10609 FRANK TIPPETT ROAD, CHELTENHAM, 20623                                                                                                                                                                                                                                |

|     |            |    |                          |                    |                                |                        |                         |
|-----|------------|----|--------------------------|--------------------|--------------------------------|------------------------|-------------------------|
| 143 | LOTS       | 75 | UNITS DETACHED           | TAX MAP & GRID:    | 126-F2, 126-F3, 126-E2, 126-E3 | 200 SHEET:             | 214SE09, 214SE08        |
| 0   | OUTLOTS    | 68 | UNITS ATTACHED           | PLANNING AREA:     | 82A                            | COUNCILMANIC DISTRICT: | 9                       |
| 17  | 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:

BOARD LEVEL

APA: N/A

ZONING:

|                                        |             |
|----------------------------------------|-------------|
| R-PD (RESIDENTIAL PLANNED DEVELOPMENT) | 62.52 Acres |
| Total:                                 | 62.52 Acres |

| Zoning Acreage Breakdown               |              |                |
|----------------------------------------|--------------|----------------|
| Current Zoning                         | Prior Zoning | Zoning Acreage |
| R-PD (RESIDENTIAL PLANNED DEVELOPMENT) |              | 62.52          |

APPLICANT  
D.R.HORTON, INC.

AGENT

PROPERTY OWNER  
D.R.HORTON, INC.

**Cases Accepted or Approved Between:  
 11/17/2025 and 11/23/2025**

|                                                                                                  |                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DET-2024-020</b>                                                                              | ACCEPTED IN SPECIFIED RANGE                                                                                                                                                                                 |
| <b>ACCEPTED DATE :</b> 8/28/2025<br><b>STATUS :</b> Approved<br><b>APPROVED DATE:</b> 11/20/2025 | PENN PLACE II; CONSTRUCT 54 AFFORDABLE MULTIFAMILY DWELLING UNITS IN 7 BUILDINGS, PLUS A SEPARATE COMMUNITY BUILDING; ON THE SOUTHEAST SIDE OF PENN CROSSING DRIVE, AT ITS INTERSECTION WITH MARLBORO PIKE. |
| <b>ZONING ORDINANCE:</b> CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS                      | 0 MARLBORO PIKE, DISTRICT HEIGHTS,                                                                                                                                                                          |

|   |            |    |                          |                    |              |                        |                         |
|---|------------|----|--------------------------|--------------------|--------------|------------------------|-------------------------|
| 1 | LOTS       | 0  | UNITS DETACHED           | TAX MAP & GRID:    | 81-B2, 81-A2 | 200 SHEET:             | 204SE05, 203SE05        |
| 0 | OUTLOTS    | 0  | UNITS ATTACHED           | PLANNING AREA:     | 75A          | COUNCILMANIC DISTRICT: | 7                       |
| 0 | PARCELS    | 54 | 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:**  
 BOARD LEVEL

APA: N/A

|                                     |                   |
|-------------------------------------|-------------------|
| <b><u>ZONING:</u></b>               |                   |
| RMF-20 (RESIDENTIAL, MULTIFAMILY-20 | 4.91 Acres        |
| Total:                              | <b>4.91</b> Acres |

| Zoning Acreage Breakdown            |                                               |                |
|-------------------------------------|-----------------------------------------------|----------------|
| Current Zoning                      | Prior Zoning                                  | Zoning Acreage |
|                                     | R-18 (MULTIFAMILY MEDIUM-DENSITY RESIDENTIAL) | 4.91           |
| RMF-20 (RESIDENTIAL, MULTIFAMILY-20 |                                               | 4.91           |

|                                             |              |                                                  |
|---------------------------------------------|--------------|--------------------------------------------------|
| <b>APPLICANT</b><br>PENN PLACE II OWNER LLC | <b>AGENT</b> | <b>PROPERTY OWNER</b><br>PENN PLACE II OWNER LLC |
|---------------------------------------------|--------------|--------------------------------------------------|

Cases Accepted or Approved Between:  
11/17/2025 and 11/23/2025

**DET-2025-006**

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 9/11/2025  
STATUS : Accepted  
APPROVED DATE: 11/20/2025

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

JUNICA BRANDYWINE; DEVELOPMENT OF 142 TWO-FAMILY ATTACHED DWELLING UNITS AND 2,000-SQUARE-FOOT , CLUBHOUSE FOR RESIDENTS. CLUBHOUSE FOR RESIDENTS; 800 FEET WEST OF THE INTERSECTION OF BRANDYWINE ROAD AND BRANCH AVENUE (MD 5).

