



Cases Accepted or Approved between: 2/8/2021 and 2/14/2021

CDP-0302-H1

ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 02/11/2021

BALMORAL, LOT 24 BLOCK C - VALA DECK; ADDITION OF DECK

4001 HOUSE OF LORDS DR UPPER MARLBORO

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 093 B-2	200 SHEET: 205SE13
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 79	COUNCILMANIC DISTRICT: 06
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT: 2	TIER: DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT: 03	GROWTH POLICY AREA: ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		COMMUNITIES

APA: N/A

ZONING:

R-S 0.22 Acres
Total: **0.22 Acres**

AUTHORITY:

PLANNING DIRECTOR PENDING 04/15/2021

FEE(S):

\$30.00 (Sign Posting Fee)
\$50.00 (Application Fee)
\$80.00

APPLICANT

CARINE VALA
4001 HOUSE OF LORDS DRIVE
UPPER MARLBORO, MD 20772

AGENT

FENCE & DECK CONSTRUCTIONS
8057 VETERANS HIGHWAY
MILLERSVILLE, MD 21108
410-969-4444
dking@fencedeckconnect.com

Assigned Reviewer: BUTLER, TIERRE

DSP-03098-06

ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 02/12/2021

METROPOLITAN AT COLLEGE PARK; ADJUST PREVIOUSLY APPROVED UNIT COMPOSITION BY ADDING 15 3BR UNITS



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RESULTING IN A NET INCREASE OF FIVE UNITS AND REDUCE PARKING GARAGE SPACES BY 22 ALONG WITH ADJUSTMENT OF GARA LOCATED ON THE SOUTHEAST CORNER OF INTERSECTION OF BALTIMORE AVENUE & CHEROKEE STREET

45 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	025 D-3	200 SHEET:	211NE04
0 OUTLOTS	45 UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	03
2 PARCELS	243 UNITS MULTIFAMILY	POLICE DISTRICT:	1	TIER:	DEVELOPED
0 OUTPARCELS	288 TOTAL UNITS	ELECTION DISTRICT:	21	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	3,724 GROSS FLOOR AREA (SQ FT)				

APA: N/A

ZONING:

D-D-O	0.00 Acres
M-U-I	4.22 Acres
Total:	4.22 Acres

AUTHORITY:

PLANNING DIRECTOR PENDING

FEE(S):

02/12/2021	\$2,000.00 (Application Fee)
	\$2,000.00

APPLICANT

METROPOLITAN DEVELOPMENT GROUP, LLC.
8521 LEESBURG PIKE, SUITE #720
VIENNA, VA 22182
703-839-8355
@CARLOS VAZQUEZ

AGENT

VIKA MARYLAND, LLC
20251 CENTURY BLVD., SUITE 400
GERMANTOWN, MD 20874
301-916-4100

Assigned Reviewer: BYNUM, ANGELE

DSP-20015	ACCEPTED IN SPECIFIED RANGE
ACCEPTED: 02/12/2021	FREEWAY AIRPORT; INFRASTRUCTURE FOR 416 SINGLE-FAMILY ATTACHED AND 93 SINGLE-FAMILY DETACHED UNITS FOR A TOTAL OF 509 UNITS



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3900 CHURCH ROAD BOWIE

509 LOTS	93 UNITS DETACHED	TAX MAP & GRID:	054 C-2	200 SHEET:	205NE12
0 OUTLOTS	416 UNITS ATTACHED	PLANNING AREA:	74A	COUNCILMANIC DISTRICT:	06
62 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	2	TIER:	DEVELOPING
0 OUTPARCELS	509 TOTAL UNITS	ELECTION DISTRICT:	07	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES

APA: Freeway Airport

ZONING:

R-A 131.50 Acres
 Total: **131.50** Acres

AUTHORITY:

PLANNING BOARD
 SDRC MEETING

PENDING 04/22/2021
 SCHEDULED 03/05/2021

FEE(S):

\$7,222.00 (Application Fee)
 \$7,222.00

APPLICANT

FREEWAY REALTY, LLC.
 2560 LORD BALTIMORE DRIVE
 WINDSOR MILL, MD 21244
 410-788-0100

AGENT

DEWBERRY
 4601 FORBES BOULEVARD, SUITE 300
 LANHAM, MD 20706
 301-364-1864

OWNER(S)

RODENHAUSER FAMILY TRUST; 3900 CHURCH ROAD; Bowie, MD 20721

Assigned Reviewer: ZHANG, HENRY

5-20148

ACCEPTED IN SPECIFIED RANGE
 ACCEPTED: 02/09/2021 DOWER-KAINE, PARCEL 4 AND LOT 13; LOT LINE ADJUSTMENT

6050 FALLARD DRIVE UPPER MARLBORO



Cases Accepted or Approved between: 2/8/2021 and 2/14/2021

1 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	099 E-3	200 SHEET:	208SE08
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	77	COUNCILMANIC DISTRICT:	09
1 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	5	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	15	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES

