



Development Activity Monitoring System
Monthly Report of Zoning Activity
MAY, 2015

COUNCILMANIC DISTRICTS **03**

SP-150003
DATE ACCEPTED: 5/18/2015
PLANNING AREA: 68
ELECTION DISTRICT: 19
TIER: DEVELOPED
STREET ADDRESS: 6315 BALTIMORE AVE
CITY: RIVRDALE PARK
TAX MAP & GRID: 042 C-2
200 SHEET: 207NE04
LOTS: 0 UNITS ATTACHED: 0
OUTLOTS: 0 UNITS DETACHED: 0
PARCELS: 0 UNITS MULTIFAMILY: 0
OUTPARCELS: 0 TOTAL UNITS: 0
GROSS FLOOR AREA: 0
ADJACENT TOWN(S): RIVERDALE PARK

TITLE: 7-ELEVEN (RIVERDALE PARK), TO APPEAL THE DETERMINATION OF THE LDRC FOR FOOD AND BEVERAGE STORE
ZONING MU-TC 0.47
with ACREAGE:
TOTAL ACREAGE: 0.47
LOCATED ON: EASET SIDE OF BALTIMORE AVE (US 1) IN THE SOUTHEAST QUADRANT OF ITS INTERSECTION WITH SHERIDAN ST.
APPLICANT: 7-ELEVEN, INC
AGENT: MCNAMEE HOSEA
OWNER(S):

DPLS-422
DATE ACCEPTED: 5/18/2015
PLANNING AREA: 69
ELECTION DISTRICT: 20
TIER: DEVELOPED
STREET ADDRESS: 7415 BUCHANAN STREET
CITY: HYATTSVILLE
TAX MAP & GRID: 051 E-2
200 SHEET: 206NE06
LOTS: 1 UNITS ATTACHED: 0
OUTLOTS: 0 UNITS DETACHED: 0
PARCELS: 0 UNITS MULTIFAMILY: 0
OUTPARCELS: 0 TOTAL UNITS: 0
GROSS FLOOR AREA: 0
ADJACENT TOWN(S): NEW CARROLLTON, LANDOVER HILLS, HYATTSVILLE, GLENARDEN

TITLE: DAY CARE AT ASCENSION, DAY CARE CENTER FOR CHILDREN ON EXISTING CHURCH PROPERTY; PARKING DEPARTURE
ZONING R-55 4.38
with ACREAGE:
TOTAL ACREAGE: 4.38
LOCATED ON: ON THE SOUTH SIDE OF THE INTERSECTION OF BUCHANAN STREET AND ARDWICK-ARDMORE ROAD.
APPLICANT: ASCENSION LUTHERAN CHURCH
AGENT: BEHUN, JOSEPH
OWNER(S):

COUNCILMANIC DISTRICTS **05**



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COUNCILMANIC DISTRICTS 05

CNU-41821-20	TITLE:	SAINT MICHAEL ERITREAN ORTHODOX CHURCH, CERTIFICATION OF NON-CONFORMING USE FOR A CHURCH ON LESS T	
DATE ACCEPTED: 5/21/2015	ZONING	R-55	0.34
PLANNING AREA: 69	with ACREAGE:		
ELECTION DISTRICT: 02	TOTAL ACREAGE:	0.34	
TIER: DEVELOPED	LOCATED ON:	LOCATED SOUTH OF ANNAPOLIS ROAD AND WEST OF 53RD STREET WHERE THE TWO STREET INTERSECT.	
STREET ADDRESS: 4006 53RD STREET	APPLICANT:	SAINT MICHAEL ERITREAN ORTHODOX CHURCH	
CITY: BLADENSBURG	AGENT:	GEBREYESUS, SOLOMON	
TAX MAP & GRID: 050 D-3	OWNER(S):	SAME AS APPLICANT	
200 SHEET: 205NE04			
LOTS: 3 UNITS ATTACHED: 0			
OUTLOTS: 0 UNITS DETACHED: 0			
PARCELS: 0 UNITS MULTIFAMILY: 0			
OUTPARCELS: 0 TOTAL UNITS: 0			
	GROSS FLOOR AREA:	0	
ADJACENT TOWN(S): COLMAR MANOR, CHEVERLY, BLADENSBURG, RIVERDALE PARK, NORTH BRENTWOOD, LANDOVER HILLS, HYATTSVILLE, COTTAGE CITY, EDMONSTON			