13500 BRANDYWINE ROAD, BRANDYWINE,

|   |            |       |                          |                    |                |                        |                         |
|---|------------|-------|--------------------------|--------------------|----------------|------------------------|-------------------------|
| 4 | LOTS       | 0     | UNITS DETACHED           | TAX MAP & GRID:    | 144-F2, 144-E2 | 200 SHEET:             | 217SE07                 |
| 0 | OUTLOTS    | 142   | 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 |
|   |            | 2,000 | GROSS FLOOR AREA (SQ FT) |                    |                |                        |                         |

**AUTHORITY:**

LEGACY - DETAILED SITE PLAN

APA: N/A

| <b>ZONING:</b>                       |                   |
|--------------------------------------|-------------------|
| CGO (COMMERCIAL, GENERAL AND OFFICE) | 6.28 Acres        |
| Total:                               | <b>6.28</b> Acres |

| Zoning Acreage Breakdown             |                         |                |
|--------------------------------------|-------------------------|----------------|
| Current Zoning                       | Prior Zoning            | Zoning Acreage |
| CGO (COMMERCIAL, GENERAL AND OFFICE) |                         | 6.28           |
|                                      | C-O (COMMERCIAL OFFICE) | 6.28           |

**APPLICANT**  
JUNICA BRANDYWINE VILLAGE, LLC

**AGENT**

**PROPERTY OWNER**  
JUNICA BRANDYWINE VILLAGE, LLC

**Cases Accepted or Approved Between:  
 11/17/2025 and 11/23/2025**

**DSP-2025-0017**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/17/2025**  
**STATUS : Pending**

HYDE LANDING; DETAILED SITE PLAN FOR INFRASTRUCTURE ONLY; SOUTHWEST QUADRANT OF  
 INTERSECTION OF PISCATAWAY ROAD AND STEED ROAD

10051 PISCATAWAY ROAD, CLINTON, MD 20735

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

|    |            |   |                          |                    |                                |                        |                         |
|----|------------|---|--------------------------|--------------------|--------------------------------|------------------------|-------------------------|
| 0  | LOTS       | 0 | UNITS DETACHED           | TAX MAP & GRID:    | 124-E1, 124-D1, 115-D4, 115-E4 | 200 SHEET:             | 213SE04, 212SE04        |
| 0  | OUTLOTS    | 0 | UNITS ATTACHED           | PLANNING AREA:     | 81B                            | COUNCILMANIC DISTRICT: | 9                       |
| 5  | PARCELS    | 0 | UNITS MULTIFAMILY        | ELECTION DISTRICT: | 9                              | TIER:                  | 2                       |
| 15 | OUTPARCELS | 0 | TOTAL UNITS              | POLICE DIVISION:   | V, VII                         | GROWTH POLICY AREA:    | ESTABLISHED COMMUNITIES |
|    |            | 0 | GROSS FLOOR AREA (SQ FT) |                    |                                |                        |                         |

**AUTHORITY:**

INFRASTRUCTURE ONLY

APA: N/A

**ZONING:**

|               |                     |
|---------------|---------------------|
| R-PD          | 425.46 Acres        |
| <b>Total:</b> | <b>425.46 Acres</b> |

**APPLICANT**  
 RODGERS CONSULTING

**AGENT**

**PROPERTY OWNER**  
 HYDE FIELD ACQUISITION LLC

**Cases Accepted or Approved Between:  
 11/17/2025 and 11/23/2025**

|                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DSP-24012</b>                                                                                                                                                                     | ACCEPTED IN SPECIFIED RANGE                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>ACCEPTED DATE : 3/31/2025</b><br><b>STATUS : Approved</b><br><b>APPROVED DATE: 11/20/2025</b><br><br><b>ZONING ORDINANCE:</b> PRIOR ZONING<br>ORDINANCE & SUBDIVISION REGULATIONS | NATIONAL VIEW - PHASE 1; A MIX-USED DEVELOPMENT OF 1,010 MULTIFAMILY DWELLINGS, 485 ELDERLY HOUSING UNITS, 33,698 SQUARE FEET OF COMMERCIAL/RETAIL SPACE, 1,350 SQUARE FEET OF OFFICE SPACE, AND A DAYCARE CENTER FOR 150 STUDENTS; ON THE NORTH SIDE OF I-95/495 (CAPITAL BELTWAY), APPROXIMATELY 1,100 FEET WEST OF ITS INTERCHANGE WITH MD 210 (INDIAN HEAD HIGHWAY), AND ADJACENT TO BALD EAGLE ROAD<br><br>6411 OXON HILL, FOREST HEIGHTS, |

|    |            |       |                          |                    |       |                        |                         |
|----|------------|-------|--------------------------|--------------------|-------|------------------------|-------------------------|
| 0  | LOTS       | 0     | UNITS DETACHED           | TAX MAP & GRID:    | 95-F3 | 200 SHEET:             | 208SE01                 |
| 0  | OUTLOTS    | 0     | UNITS ATTACHED           | PLANNING AREA:     | 76A   | COUNCILMANIC DISTRICT: | 8                       |
| 18 | PARCELS    | 1,495 | 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:**  
 LEGACY - DETAILED SITE PLAN