APA: N/A

ZONING:

I-1	9.16 Acres
I-4	27.07 Acres
Total:	36.23 Acres

AUTHORITY:

STAFF
PLANNING DIRECTOR

TRANSMITTED
APPROVED

02/11/2021
02/11/2021

FEE(S):

\$750.00 (Application Fee)
\$750.00

APPLICANT

PLEASANTS DEVELOPMENT
 24012 FREDERICK ROAD
 CLARKSBURG, MD 20871

AGENT

BEN DYER ASSOCIATES, INC
 11721 WOODMORE ROAD, SUITE #200
 BOWIE, MD 20721
 301-430-2000

OWNER(S)

PLEASANTS INVESTMENTS LTD PARTNERSHIP; 24024 FREDERICK ROAD; Clarksburg, MD 20871

Assigned Reviewer: VATANDOOST, MAHSA

5-20186

ACCEPTED IN SPECIFIED RANGE
 ACCEPTED: 02/09/2021 FRANKLIN SQUARE LOTS 3-5 BLOCK I; RESUBDIVIDE LOT 2 IN BLOCK I
 207 WARBURTON OAKS DRIVE FORT WASHINGTON

3 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	122 F-4	200 SHEET:	214SE01
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Development Review Applications - Process Monitoring

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0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	80	COUNCILMANIC DISTRICT:	08
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	7	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	05	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES

APA: N/A

ZONING:

R-80 5.00 Acres
Total: **5.00** Acres

AUTHORITY:

STAFF
PLANNING DIRECTOR

TRANSMITTED 02/11/2021
APPROVED 02/11/2021

FEE(S):

\$750.00 (Application Fee)
\$750.00

APPLICANT

HURLEY, JR., FRED AND JAMES M.
205 WARBURTON OAKS DRIVE
FORT WASHINGTON, MD 20744
3012921523

AGENT

W. L. MEEKINS, INC.
3101 RITCHIE ROAD
DISTRICT HEIGHTS, MD 20747
301-736-7115
meekins.meekins@verizon.net

OWNER(S)

HURLEY, JR., FRED AND JAMES M.; 205 WARBURTON OAKS DRIVE; Fort Washington, MD 20744

Assigned Reviewer: VATANDOOST, MAHSA

NCU-37221-2020

ACCEPTED IN SPECIFIED RANGE
ACCEPTED: 02/12/2021 CLEAR CHANNEL; CERTIFICATION OF NON-CONFORMING OUTDOOR ADVERTISING SIGN

14600 CRAIN HWY BRANDYWINE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	155 A-1	200 SHEET:	219SE07
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	09
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	5	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	11	GROWTH POLICY AREA:	ESTABLISHED



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0 GROSS FLOOR AREA (SQ FT)

COMMUNITIES

APA: N/A

ZONING:

I-1 9.80 Acres
Total: 9.80 Acres

AUTHORITY:

PLANNING DIRECTOR PENDING

FEE(S):

03/12/2021 \$30.00 (Sign Posting Fee)
\$30.00

APPLICANT

CLEAR CHANNEL OUTDOOR
9590 LYNN BUFF COURT, SUITE 5
LAUREL, MD 20723
240-755-9203

AGENT

GIBBS AND HALLER
1300 CARAWAY COURT
UPPER MARLBORO, MD 20774
301-306-0033

Assigned Reviewer: SHAFFER, KELSEY

SDP-1302-09

ACCEPTED: 02/11/2021

ACCEPTED IN SPECIFIED RANGE

PARKSIDE SECTIONS 5 & 6; SDP FOR PARKSIDE SECTION 5 & 6 (ADDITION OF RESIDENTIAL ARCHITECTURE FOR STANLEY MARTIN HOMES)
4412 MELWOOD ROAD UPPER MARLBORO

0 LOTS
0 OUTLOTS
0 PARCELS
0 OUTPARCELS
0 UNITS DETACHED
0 UNITS ATTACHED
0 UNITS MULTIFAMILY
0 TOTAL UNITS
0 GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID: 090 E-1
PLANNING AREA: 78
POLICE DISTRICT: 2
ELECTION DISTRICT: 15

200 SHEET: 205SE08
COUNCILMANIC DISTRICT: 06
TIER: DEVELOPING
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

APA: N/A



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ZONING:

R-M 150.49 Acres
Total: **150.49** Acres

AUTHORITY:

PLANNING DIRECTOR PENDING

FEE(S):