COUNCILMANIC DISTRICTS 07

CNU-35140-20	TITLE:	SOUTH HILL APARTMENTS, CERTIFICATION OF NON-CONFORMING USE FOR A 69 UNIT MULTIFAMILY BUILDING, PER ERI	
DATE ACCEPTED: 5/26/2015	ZONING	R-T	1.25
PLANNING AREA: 75A	with ACREAGE:		
ELECTION DISTRICT: 06	TOTAL ACREAGE:	1.25	
TIER: DEVELOPED	LOCATED ON:	LOCATED IN THE SOUTHEAST QUADRANT OF SOUTHERN AVE. APPROX. 356 FT NORTHEAST OF PENNSYLVANIA AVE.	
STREET ADDRESS: 4105 SOUTHERN AVENUE	APPLICANT:	SOUTHERN MANAGEMENT CORPORATION, INC	
CITY: CAPITOL HEIGHTS	AGENT:	BOYD, LAURENCE	
TAX MAP & GRID: 080 B-1	OWNER(S):	SOUTH HILL, LLC.	
200 SHEET: 203SE04			
LOTS: 1 UNITS ATTACHED: 0			
OUTLOTS: 0 UNITS DETACHED: 0			
PARCELS: 0 UNITS MULTIFAMILY: 69			
OUTPARCELS: 0 TOTAL UNITS: 69			
	GROSS FLOOR AREA:	0	
ADJACENT TOWN(S):			



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COUNCILMANIC DISTRICTS

07

CNU-26124-20	TITLE:	FAITH IN CHRIST INTERNATIONAL, CERTIFICATION OF NON-CONFORMING USE FOR A CHURCH IN THE R-55 ZONE.
DATE ACCEPTED: 5/13/2015	ZONING	R-55 0.96
PLANNING AREA: 75A	with ACREAGE:	
ELECTION DISTRICT: 06		
TIER: DEVELOPED		
	TOTAL ACREAGE:	0.96
STREET ADDRESS: 5103 MARLBORO PIKE	LOCATED ON:	LOCATED ON THE SOUTH SIDE OF MARLBORO PIKE, EAST OF OPUS AVENUE AND WEST OF PACIFIC AVENUE.
CITY: CAPITOL HEIGHTS	APPLICANT:	FAITH IN CHRIST INTERNATIONAL
TAX MAP & GRID: 072 F-4	AGENT:	ODAGBODO, PETER
200 SHEET: 202SE05	OWNER(S):	ODAGBODO, PETER
LOTS: 17 UNITS ATTACHED: 0		
OUTLOTS: 0 UNITS DETACHED: 0		
PARCELS: 0 UNITS MULTIFAMILY: 0		
OUTPARCELS: 0 TOTAL UNITS: 0		
	GROSS FLOOR AREA:	0
ADJACENT TOWN(S): CAPITOL HEIGHTS		

COUNCILMANIC DISTRICTS

09

ROSP-4663-01	TITLE:	ALICE FERGUSON FOUNDATION, REVISE SE-4663 TO INCREASE D/W & D/A WIDTH, REMOVE 2 PARKING SPACES, REDUCE 1
DATE ACCEPTED: 5/29/2015	ZONING	O-S 0.00
PLANNING AREA: 83	with ACREAGE:	R-O-S 18.00
ELECTION DISTRICT: 05		
TIER: RURAL		
	TOTAL ACREAGE:	18.00
STREET ADDRESS: 2305 BRYAN POINT ROAD	LOCATED ON:	NORTH SIDE OF BRYAN POINT ROAD, APPROXIMATELY 2.4 MILES WEST OF FARMINGTON ROAD.
CITY: ACCOKEEK	APPLICANT:	ALICE FERGUSON FOUNDATION
TAX MAP & GRID: 140 F-4	AGENT:	O'MALLEY, MILES, NYLEN & GILMORE
200 SHEET: 219SW02	OWNER(S):	ALICE FERGUSON FOUNDATION, INC.
LOTS: 1 UNITS ATTACHED: 0		
OUTLOTS: 0 UNITS DETACHED: 0		
PARCELS: 0 UNITS MULTIFAMILY: 0		
OUTPARCELS: 0 TOTAL UNITS: 0		
	GROSS FLOOR AREA:	0
ADJACENT TOWN(S):		