APA: N/A

**ZONING:**

|                                                  |                    |
|--------------------------------------------------|--------------------|
| RMF-48 (RESIDENTIAL, MULTIFAMILY-48)             | 20.09 Acres        |
| IDO (CHES BAY CRITICAL AREA INTENSE DEV OVERLAY) | 1.73 Acres         |
| <b>Total:</b>                                    | <b>21.82 Acres</b> |

| Zoning Acreage Breakdown                         |                                           |                |
|--------------------------------------------------|-------------------------------------------|----------------|
| Current Zoning                                   | Prior Zoning                              | Zoning Acreage |
| RMF-48 (RESIDENTIAL, MULTIFAMILY-48)             |                                           | 20.09          |
|                                                  | M-X-T (MIXED USE TRANSPORTATION ORIENTED) | 20.09          |
| IDO (CHES BAY CRITICAL AREA INTENSE DEV OVERLAY) |                                           | 1.73           |

**APPLICANT**  
TRACI R SCUDDER, ESQ. (REES BROOME,  
PC)

**AGENT**

**PROPERTY OWNER**  
HARBOR VIEW DEVELOPMENT LLC

**Cases Accepted or Approved Between:  
 11/17/2025 and 11/23/2025**

**MR-2025-0016**

ACCEPTED IN SPECIFIED RANGE

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

FREDERICK DOUGLASS HIGH SCHOOL STADIUM RENOVATION; ; N/A  
 8000 CROOM ROAD, UPPER MARLBORO, MD 20772

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

|   |            |   |                          |                    |                        |                        |                                                       |
|---|------------|---|--------------------------|--------------------|------------------------|------------------------|-------------------------------------------------------|
| 0 | LOTS       | 0 | UNITS DETACHED           | TAX MAP & GRID:    | 110-B4, 110-A3, 110-A4 | 200 SHEET:             | 210SE11                                               |
| 0 | OUTLOTS    | 0 | UNITS ATTACHED           | PLANNING AREA:     | 82A                    | COUNCILMANIC DISTRICT: | 9                                                     |
| 0 | PARCELS    | 0 | UNITS MULTIFAMILY        | ELECTION DISTRICT: | 15                     | 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:**

FULL CASE

APA: N/A

**ZONING:**

AR 25.00 Acres  
 Total: **25.00** Acres

**APPLICANT**  
 PRINCE GEORGES COUNTY PUBLIC  
 SCHOOL - PGCPs

**AGENT**

**PROPERTY OWNER**  
 PRINCE GEORGES COUNTY BOARD OF  
 EDUCATION - PG

**Cases Accepted or Approved Between:  
 11/17/2025 and 11/23/2025**

**MWM-2025-0002**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pre-Acceptance**

737 61ST AVENUE; PARKING REDUCTION PER SECTION 27-6308; REQUEST FOR AN ALTERNATIVE PARKING PLAN (SECTION 27-6307(D)) AND MINOR ADMINISTRATIVE WAIVER OR MODIFICATION TO THE DISTANCE REQUIREMENT IN TABLE 27-6307(C)(2); CORNER OF ADDISON ROAD AND 61ST AVENUE

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

737 61ST AVENUE, CAPITOL HEIGHTS, MD 20743

|   |            |       |                          |                    |       |                        |                         |
|---|------------|-------|--------------------------|--------------------|-------|------------------------|-------------------------|
| 4 | LOTS       | 0     | UNITS DETACHED           | TAX MAP & GRID:    | 66-A2 | 200 SHEET:             | 201NE05                 |
| 0 | OUTLOTS    | 0     | UNITS ATTACHED           | PLANNING AREA:     | 72    | COUNCILMANIC DISTRICT: | 5                       |
| 0 | PARCELS    | 0     | UNITS MULTIFAMILY        | ELECTION DISTRICT: | 18    | TIER:                  | 1                       |
| 0 | OUTPARCELS | 0     | TOTAL UNITS              | POLICE DIVISION:   | III   | GROWTH POLICY AREA:    | ESTABLISHED COMMUNITIES |
|   |            | 5,350 | GROSS FLOOR AREA (SQ FT) |                    |       |                        |                         |

**AUTHORITY:**

STAND ALONE OR COMPANION CASE

APA: N/A

**ZONING:**

RSF-65                      0.24 Acres  
 Total:                      **0.24 Acres**

**APPLICANT**  
 REDLEF GROUP ARCHITECTS LLC

**AGENT**

**PROPERTY OWNER**  
 UNITED COMMUNITIES AGAINST POVERTY  
 INC

**Cases Accepted or Approved Between:  
 11/17/2025 and 11/23/2025**

|                                         |                                                                                         |
|-----------------------------------------|-----------------------------------------------------------------------------------------|
| <b>NRI-2025-0111</b>                    | ACCEPTED IN SPECIFIED RANGE                                                             |
| <b>ACCEPTED DATE : 11/18/2025</b>       | WESTERN GATEWAY; THE APPLICANT IS PROPOSING TO DEVELOP TOWNHOMES ON PORTIONS OF THE     |
| <b>STATUS : Pending</b>                 | PROPERTY. A FULL NRI APPROVAL IS REQUIRED AS PART OF THE DEVELOPMENT PLANNING PROCESS.; |
|                                         | CAMPUS DRIVE, COLLEGE PARK, MD 20740                                                    |
| <b>ZONING ORDINANCE:</b> CURRENT ZONING | 3515 CAMPUS DRIVE, COLLEGE PARK, MD 20740                                               |
| ORDINANCE & SUBDIVISION REGULATIONS     |                                                                                         |

|   |            |   |                          |                    |       |                        |             |
|---|------------|---|--------------------------|--------------------|-------|------------------------|-------------|
| 0 | LOTS       | 0 | UNITS DETACHED           | TAX MAP & GRID:    | 33-A3 | 200 SHEET:             | 209NE03     |
| 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 |
|   |            | 0 | GROSS FLOOR AREA (SQ FT) |                    |       |                        | COMMUNITIES |

