

OFFICE OF ZONING HEARING EXAMINER
FOR PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF DECISION

Councilmanic District: 2

CSP-10002-C/DSP-10011-C
Queens Chapel Town Center, LLC.
Case Number

On the day of March 25th, 2022, the attached Decision of the Zoning Hearing Examiner in Case No. CSP-10002-C-DSP-10011-C, was filed with the District Council.

The Zoning Hearing Examiner's decision shall become final 15 calendar days after the above filing date unless:

- (1) Written appeal within 15 days of the above date is filed* with the District Council by any person of record or by the People's Zoning Counsel; or
- (2) The District Council directs the case be transmitted to the Council for final disposition by the Council.

Zoning Hearing Examiner
Wayne K. Curry Administration Building,
Largo, MD 20774
(301) 952-3644

*Instructions regarding appeals and oral argument are found on the reverse side of this notice.

Your failure to note an appeal may result in a waiver of your rights to an appeal.

NOTICE AND DECISION SENT VIA EMAIL TO THE FOLLOWING, READ RECEIPT REQUESTED:

cc: Persons of Record (7)
Daniel Lynch, Esq.
Rajesh A. Kumar, Counsel to the District Council (Hand Delivered)
Stan D. Brown, People's Zoning Counsel, 1300 Caraway Court, Suite 101, Largo, MD 20774

INSTRUCTIONS FOR FILING

I. Appeal of the Examiner's Decision Shall Be:

- a) In writing;
- b) In a format in which each ground for appeal is numbered in sequence;
- c) Specific as to the error(s) which are claimed to have been committed by the Examiner;
(The page and paragraph numbers of the Examiner's Decision should be identified.)
- d) Specific as to those portions of the record, including the Hearing Examiner's Decision, relied upon to support your allegation of error(s) committed by the Examiner.

(The Exhibit number, transcript page number, and/or the page and paragraph numbers of the Examiner's Decision should be identified.)

- e) In writing;
- f) In a format in which each ground for appeal is numbered in sequence;
- g) Specific as to the error(s) which are claimed to have been committed by the Examiner;
(The page and paragraph numbers of the Examiner's Decision should be identified.)
- h) Specific as to those portions of the record, including the Hearing Examiner's Decision, relied upon to support your allegation of error(s) committed by the Examiner.

(The Exhibit number, transcript page number, and/or the page and paragraph numbers of the Examiner's Decision should be identified.)

II. Requests for Oral Argument:

If you desire oral argument before the District Council, request must be made, in writing, at the time of filing your appeal.

I. Notification to All Persons of Record:

Your request for oral argument and/or exception(s) must contain a certificate of service to the effect that a copy thereof was sent by you to all persons of record by regular mail.

(A list of these persons is available from the Clerk to the Council.)

IV. When to File:

Your request for oral argument and/or exception(s) must be filed within 15 calendar days after the Examiner's Decision has been filed with the District Council.

V. Where to File:

Clerk of the County Council
Wayne K. Curry Administration Building,
Largo, MD 20774
(301) 952-3644
Phone: 301-952-3600
or via email at
ClerkoftheCouncil@co.pg.md.us

VI. Aggrievement

Section 25-212 of the Maryland Annotated Code Land Use Article may require you to show you are aggrieved if you request a review of this decision. Section 25-212 provides as follows:

“In Prince George’s County, a person may make a request to the District Council for the review of a decision of the Zoning Hearing Examiner or the Planning Board only if:

- (1) The person is an aggrieved person that appeared at the hearing before the Zoning Hearing Examiner or Planning Board in person, by an *attorney*, or in writing; and
- (2) The review is expressly authorized under this division. [Division 2 of the Land Use Article].”