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COUNCILMANIC DISTRICTS 01

AC-14011	TITLE:	BELTSVILLE PARCEL B, LOT 39, REDEVELOPMENT, BAKERY, 4.7 PERMIT 13317-2015
DATE ACCEPTED: 5/6/2015	ZONING	C-M 0.96
PLANNING AREA: 61	with ACREAGE:	
ELECTION DISTRICT: 01	TOTAL ACRES:	0.96
TIER: DEVELOPING	LOCATED ON:	NW CORNER OF US ROUTE 1 AND HOWARD AVENUE
STREET ADDRESS: 11400 BALTIMORE AVENUE	APPLICANT:	FLOWERS BAKING COMPANY, BIDDEFORD LLC
CITY: BELTSVILLE	AGENT:	BEN DYER ASSOCIATES, INC.
TAX MAP & GRID: 019 B-1	OWNER(S):	SAME AS APPLICANT
200 SHEET: 214NE05		
LOTS: 0 UNITS ATTACHED: 0		
OUTLOTS: 0 UNITS DETACHED: 0		
PARCELS: 0 UNITS MULTIFAMILY: 0		
OUTPARCELS: 0 TOTAL UNITS: 0		
GROSS FLOOR AREA: 0		

ADJACENT TOWN(S):

COUNCILMANIC DISTRICTS 02

DSP-05114-02	TITLE:	AVONDALE OVERLOOK, METROPOLITAN AT HYATTSVILLE, RESIDENTIAL REVITALIZATION / TO DEVELOP 73 TOWNHOM
DATE ACCEPTED: 5/11/2015	ZONING	R-10 10.22
PLANNING AREA: 68	with ACREAGE:	
ELECTION DISTRICT: 17	TOTAL ACRES:	10.22
TIER: DEVELOPED	LOCATED ON:	NORTH SIDE OF QUEENS CHAPEL ROAD, 175' EAST OF ITS INTERSECTION W/ RUSSEL AVENUE
STREET ADDRESS: 2350 2400 QUEENS CHAPEL	APPLICANT:	2300 QUEENS CHAPEL, LLC // AVONDALE OVERLOOK, LP
CITY: HYATTSVILLE	AGENT:	BOHLER ENGINEERING
TAX MAP & GRID: 049 D-1	OWNER(S):	
200 SHEET: 206NE02		
LOTS: 73 UNITS ATTACHED: 73		
OUTLOTS: 0 UNITS DETACHED: 0		
PARCELS: 2 UNITS MULTIFAMILY: 0		
OUTPARCELS: 0 TOTAL UNITS: 73		
GROSS FLOOR AREA: 0		

ADJACENT TOWN(S): HYATTSVILLE



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COUNCILMANIC DISTRICTS 03

DSP-15007	TITLE:	DAY CARE AT ASCENSION, DAY CARE CENTER FOR CHILDREN
DATE ACCEPTED: 5/18/2015	ZONING	R-55 4.38
PLANNING AREA: 69	with ACREAGE:	
ELECTION DISTRICT: 20	TOTAL ACRES:	4.38
TIER: DEVELOPED	LOCATED ON:	SOUTH SIDE OF THE INTERSECTION OF BUCHANAN STREET AND ARDWICK-ARDMORE ROAD.
STREET ADDRESS: 7415 BUCHANAN STREET	APPLICANT:	ASCENSION LUTHERAN CHURCH
CITY: HYATTSVILLE	AGENT:	BEHUN, JOSEPH
TAX MAP & GRID: 051 E-2	OWNER(S):	
200 SHEET: 206NE06		
LOTS: 1 UNITS ATTACHED: 0		
OUTLOTS: 0 UNITS DETACHED: 0		
PARCELS: 0 UNITS MULTIFAMILY: 0		
OUTPARCELS: 0 TOTAL UNITS: 0		
	GROSS FLOOR AREA:	0
ADJACENT TOWN(S):		NEW CARROLLTON, GLENARDEN, HYATTSVILLE, LANDOVER HILLS