**AUTHORITY:**  
 NATURAL RESOURCE INVENTORY PLAN

APA: N/A

**ZONING:**  
 LTO-C 19.12 Acres  
 Total: **19.12 Acres**

**APPLICANT**  
 KIMBERLEY MCNEW

**AGENT**

**PROPERTY OWNER**  
 UNIVERSITY BAPTIST CHURCH

Cases Accepted or Approved Between:  
11/17/2025 and 11/23/2025

|                                                                             |                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>NRI-2025-0135</b>                                                        | ACCEPTED IN SPECIFIED RANGE                                                                                                                                                                                                                                                                                      |
| <b>ACCEPTED DATE :</b><br><b>STATUS : Pending</b>                           | CROOM ROAD SOLAR; CROOM ROAD SOLAR - NATURAL RESOURCE INVENTORY AND FOREST STAND DELINEATION UPDATE DUE TO ADDITION OF PARCEL 15 (TAX ACCT 1724632) TO SITE; 7704 CROOM ROAD, UPPER MARLBORO - IMMEDIATELY NORTH AND WEST OF PGFD FIRE STATION CROOM 845, LOCATED NORTH OF CROOM ROAD AND SOUTH OF CRAIN HIGHWAY |
| <b>ZONING ORDINANCE:</b> CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS | 7704 CROOM ROAD, UPPER MARLBORO, MD 20772                                                                                                                                                                                                                                                                        |

|   |            |   |                          |                    |                        |                        |                                                       |
|---|------------|---|--------------------------|--------------------|------------------------|------------------------|-------------------------------------------------------|
| 0 | LOTS       | 0 | UNITS DETACHED           | TAX MAP & GRID:    | 110-A3, 109-F4, 109-F3 | 200 SHEET:             | 210SE11                                               |
| 0 | OUTLOTS    | 0 | UNITS ATTACHED           | PLANNING AREA:     | 82A                    | COUNCILMANIC DISTRICT: | 9                                                     |
| 0 | PARCELS    | 0 | UNITS MULTIFAMILY        | ELECTION DISTRICT: | 15                     | 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

APA: N/A

**ZONING:**

AR

42.30 Acres

Total: 42.30 Acres

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

**AGENT**

**PROPERTY OWNER**  
MARYLAN LAND HOLDING LLC

**Cases Accepted or Approved Between:  
 11/17/2025 and 11/23/2025**

**PRE-APP-2025-0103**

ACCEPTED IN SPECIFIED RANGE

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

8410 SLEEPY HOLLOW RD; I PLAN TO SUBDIVIDE THE EXISTING LOT INTO 2 LOTS AND KEEP THE EXISTING HOME AND EXPANDED. ON THE EMPTY LOT, I PLAN TO BUILD ANOTHER HOME.; ITS ABOUT 0.3 TO 0.5 MILES FROM ALLENTOWN RD.

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

8410 SLEEPY HOLLOW ROAD, FORT WASHINGTON, MD 20744

|   |            |   |                          |                    |                |                        |                         |
|---|------------|---|--------------------------|--------------------|----------------|------------------------|-------------------------|
| 0 | LOTS       | 0 | UNITS DETACHED           | TAX MAP & GRID:    | 115-B1, 115-C1 | 200 SHEET:             | 211SE03, 211SE04        |
| 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:**

PRE-APPLICATION

APA: N/A

**ZONING:**

RR 2.00 Acres  
 Total: **2.00 Acres**

**APPLICANT**  
 MARIO VILLAFAN

**AGENT**

**PROPERTY OWNER**  
 MASON & HILL REAL ESTATE REAL ESTATE LLC

**Cases Accepted or Approved Between:  
 11/17/2025 and 11/23/2025**

**PRE-APP-2025-0104**

ACCEPTED IN SPECIFIED RANGE

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

LOT 7 AND PART OF LOT 8 EAST PISCATAWAY PROJECT; WE HAVE A PROPOSED PERCOLATION EXPLORATORY AREA PLAN AND LOT SUBDIVISION DEVELOPED BY SITE DESIGN INC. USING LOTS 7-8. WE WOULD LIKE YOUR REVIEW OF THESE PLANS BEFORE SUBMITTING FOR COUNTY APPROVAL.; 3301 FLORAL PARK RD BRANDYWINE MD 20613