02/11/2021 \$2,000.00 (Application Fee)
\$2,000.00

APPLICANT

STANLEY MARTIN COMPANIES, LLC
6404 IVY LANE, #600
GREENBELT, MD 20770
301-636-6111

AGENT

DEWBERRY ENGINEERS, INC.
4601 FORBES BOULEVARD, #300
LANHAM, MD 20706

Assigned Reviewer: BYNUM, ANGELE

DSP-19004 APPROVED IN SPECIFIED RANGE
ACCEPTED: 11/24/2020 BRANCH AVE M-X-T; CONSTRUCTION OF 324 ONE-FAMILY ATTACHED DWELLING UNITS AND ASSOCIATED SITE IMPROVEMENTS
12301 BRANCH AVENUE BRANDYWINE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 134 E-3	200 SHEET: 216SE06
0 OUTLOTS	324 UNITS ATTACHED	PLANNING AREA: 85A	COUNCILMANIC DISTRICT: 09
1 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT: 5	TIER: DEVELOPING
0 OUTPARCELS	324 TOTAL UNITS	ELECTION DISTRICT: 11	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)		

APA: N/A

ZONING:

AUTHORITY:

FEE(S):



Development Review Applications - Process Monitoring

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M-X-T	62.17 Acres	PLANNING BOARD	APPROVED	02/11/2021	\$120.00 (Sign Posting Fee)
Total:	62.17 Acres	SDRC MEETING	SCHEDULED	12/11/2020	\$5,252.00 (Application Fee)
					\$5,372.00

APPLICANT

STANLEY MARTIN COMPANIES, LLC
6404 IVY LANE, #600
GREENBELT, MD 20770
301-636-6111

AGENT

RODGERS CONSULTING, INC.
1101 MERCANTILE LAND, SUITE 280
UPPER MARLBORO, MD 20774

Assigned Reviewer: HURLBUTT, JEREMY

DSP-20008 APPROVED IN SPECIFIED RANGE
ACCEPTED: 11/20/2020 HOPE VILLAGE - PHASE 1 ROYAL FARMS #282; CONSTRUCTION OF A 4,650 SQUARE FOOT FOOD AND BEVERAGE STORE AND GAS STATION
LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF WOODYARD ROAD AND MARLBORO PIKE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	100 B-3	200 SHEET:	208SE09
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	09
3 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	5	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	15	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	4,650 GROSS FLOOR AREA (SQ FT)				

APA: N/A

ZONING:

M-X-T	0.00 Acres
Total:	0.00 Acres

AUTHORITY:

PLANNING BOARD
SDRC MEETING

APPROVED	02/11/2021
SCHEDULED	12/11/2020

FEE(S):

\$90.00 (Sign Posting Fee)
\$2,108.00 (Application Fee)



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\$2,198.00

APPLICANT

VMD-UPPER MARLBORO, LLC.
30050 CHAGRIN BOULEVARD, SUITE 360
CLEVELAND, OH 44124

AGENT

MCNAMEE & HOSEA
5411 IVY LANE, #200
GREENBELT, MD 20770

@MHLAWYERS.COM

Assigned Reviewer: BOSSI, ADAM

DSP-20027

ACCEPTED: 11/23/2020

APPROVED IN SPECIFIED RANGE
WOODYARD STATION TOWNHOMES, PHASE 3; DEVELOPMENT OF PHASE 3 FOR CONSTRUCTION OF 119
SINGLE-FAMILY ATTACHED (TOWNHOUSE) DWELLING UNITS
8999 WOODTARD ROAD CLINTON

119 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	116 C-2	200 SHEET:	211SE06
0 OUTLOTS	119 UNITS ATTACHED	PLANNING AREA:	81A	COUNCILMANIC DISTRICT:	09
10 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	5	TIER:	DEVELOPING
0 OUTPARCELS	119 TOTAL UNITS	ELECTION DISTRICT:	09	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES

APA: N/A

ZONING:

M-I-O	0.00 Acres
M-X-T	21.82 Acres
Total:	21.82 Acres

AUTHORITY:

PLANNING BOARD
SDRC MEETING

APPROVED	02/11/2021
SCHEDULED	12/11/2020

FEE(S):

\$60.00	(Sign Posting Fee)
\$2,012.00	(Application Fee)
\$2,072.00	



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APPLICANT

HORTON, INC., D.R.
181 Harry S Truman Pkwy, Suite 250
Annapolis, MD 21401
301-407-2600

AGENT

MORRIS & RITCHIE ASSOCIATES, INC.
14280 Park Center Drive, Suite A
Laurel, MD 20707
410-792-9792

OWNER(S)

THE WOODYARD, LLC; 2100 Powers Ferry Road, Suite 350; Atlanta, GA 30339

Assigned Reviewer: BISHOP, ANDREW