COUNCILMANIC DISTRICTS 04

DSP-91016-02	TITLE:	CITY OF CAPITALS - 16300 HERITAGE BOULEVARD, A 2,228 SQ.FT. EATING & DRINKING EST. W/ DRIVE-THRU & INTERNAL
DATE ACCEPTED: 5/13/2015	ZONING	C-M 3.17
PLANNING AREA: 71B	with ACREAGE:	
ELECTION DISTRICT: 07	TOTAL ACRES:	3.17
TIER: DEVELOPING	LOCATED ON:	LOCATED AT THE INTERSECTION OF HERITAGE BOULEVARD AND MITCHELLVILLE ROAD
STREET ADDRESS: 16300 HERITAGE BOULEVARD	APPLICANT:	BOWIE HERITAGE, LLC.
CITY: BOWIE	AGENT:	MCLAREN ENGINEERING GROUP
TAX MAP & GRID: 055 D-2	OWNER(S):	SAME AS APPLICANT
200 SHEET: 206NE14		
LOTS: 1 UNITS ATTACHED: 0		
OUTLOTS: 0 UNITS DETACHED: 0		
PARCELS: 0 UNITS MULTIFAMILY: 0		
OUTPARCELS: 0 TOTAL UNITS: 0		
	GROSS FLOOR AREA:	14,828
ADJACENT TOWN(S):		BOWIE



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COUNCILMANIC DISTRICTS 05

CSP-03006-02	TITLE:	WOODMORE TOWNE CENTRE AT GLENARDEN, RELOCATE THE HOTEL & CONFERENCE CENTER, APARTMENTS AND RETA	
DATE ACCEPTED: 5/22/2015	ZONING	M-X-T	244.67
PLANNING AREA: 73	with ACREAGE:		
ELECTION DISTRICT: 13	TOTAL ACRES:		244.67
TIER: DEVELOPING	LOCATED ON:	NORTHWEST QUADRANT OF INTERSECTION OF RUBY LOCKART BLVD & ST. JOSEPH'S DRIVE	
STREET ADDRESS:	APPLICANT:	WOODMORE TOWNE CENTRE LLC	
CITY:	AGENT:	GIBBS AND HALLER	
TAX MAP & GRID: 060 D-2	OWNER(S):	DR HORTON, INC	
200 SHEET: 204NE08	LOTS: 1	UNITS ATTACHED:	0
OUTLOTS: 0	UNITS DETACHED:		0
PARCELS: 0	UNITS MULTIFAMILY:		0
OUTPARCELS: 0	TOTAL UNITS:		0
	GROSS FLOOR AREA:		0
ADJACENT TOWN(S): FOREST HEIGHTS			

COUNCILMANIC DISTRICTS 06

SDP-0303-04	TITLE:	OAK CREEK CLUB, REVISE NEIGHBORHOOD MONUMENT LOCATIONS & ADD DESIGN OF CLUSTER MAILBOXES	
DATE ACCEPTED: 5/12/2015	ZONING	L-A-C	33.00
PLANNING AREA: 74A	with ACREAGE:	R-L	890.00
ELECTION DISTRICT: 07	TOTAL ACRES:		923.00
TIER: DEVELOPING	LOCATED ON:	EAST & WEST OF CHURCH ROAD, SOUTH; NORTH OF OAK GROVE ROAD.	
STREET ADDRESS:	APPLICANT:	NVR MS CAVALIAR OAK CREEK LLC	
CITY:	AGENT:	CHARLES P JOHNSON & ASSOCIATES	
TAX MAP & GRID: 076 C-1	OWNER(S):		
200 SHEET: 201SE12	LOTS: 0	UNITS ATTACHED:	0
OUTLOTS: 0	UNITS DETACHED:		0
PARCELS: 0	UNITS MULTIFAMILY:		0
OUTPARCELS: 0	TOTAL UNITS:		0
	GROSS FLOOR AREA:		0
ADJACENT TOWN(S):			



