



Cases Accepted or Approved between: 9/20/2021 and 9/26/2021

AC-21019 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 24225

ACCEPTED: 09/21/2021

4901 DECATUR STREET, HYATTSVILLE; SEEKING RELIEF FROM SECTION 4.2; REQUIREMENTS FOR LANDSCAPE STRIPS ALONG STREETS AND SECTION 4.3 PARKING LOT REQUIREMENTS; SEE PAGES 41 AND 47 OF THE LANDSCAPE MANUAL

4901 DECATUR STREET HYATTSVILLE(MUNICIPAL)

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	050 D-1	200 SHEET:	206NE04
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	05
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	1	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	16	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

<b>ZONING:</b>	
C-A	0.30 Acres
Total:	<b>0.30 Acres</b>

<b>AUTHORITY:</b>		
ALT. COMP. COMM.	SCHEDULED	09/28/2021

<b>FEE(S):</b>	
_____ \$125.00	(Application Fee)
_____ \$125.00	

**APPLICANT**  
 ELOISA MARTINEZ GUZMAN  
 4901 DECATUR STREET  
 HYATTSVILLE, MD 20781  
 301-440-8898

**AGENT**  
 UNLIMITED DESIGN BUILDERS INC  
 9003 GREENBELT ROAD  
 LANHAM, MD 20706  
 240-486-6139  
 cesargml@gmail.com

Assigned Reviewer: RYAN, BENJAMIN



Cases Accepted or Approved between: 9/20/2021 and 9/26/2021

DSP-16059-03

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 23668

ACCEPTED: 09/23/2021

GLENARDEN REDEVELOPMENT; REVISIONS TO THE MULTIFAMILY BUILDING ON PARCEL 9 ONLY, TO REMOVE 3-BR UNITS AND ADJUST THE BUILDING ELEVATIONS THAT RESULTS IN THE REDUCTION OF TOTAL UNITS FROM 60 TO 54 UNITS.

3171 ROLAND KENNER LOOP GLENARDEN

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	060 B-2	200 SHEET:	204NE07
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	05
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	3	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	13	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

<b>ZONING:</b>		<b>AUTHORITY:</b>		<b>FEE(S):</b>	
M-X-T	8.14 Acres	PLANNING BOARD	PENDING	12/02/2021	\$90.00 (Sign Posting Fee)
Total:	8.14 Acres	SDRC MEETING	SCHEDULED	10/01/2021	\$1,012.00 (Application Fee)
					<u>\$1,102.00</u>

**APPLICANT**

RESIDENCE AT GLENARDEN HILLS 2, LLC  
575 S CHARLES STREET, SUITE 140  
BALTIMORE, MD 21201  
443-423-1172

**AGENT**

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

**OWNER(S)**

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY; 9200 BASIL COURT, SUITE 504; Upper Marlboro, MD 20774

Assigned Reviewer: ZHANG, HENRY



Cases Accepted or Approved between: 9/20/2021 and 9/26/2021

DSP-21006 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 23577

ACCEPTED: 09/21/2021

6400 AMERICAN BOULEVARD PROPERTY; A MIXED-USE DEVELOPMENT PROJECT CONSISTS OF 316 MULTIFAMILY DWELLING UNITS AND APPROXIMATELY 2,052 SQUARE FEET OF COMMERCIAL/RETAIL SPACE.

6400 AMERICAN BOULEVARD HYATTSVILLE(MUNICIPAL)

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	042 A-2	200 SHEET:	208NE03
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	02
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	1	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	17	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