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

3301 FLORAL PARK ROAD, BRANDYWINE, MD 20613

|   |            |   |                          |                    |                |                        |                              |
|---|------------|---|--------------------------|--------------------|----------------|------------------------|------------------------------|
| 0 | LOTS       | 0 | UNITS DETACHED           | TAX MAP & GRID:    | 143-A2, 143-B2 | 200 SHEET:             | 217SE03, 218SE03             |
| 0 | OUTLOTS    | 0 | UNITS ATTACHED           | PLANNING AREA:     | 84             | 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:**

PRE-APPLICATION

APA: N/A

**ZONING:**

AR 23.01 Acres  
 Total: **23.01 Acres**

**APPLICANT**  
 BMC INVESTMENTS LLC

**AGENT**

**PROPERTY OWNER**  
 BMC INVESTMENTS LLC

**Cases Accepted or Approved Between:  
 11/17/2025 and 11/23/2025**

**SE-4851**  
  
**ACCEPTED DATE : 3/31/2025**  
**STATUS : Pending**  
**APPROVED DATE: 11/20/2025 transmit to ZHE**  
  
**ZONING ORDINANCE:** PRIOR ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED IN SPECIFIED RANGE  
  
 MIKE WILLIAM CONGREGATE LIVING; EXISTING ASSISTED/CONGREGATE LIVING; IN THE NORTHEAST CORNER  
 OF JOYCE DRIVE AND BRINKLEY ROAD, 0.5 MILE FROM ALLENTOWN ROAD  
  
 6313 JOYCE DRIVE, TEMPLE HILLS,

|   |            |   |                          |                    |       |                        |                         |
|---|------------|---|--------------------------|--------------------|-------|------------------------|-------------------------|
| 0 | LOTS       | 0 | UNITS DETACHED           | TAX MAP & GRID:    | 97-F4 | 200 SHEET:             | 208SE05                 |
| 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 |            | 0 | GROSS FLOOR AREA (SQ FT) |                    |       |                        |                         |

**AUTHORITY:**  
 SPECIAL EXCEPTION - MAJOR CHANGE

APA: N/A

**ZONING:**  
 RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95) 0.30 Acres  
 Total: **0.30 Acres**

| Zoning Acreage Breakdown               |                                        |                |
|----------------------------------------|----------------------------------------|----------------|
| Current Zoning                         | Prior Zoning                           | Zoning Acreage |
| RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95) |                                        | 0.3            |
|                                        | R-80 (ONE FAMILY DETACHED RESIDENTIAL) | 0              |

**APPLICANT**  
 DC DESIGN GROUP

**AGENT**

**PROPERTY OWNER**  
 MICHAEL HERMAN

**Cases Accepted or Approved Between:  
 11/17/2025 and 11/23/2025**

**TCP2-2025-0086**

ACCEPTED IN SPECIFIED RANGE

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

WATERS 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:** PRIOR ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

6711 FARMER DRIVE, FORT WASHINGTON, 20744

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

**AUTHORITY:**

TCP2 - COMPANION

APA: N/A

**ZONING:**

RR 3.83 Acres  
 Total: **3.83 Acres**

**APPLICANT**  
 SHIPLEY & HORNE, P.A.

**AGENT**

**PROPERTY OWNER**  
 LORENZO JR. E WATERS

Cases Accepted or Approved Between:  
11/17/2025 and 11/23/2025

TCP2-2025-0087

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :  
STATUS : Pending

DIXIE DALE AT ARDMORE; SWM FACILITIES CONSTRUCTION; 0 FT FROM THE INTERSECTION OF ARDMORE ROAD AND BRIGHTSEAT ROAD

3724 BRIGHTSEAT ROAD, HYATTSVILLE, MD 20785

ZONING ORDINANCE: CURRENT ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

LOTS0 OUTLOTS0 PARCELS0 OUTPARCELS

0 UNITS DETACHED0 UNITS ATTACHED0 UNITS MULTIFAMILY0 TOTAL UNITS0 GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID: 52-C3PLANNING AREA: 72ELECTION DISTRICT: 20POLICE DIVISION: III

200 SHEET: 205NE08COUNCILMANIC DISTRICT: 5TIER: 1GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

AUTHORITY:

TCP2 - STAND ALONE

ZONING:

CS4.96 Acres

Total: 4.96 Acres

APPLICANT

AGENT

PROPERTY OWNER

CAPITOL DEVELOPMENT DESIGN INC

Cases Accepted or Approved Between:  
11/17/2025 and 11/23/2025

|                                                                                                  |            |                                                                                                                                             |                    |                                                                 |                                             |
|--------------------------------------------------------------------------------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------------------------------------------------|---------------------------------------------|
| TCP2-2025-0088                                                                                   |            | ACCEPTED IN SPECIFIED RANGE                                                                                                                 |                    |                                                                 |                                             |
| ACCEPTED DATE :<br>STATUS : Pending                                                              |            | MOORE'S ROAD PROPERTY; TO BUILD ONE SINGLE-FAMILY DETACHED DWELLING UNIT.; 763 FT WEST OF THE INTERSECTION OF MOORES ROAD AND BRANCH AVENUE |                    |                                                                 |                                             |
| ZONING ORDINANCE: CURRENT ZONING<br>ORDINANCE & SUBDIVISION REGULATIONS                          |            | 7302 MOORES ROAD, BRANDYWINE, MD 20613                                                                                                      |                    |                                                                 |                                             |
|                                                                                                  | LOTS       | 0 UNITS DETACHED                                                                                                                            | TAX MAP & GRID:    | 134-F4, 134-E4                                                  | 200 SHEET: 216SE07, 217SE07                 |
| 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)                                                                                                                  |                    |                                                                 |                                             |
| <div> <div>AUTHORITY:</div> <div>TCP2 - STAND ALONE</div> </div>                                 |            | APA: N/A                                                                                                                                    |                    |                                                                 |                                             |
| <div> <div>ZONING:</div> <div> <div>RR3.00 Acres</div> <div>Total:3.00 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>CLAY GOLDSTON</div> </div> |                                             |

Cases Accepted or Approved Between:  
11/17/2025 and 11/23/2025

TCP2-2025-0089

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :  
 STATUS : Pending

ENCLAVE AT BRANDYWINE, PHASE 2; DEVELOPMENT OF 36 SINGLE-FAMILY ATTACHED DWELLING UNITS AND ASSOCIATED INFRASTRUCTURE.; WEST SIDE OF ROBERT CRAIN HIGHWAY, SOUTH OF CHADDSFORD DRIVE  
  
 15841 GENERAL LAFAYETTE BOULEVARD, BRANDYWINE, 20613

ZONING ORDINANCE: CURRENT ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS

|   |            |   |                          |                    |                |                        |                         |
|---|------------|---|--------------------------|--------------------|----------------|------------------------|-------------------------|
| 0 | LOTS       | 0 | UNITS DETACHED           | TAX MAP & GRID:    | 154-F4, 154-E4 | 200 SHEET:             | 220SE07                 |
| 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:   | VII            | GROWTH POLICY AREA:    | ESTABLISHED COMMUNITIES |
|   |            | 0 | GROSS FLOOR AREA (SQ FT) |                    |                |                        |                         |

AUTHORITY:

TCP2 - COMPANION

APA: N/A

ZONING:

RSF-A19.11 Acres  
 Total:19.11 Acres

APPLICANT  
 SOLTESZ

AGENT

PROPERTY OWNER  
 SH BRANDYWINE LLC

**Cases Accepted or Approved Between:  
 11/17/2025 and 11/23/2025**

**TCP2-2025-0090**

ACCEPTED IN SPECIFIED RANGE

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

CAROZZA PROPERTY; MIXED USE DEVELOPMENT FOR RESIDENTIAL AND RETAIL; SOUTHWEST QUADRANT OF THE INTERCHANGE OF MD 4 (PENNSYLVANIA AVE) AND MD 223 (WOODYARD RD) AT MARLBORO PIKE INTERSECTION

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

10200 MARLBORO PIKE, UPPER MARLBORO, MD 20772

|   |            |   |                          |                    |                      |                        |                         |
|---|------------|---|--------------------------|--------------------|----------------------|------------------------|-------------------------|
| 0 | LOTS       | 0 | UNITS DETACHED           | TAX MAP & GRID:    | 100-A2, 99-F2, 99-F1 | 200 SHEET:             | 207SE09                 |
| 0 | OUTLOTS    | 0 | UNITS ATTACHED           | PLANNING AREA:     | 77                   | 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 - COMPANION

APA: N/A

**ZONING:**

CGO 59.93 Acres  
 Total: **59.93 Acres**

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

**AGENT**

**PROPERTY OWNER**  
 CAROZZA ANNA L TRUST ET AL

**Cases Accepted or Approved Between:  
 11/17/2025 and 11/23/2025**

**WCO-APP-2025-0040**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/19/2025**  
**STATUS : Accepted**

5701 & 5707 ROBERT CRAIN HWY - TEMPORARY TRAILERS; INSTALL TEMPORARY SALES TRAILERS DURING RENOVATION OF EXISTING BUILDING; US 301 AND PENNSYLVANIA AVENUE

5701 ROBERT CRAIN HIGHWAY SOUTHWEST, UPPER MARLBORO, MD 20772

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

|   |            |   |                          |                    |        |                        |                         |
|---|------------|---|--------------------------|--------------------|--------|------------------------|-------------------------|
|   | LOTS       | 0 | UNITS DETACHED           | TAX MAP & GRID:    | 102-A2 | 200 SHEET:             | 208SE13                 |
| 0 | OUTLOTS    | 0 | UNITS ATTACHED           | PLANNING AREA:     | 82A    | COUNCILMANIC DISTRICT: | 9                       |
| 0 | PARCELS    | 0 | UNITS MULTIFAMILY        | ELECTION DISTRICT: | 3      | TIER:                  | 2                       |
| 0 | OUTPARCELS | 0 | TOTAL UNITS              | POLICE DIVISION:   | V      | GROWTH POLICY AREA:    | ESTABLISHED COMMUNITIES |
|   |            | 0 | GROSS FLOOR AREA (SQ FT) |                    |        |                        |                         |