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COUNCILMANIC DISTRICTS 06

DSP-14028	TITLE:	PRINCE GEORGE'S COUNTY REGIONAL HOSPITAL, THE ADDITION OF A 731,638 SQARE FOOT HOSPITAL W/ ASSOCIATED P		
DATE ACCEPTED: 5/1/2015	ZONING	D-D-O	0.00	
PLANNING AREA: 73	with ACREAGE:	M-X-T	77.83	
ELECTION DISTRICT: 13	TOTAL ACRES:		77.83	
TIER: DEVELOPED	LOCATED ON:	SOUTHEAST QUADRANT OF US 495 & ARENA DRIVE (LARGO TOWN CENTER METRO)		
STREET ADDRESS: 801 CAPITAL CENTRE BOULEVARD	APPLICANT:	DIMENSIONS HEALTH CORPORATION		
CITY: LARGO	AGENT:	SOLTESZ, INC,		
TAX MAP & GRID: 067 D-2	OWNER(S):	SAME		
200 SHEET: 201NE08				
LOTS: 0	UNITS ATTACHED:	0		
OUTLOTS: 0	UNITS DETACHED:	0		
PARCELS: 0	UNITS MULTIFAMILY:	0		
OUTPARCELS: 0	TOTAL UNITS:	0		
	GROSS FLOOR AREA:	731,638		
ADJACENT TOWN(S): GLENARDEN				

COUNCILMANIC DISTRICTS 07

DSP-14036	TITLE:	5936 OLD CENTRAL AVENUE, 9990 SQUARE FEET MIXED-USE OFFICE/RETAIL BUILDING		
DATE ACCEPTED: 5/20/2015	ZONING	I-1	0.18	
PLANNING AREA: 75A	with ACREAGE:			
ELECTION DISTRICT: 18	TOTAL ACRES:		0.18	
TIER: DEVELOPED	LOCATED ON:	NORTH EAST CORNER OF OLD CENTRAL AVENUE AND CHAMBERS AVENUE		
STREET ADDRESS: 5936 OLD CENTRAL AVENUE	APPLICANT:	AMB ARCHITECTUAL DESIGN STUDIO LLC		
CITY: CAPITOL HEIGHTS	AGENT:	CAPITOL DEVELOPMENT DESIGN, INC.		
TAX MAP & GRID: 072 F-1	OWNER(S):	SAME AS APPLICANT		
200 SHEET: 201SE05				
LOTS: 4	UNITS ATTACHED:	0		
OUTLOTS: 0	UNITS DETACHED:	0		
PARCELS: 0	UNITS MULTIFAMILY:	0		
OUTPARCELS: 0	TOTAL UNITS:	0		
	GROSS FLOOR AREA:	9,990		
ADJACENT TOWN(S): CAPITOL HEIGHTS, FAIRMOUNT HEIGHTS, SEAT PLEASANT				



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COUNCILMANIC DISTRICTS

08

DSP-06028-01		TITLE:	BRINKLEY ROAD PROPERTY, 64 UNITS OF 2-FAMILY & QUADRUPLE-ATTACHED DWELLINGS	
DATE ACCEPTED:	5/21/2015	ZONING	R-18C	15.12
PLANNING AREA:	76B	with ACREAGE:		
ELECTION DISTRICT:	12			
TIER:	DEVELOPED			
STREET ADDRESS:		TOTAL ACRES:	15.12	
CITY:		LOCATED ON:	750'+/- NORTHWEST OF BRINKLEY ROAD AT FISHER ROAD INTERSECTION	
TAX MAP & GRID:	096 F-3	APPLICANT:	BRINKLEY HILL ASSOCIATES, LLC.	
200 SHEET:	208SE03	AGENT:	DEWBERRY	
LOTS:	0	UNITS ATTACHED:	64	
OUTLOTS:	0	UNITS DETACHED:	0	
PARCELS:	0	UNITS MULTIFAMILY:	0	
OUTPARCELS:	0	TOTAL UNITS:	64	
		GROSS FLOOR AREA:	2,425	
ADJACENT TOWN(S):				