**ZONING:**

M-U-I	2.42 Acres
T-D-O	0.00 Acres
Total:	<b>2.42 Acres</b>

**AUTHORITY:**

PLANNING BOARD	PENDING	11/18/2021
SDRC MEETING	SCHEDULED	10/01/2021

**FEE(S):**

\$90.00	(Sign Posting Fee)
<u>\$2,084.00</u>	(Application Fee)
<b>\$2,174.00</b>	

**APPLICANT**

TDC PARCEL N INVESTOR, LLC  
1850 M STREET, SUITE 820  
WASHINGTON, DC 20036

**AGENT**

BOHLER ENGINEERING  
16701 MELFORD BLVD, SUITE #310  
BOWIE, MD 20715  
301-809-4500

Assigned Reviewer: ZHANG, HENRY



Cases Accepted or Approved between: 9/20/2021 and 9/26/2021

5-20065

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 22413

ACCEPTED: 09/21/2021

FORKS OF THE ROAD, LOTS 2-4; RESUB EXISTING OUTLOT A INTO 3 LOTS

NORTHWEST CORNER OF RITCHIE MARLBORO ROAD AND OLD MARLBORO PIKE

3 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	101 B-1	200 SHEET:	207SE11
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	2	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:**

M-X-T	8.98 Acres
Total:	<b>8.98 Acres</b>

**AUTHORITY:**

PLANNING BOARD	APPROVED	09/23/2021
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**FEE(S):**

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

**APPLICANT**

FORKS OF THE ROAD, LLC  
P.O. BOX 309  
UPPER MARLBORO, MD 20773  
301-627-4655

**AGENT**

GUTSCHICK, LITTLE & WEBER, P.A  
3909 NATIONAL DRIVE, SUITE #250  
BURTONSVILLE, MD 20866  
301-421-4024  
@glwpa.com

**OWNER(S)**

FORKS OF THE ROAD, LLC; P.O. BOX 309; Upper Marlboro, MD 20773

Assigned Reviewer: CONNER, SHERRI



Cases Accepted or Approved between: 9/20/2021 and 9/26/2021

5-21083 ACCEPTED IN SPECIFIED RANGE  
EVENT ID: 24107  
ACCEPTED: 09/20/2021 BELTWAY PLAZA - PARCEL 1-7 LOT LINE ADJ; LINE ADJUSTMENT BETWEEN 7 PARCELS  
GREENBELT ROAD AND CHERRYWOOD LANE AND BREEZEWOOD LANE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	026 A-4	200 SHEET:	210NE05
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	67	COUNCILMANIC DISTRICT:	04
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	1	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	21	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

<b>ZONING:</b>	
D-D-O	0.10 Acres
M-U-I	53.88 Acres
Total:	<b>53.98 Acres</b>

<b>AUTHORITY:</b>		
PLANNING DIRECTOR	APPROVED	09/23/2021

<b>FEE(S):</b>	
_____ \$750.00	(Application Fee)
_____ \$750.00	

**APPLICANT**  
GB MALL LIMITED PARTNERSHIP/QUANTUM MANAGEMENT CO  
4912 DEL RAY AVE  
BETHESDA, MD 20814

**AGENT**  
RODGERS CONSULTING  
1101 MERCANTILE LAND, SUITE 280  
UPPER MARLBORO, MD 20774  
301-984-4700

Assigned Reviewer: DICRISTINA, KAYLA



Cases Accepted or Approved between: 9/20/2021 and 9/26/2021

5-21085 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 24161

ACCEPTED: 09/20/2021

SOUTH LAKE PARCEL 22 THRU 24, BLOCK C - PLAT 31; PLAT 31

SW INTERSECTION OR MARKETPLACE BLVD AND FAIRMONT DR AND PRINCE GEORGES BLVD

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	070 C-2	200 SHEET:	201NE14
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	74A	COUNCILMANIC DISTRICT:	04
3 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	2	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	07	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES

APA: N/A

**ZONING:**

E-I-A	6.49 Acres
Total:	<b>6.49 Acres</b>

**AUTHORITY:**

PLANNING DIRECTOR	PENDING	09/21/2021
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**FEE(S):**

_____	(Application Fee)
\$0.00	

**APPLICANT**

KARINGTON LLC  
 10100 BUSINESS PARKWAY  
 LANHAM, MD 20706  
 301-459-4400

**AGENT**

RODGERS CONSULTING  
 1101 MERCANTILE LAND, SUITE 280  
 UPPER MARLBORO, MD 20774  
 301-984-4700

**OWNER(S)**

KARINGTON LLC; 10100 BUSINESS PARKWAY; Lanham, MD 20706

Assigned Reviewer: DICRISTINA, KAYLA



Cases Accepted or Approved between: 9/20/2021 and 9/26/2021

4-20035 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 22942

ACCEPTED: 09/24/2021

RIDGES AT OLD CHAPEL; A CONSERVATION SUBDIVISION OF 16 LOTS AND 3 PARCELS FOR THE DEVELOPMENT OF 16 SINGLE-FAMILY DETACHED DWELLINGS.