**AUTHORITY:**

WOODLAND CONSERVATION ORDINANCE  
 APPLICATION

APA: N/A

**ZONING:**

CGO 4.44 Acres  
 Total: **4.44** Acres

**APPLICANT**  
 KODY HOLDINGS OF UPPER MARLBORO  
 LLCC

**AGENT**

**PROPERTY OWNER**  
 KODY HOLDINGS OF UPPER MARLBORO  
 LLCC

**Cases Accepted or Approved Between:  
 11/17/2025 and 11/23/2025**

**WCO-APP-2025-0046**

ACCEPTED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/18/2025**  
**STATUS : Accepted**

KLUB KID DAYCARE CENTER; DEVELOPMENT OF KLUB KID DAY CARE FACILITY WITH ASSOCIATED SURFACE PARKING, SWM FACILITIES & REQUIRED UTILITIES.; APPROXIMATELY 320 FEET SOUTHEAST OF THE INTERSECTION OF OLD BRANCH AVENUE AND MARLIN LANE

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

6007 OLD BRANCH AVENUE, TEMPLE HILLS, MD 20748

|   |            |   |                          |                    |              |                        |                         |
|---|------------|---|--------------------------|--------------------|--------------|------------------------|-------------------------|
| 0 | LOTS       | 0 | UNITS DETACHED           | TAX MAP & GRID:    | 98-A3, 98-A4 | 200 SHEET:             | 208SE05                 |
| 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

APA: N/A

**ZONING:**

RSF-95                      0.87 Acres  
 Total:                      **0.87 Acres**

**APPLICANT**  
 QUIANA GILLISON, ET AL

**AGENT**

**PROPERTY OWNER**  
 QUIANA GILLISON, ET AL

Cases Accepted or Approved Between:  
11/17/2025 and 11/23/2025

WCO-APP-2025-0047

ACCEPTED DATE : 11/21/2025

STATUS : Accepted

ACCEPTED IN SPECIFIED RANGE

SILVER HILL INDUSTRIAL CENTER, PARCEL T; EXTERNAL IMPROVEMENTS TO AN EXISTING WAREHOUSE BUILDING.; SE OF THE INTERSECTION OF BEECH PLACE AND BEECH ROAD

4990 BEECH PLACE, TEMPLE HILLS, MD 20748

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:

97-D1

PLANNING AREA:

76A

ELECTION DISTRICT:

6

POLICE DIVISION:

IV

200 SHEET:

207SE04

COUNCILMANIC DISTRICT:

7

TIER:

1

GROWTH POLICY AREA:

ESTABLISHED COMMUNITIES

AUTHORITY:

WOODLAND CONSERVATION ORDINANCE APPLICATION

ZONING:

IE15.18 Acres

Total:15.18 Acres

APA: N/A

APPLICANT

ATLANTIC ARCHITECTURE, LLC

AGENT

PROPERTY OWNER

BEECH PLACE INDUSTRIAL PROPERTIES, LLC

Cases Accepted or Approved Between:  
11/17/2025 and 11/23/2025

|                                         |                                                                                               |
|-----------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>WCO-NE-2025-0056</b>                 | ACCEPTED IN SPECIFIED RANGE                                                                   |
| <b>ACCEPTED DATE : 11/18/2025</b>       | BADEN FOREST HARVEST; FOREST HARVEST (TIMBER HARVEST - LOGGING); APPROXIMATELY 0.73 MILE WEST |
| <b>STATUS : Approved</b>                | OF INTERSECTION OF CROOM AND BADEN WESTWOOD ROADS                                             |
| <b>ZONING ORDINANCE:</b> CURRENT ZONING | 16000 BADEN WESTWOOD ROAD, BRANDYWINE, MD 20613                                               |
| ORDINANCE & SUBDIVISION REGULATIONS     |                                                                                               |

|   |            |   |                          |                    |                |                        |                              |
|---|------------|---|--------------------------|--------------------|----------------|------------------------|------------------------------|
| 0 | LOTS       | 0 | UNITS DETACHED           | TAX MAP & GRID:    | 168-D3, 168-C3 | 200 SHEET:             | 222SE14                      |
| 0 | OUTLOTS    | 0 | UNITS ATTACHED           | PLANNING AREA:     | 87A            | 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:**

NUMBERED EXEMPTION (WCO-NE)

APA: N/A

**ZONING:**

|        |                    |
|--------|--------------------|
| AG     | 46.06 Acres        |
| Total: | <b>46.06</b> Acres |

**APPLICANT**  
BADEN HILL

**AGENT**

**PROPERTY OWNER**  
BADEN HILL

Cases Accepted or Approved Between:  
11/17/2025 and 11/23/2025

WCO-NE-2025-0058

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 11/20/2025  
STATUS : Approved