Development Activity Monitoring System
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MAY, 2015

COUNCILMANIC DISTRICTS 02

PRELIM NO:	4-15002	TITLE:	HOLLADAY COMPANY'S ADDITION TO BRENTWOOD, THE, MIXED USE - COMMERCIAL/RETAIL/OFFICE/RESIDENTIAL		
DATE ACCEPTED:	5/5/2015				
PLANNING AREA:	68	ZONING	D-D-O		0.00
ELECTION DISTRICT:	17	with ACREAGE:	U-L-I		0.70
TIER:	DEVELOPED				
STREET ADDRESS:	4406 41ST STREET				
CITY:	BRENTWOD	TOTAL ACREAGE:			0.70
TAX MAP & GRID:	050 B-3				
200 SHEET:	205NE03	LOCATED ON:	SOUTHERN QUADRANT OF THE INTERSECTION OF RHODE ISLAND AVE AND WEBSTER STREET		
LOTS:	8	UNITS ATTACHED:			0
OUTLOTS:	0	UNITS DETACHED:			0
PARCELS:	0	UNITS MULTIFAMILY:			6
OUTPARCELS:	0	TOTAL UNITS:			6
		GROSS FLOOR AREA:			9,771
ADJACENT TOWN(S):	COTTAGE CITY, COLMAR MANOR, BLADENSBURG, HYATTSVILLE, MOUNT RAINIER, NORTH BRENTWOOD, EDMONSTON				

COUNCILMANIC DISTRICTS 06



Development Activity Monitoring System
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COUNCILMANIC DISTRICTS

06

PRELIM NO:	4-15009	TITLE:	PRINCE GEORGE'S COUNTY REGIONAL HOSPITAL, 9 PARCELS FOR HOSPITAL, OFFICE AND EXISTING RETAIL CENTER.	
DATE ACCEPTED:	5/18/2015			
PLANNING AREA:	73	ZONING	D-D-O	0.00
ELECTION DISTRICT:	13	with ACREAGE:	M-X-T	77.83
TIER:	DEVELOPED			
STREET ADDRESS:	801 CAPITAL CENTRE BLVD			
CITY:	LARGO	TOTAL ACREAGE:		77.83
TAX MAP & GRID:	067 D-2			
200 SHEET:	201NE08	LOCATED ON:	SOUTHEAST CORNER AT THE INTERSECTION OF I-495 AND ARENA DRIVE	
LOTS:	0	UNITS ATTACHED:		0
OUTLOTS:	0	UNITS DETACHED:		0
PARCELS:	9	UNITS MULTIFAMILY:		0
OUTPARCELS:	0	TOTAL UNITS:		0
		GROSS FLOOR AREA:		1,507,638
		APPLICANT:	UNIVERSITY OF MARYLAND MEDICAL SYSTEMS	
		AGENT:	SOLTESZ, INC,	
		OWNER(S):	UNIVERSITY OF MARYLAND MEDICAL S'	

ADJACENT TOWN(S):



Development Activity Monitoring System
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MAY, 2015

COUNCILMANIC DISTRICTS

DATE ACCEPTED:		TITLE:
PLANNING AREA:		ZONING
ELECTION DISTRICT:		with ACREAGE:
TIER:		
STREET ADDRESS:		
CITY:		TOTAL ACREAGE:
TAX MAP & GRID:		LOCATED ON:
200 SHEET:		
LOTS:	UNITS ATTACHED:	APPLICANT:
OUTLOTS:	UNITS DETACHED:	AGENT:
PARCELS:	UNITS MULTIFAMILY:	OWNER(S):
OUTPARCELS:	TOTAL UNITS:	
	GROSS FLOOR AREA:	

ADJACENT TOWN(S):