13513 OLD CHAPEL RD BOWIE

16 LOTS	16 UNITS DETACHED	TAX MAP & GRID:	037 C-4	200 SHEET:	209NE12
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	71A	COUNCILMANIC DISTRICT:	04
3 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	2	TIER:	DEVELOPING
0 OUTPARCELS	16 TOTAL UNITS	ELECTION DISTRICT:	14	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: Potomac Airfield

<b>ZONING:</b>		<b>AUTHORITY:</b>			<b>FEE(S):</b>	
R-R	12.67 Acres	PLANNING BOARD	PENDING	11/18/2021	\$1,472.00 (Application Fee)	
Total:	12.67 Acres	SDRC MEETING	SCHEDULED	10/15/2021	\$1,472.00	

**APPLICANT**  
MARYLAND FINE HOMES, LLC  
2077 SOMERVILLE RD, SUITE 206  
ANNAPOLIS, MD 21401

**AGENT**  
ELITE ENGINEERING, LLC  
6305 IVY LANE, SUITE 370  
GREENBELT, MD 20770  
(240) 206-8055

**OWNER(S)**  
MARYLAND FINE HOMES, LLC; 2077 SOMERVILLE RD; Annapolis, MD 21401

Assigned Reviewer: DIAZ-CAMPBELL, EDDIE



Cases Accepted or Approved between: 9/20/2021 and 9/26/2021

CDP-8501-H13

APPROVED IN SPECIFIED RANGE

EVENT ID: 24028

ACCEPTED: 08/17/2021

ENFIELD CHASE LOT 38 BLOCK A; HMA REQUEST FOR EXTENSION OF DRIVEWAY

CUL DE SAC OF ELLEN COURT, APPROXIMATELY 275 FEET NORTH OF ITS INTERSECTION WITH NORTHVIEW DRIVE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	055 A-3	200 SHEET:	205NE13
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	71B	COUNCILMANIC DISTRICT:	04
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	2	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	07	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

<b>ZONING:</b>		<b>AUTHORITY:</b>			<b>FEE(S):</b>	
R-S	0.15 Acres	STAFF	PLAN CERTIFIED	09/22/2021	\$50.00 (Application Fee)	
Total:	<b>0.15 Acres</b>	PLANNING DIRECTOR	APPROVED	09/22/2021	\$50.00	

**APPLICANT**

FRITZIE BERNARDO  
3513 ELLEN COURT  
BOWIE, MD 20716

**AGENT**

FRITZIE BERNARDO  
3513 ELLEN COURT  
BOWIE, MD 20716

**OWNER(S)**

FRITZIE BERNARDO; 3513 ELLEN COURT; Bowie, MD 20716

Assigned Reviewer: BYNUM, ANGELE





Cases Accepted or Approved between: 9/20/2021 and 9/26/2021

DSP-15020-05 APPROVED IN SPECIFIED RANGE  
EVENT ID: 23250

ACCEPTED: 06/17/2021

CHICK-FIL-A, CAPITAL PLAZA; CONSTRUCTION OF A 4,966 SQUARE FOOT EATING AND DRINKING ESTABLISHMENT WITH A DRIVE THROUGH

ON THE NORTH SIDE OF ANNAPOLIS ROAD, APPROXIMATELY 1,150 FEET EAST OF ITS INTERSECTION WITH BALTIMORE WASHINGTON PARKWAY

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	051 A-3	200 SHEET:	205NE05
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	69	COUNCILMANIC DISTRICT:	03
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	1	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	02	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	4,966 GROSS FLOOR AREA (SQ FT)				