SWAN CREEK DRAINAGE IMPROVEMENTS, PHASE 2; NEW PIPES WILL BE INSTALLED TO ALLEVIATE FLOODING IN AREAS OF CONCERNS.; N/A

100 SWAN CREEK ROAD, FORT WASHINGTON, MD 20744

ZONING ORDINANCE: CURRENT ZONING  
ORDINANCE & SUBDIVISION REGULATIONS

|   |            |   |                          |                    |        |                        |                         |
|---|------------|---|--------------------------|--------------------|--------|------------------------|-------------------------|
|   | LOTS       | 0 | UNITS DETACHED           | TAX MAP & GRID:    | 131-F2 | 200 SHEET:             | 216SE01                 |
| 0 | OUTLOTS    | 0 | UNITS ATTACHED           | PLANNING AREA:     | 80     | COUNCILMANIC DISTRICT: | 8                       |
| 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:

NUMBERED EXEMPTION (WCO-NE)

APA: N/A

ZONING:

RR

2.10 Acres

Total:

2.10 Acres

APPLICANT

WILSON T. BALLARD COMPANY

AGENT

PROPERTY OWNER

PRINCE GEORGE'S COUNTY - DPW&T

Cases Accepted or Approved Between:  
11/17/2025 and 11/23/2025

WCO-SE-2025-0077

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 11/19/2025  
STATUS : Approved

5701 & 5707 ROBERT CRAIN HIGHWAY - TEMPORARY TRAIL; INSTALL TEMPORARY SALES TRAILERS DURING RENOVATION OF EXISTING BUILDING; US 301 AND PENNSYLVANIA AVENUE

5701 ROBERT CRAIN HIGHWAY SOUTHWEST, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

|   |            |   |                          |                    |        |                        |                         |
|---|------------|---|--------------------------|--------------------|--------|------------------------|-------------------------|
|   | LOTS       | 0 | UNITS DETACHED           | TAX MAP & GRID:    | 102-A2 | 200 SHEET:             | 208SE13                 |
| 0 | OUTLOTS    | 0 | UNITS ATTACHED           | PLANNING AREA:     | 82A    | COUNCILMANIC DISTRICT: | 9                       |
| 0 | PARCELS    | 0 | UNITS MULTIFAMILY        | ELECTION DISTRICT: | 3      | 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)

APA: N/A

**ZONING:**

|        |                   |
|--------|-------------------|
| CGO    | 4.44 Acres        |
| Total: | <b>4.44</b> Acres |

APPLICANT  
KODY HOLDINGS OF UPPER MARLBORO  
LLCC

AGENT

PROPERTY OWNER  
KODY HOLDINGS OF UPPER MARLBORO  
LLCC

Cases Accepted or Approved Between:  
11/17/2025 and 11/23/2025

**ZMA-2024-001**  
  
**ACCEPTED DATE : 11/17/2025**  
**STATUS : Pending**  
  
**ZONING ORDINANCE:** CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED IN SPECIFIED RANGE  
  
 25 YACHT PLACE; REQUEST FOR A PLANNED DEVELOPMENT ZONING MAP AMENDMENT TO REZONE THE PROPERTY FROM RSF-A TO LTO-PD FOR THE CONSTRUCTION OF MULTIFAMILY RESIDENTIAL DWELLING UNITS.; THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF MD 214 AND YACHT PLACE.  
  
 25 YACHT PLACE, CAPITOL HEIGHTS, 20743

|   |            |   |                          |                    |              |                        |                         |
|---|------------|---|--------------------------|--------------------|--------------|------------------------|-------------------------|
| 1 | LOTS       | 0 | UNITS DETACHED           | TAX MAP & GRID:    | 73-B1, 66-B4 | 200 SHEET:             | 201SE05                 |
| 0 | OUTLOTS    | 0 | UNITS ATTACHED           | PLANNING AREA:     | 72           | COUNCILMANIC DISTRICT: | 7                       |
| 0 | PARCELS    | 0 | UNITS MULTIFAMILY        | ELECTION DISTRICT: | 18           | TIER:                  | 1                       |
| 0 | OUTPARCELS | 0 | TOTAL UNITS              | POLICE DIVISION:   | III          | GROWTH POLICY AREA:    | ESTABLISHED COMMUNITIES |
|   |            | 0 | GROSS FLOOR AREA (SQ FT) |                    |              |                        |                         |

**AUTHORITY:**

ZONING MAP AMENDMENT - PLANNED DEVELOPMENT ZONE

APA: N/A

**ZONING:**

RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)

1.98 Acres

Total:

1.98 Acres

| Zoning Acreage Breakdown                    |              |                |
|---------------------------------------------|--------------|----------------|
| Current Zoning                              | Prior Zoning | Zoning Acreage |
| RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED) |              | 1.98           |

**APPLICANT**  
 PECG AT 25 YACHT PLACE

**AGENT**

**PROPERTY OWNER**  
 PECG AT 25 YACHT PLACE