APA: N/A

<b>ZONING:</b>		<b>AUTHORITY:</b>		<b>FEE(S):</b>	
C-S-C	43.81 Acres	PLANNING BOARD	APPROVED	09/23/2021	\$1,702.00 (Application Fee)
Total:	<b>43.81</b> Acres	SDRC MEETING	SCHEDULED	06/25/2021	\$1,702.00

**APPLICANT**  
CHICK-FIL-A  
5200 BUFFINGTON ROAD  
ATLANTA, GA 30349

**AGENT**  
MCNAMEE HOSEA  
6411 IVY LANE SUITE #200  
GREENBELT, MD 20770  
301-441-2420  
@MHLAWYERS.COM

Assigned Reviewer: BISHOP, ANDREW



Cases Accepted or Approved between: 9/20/2021 and 9/26/2021

SDP-8513-02 APPROVED IN SPECIFIED RANGE

EVENT ID: 22878

ACCEPTED: 06/15/2021

BELIEVERS WORSHIP CENTER; AMENDMENT TO REVISE SEATING COMPACITY AND MINOR SITE IMPROVEMENTS FOR THE ADDITION OF WIDER WALKWAYS AND STAIRS FOR ADA COMPLIANCE.

700 PRINCE GEORGES BOULEVARD UPPER MARLBORO

1 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	077 D-2	200 SHEET:	201SE14
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	74A	COUNCILMANIC DISTRICT:	04
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	2	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	07	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

<b>ZONING:</b>	<b>AUTHORITY:</b>	<b>FEE(S):</b>
E-I-A 4.96 Acres	PLANNING DIRECTOR APPROVED 09/22/2021	\$2,000.00 (Application Fee)
Total: 4.96 Acres	STAFF PLAN CERTIFIED 09/22/2021	\$2,000.00

**APPLICANT**  
BELIEVERS WORSHIP CENTER  
P.O. BOX 1230  
UPPER MARLBORO, MD 20773

**AGENT**  
BEN DYER ASSOCIATES, INC.  
11721 WOODMORE ROAD, SUITE #200  
BOWIE, MD 20721  
301-430-2000  
@bendyer.com

**OWNER(S)**  
DFJ INVESTMENTS, LLC; 2126 WEST NEWPORT PIKE; Wilmington, DE 19804

Assigned Reviewer: BYNUM, ANGELE



Cases Accepted or Approved between: 9/20/2021 and 9/26/2021

SDP-8640-05 APPROVED IN SPECIFIED RANGE

EVENT ID: 22904

ACCEPTED: 06/04/2021

EVERGREEN ESTATES; INSTALLATION OF TWO PROPERTY SIGNS WITHIN THE EVERGREEN ESTATES COMMUNITY.

LOCATED ON THE NORTH SIDE OF ENFIELD DRIVE, APPROXIMATELY 40 FEET WEST OF ITS INTERSECTION WITH EDMOND WAY

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	055 A-3	200 SHEET:	205NE13
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	71B	COUNCILMANIC DISTRICT:	04
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	2	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	07	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

<b>ZONING:</b>	<b>AUTHORITY:</b>	<b>FEE(S):</b>
M-A-C 0.23 Acres	PLANNING DIRECTOR APPROVED 09/22/2021	\$2,000.00 (Application Fee)
Total: 0.23 Acres	STAFF PLAN CERTIFIED 09/22/2021	\$2,000.00

**APPLICANT**

LYDIA CUMMINS  
8701 GEORGIA AVENUE, SUITE 300  
SILVER SPRING, MD 20910

**AGENT**

LYDIA CUMMINS  
8701 GEORGIA AVENUE, SUITE 300  
SILVER SPRING, MD 20910

**OWNER(S)**

EVERGREEN ESTATES HOA; 3701 EDMOND WAY; Bowie, MD 20716

Assigned Reviewer: BUTLER, TIERRE