

ZONING HEARING EXAMINER DOCUMENT SHEET

APPLICATION NO. SE-24003/AC-25008 APPLICANT: Hillhaven SNF Realty, LLC dba Sterling Care Hillhaven

ITEM: Number Description	ITEM: Number Description
Check Mark 4 indicates nonacceptance by the ZHE into the Record to be an Exhibit.	
1. Acceptance Mailing Affidavit	15a. SE Site Plan 3-27-25
2. Application form for Alternative Compliance	b. SE Site Plan 6/4/25
3. Application form for Special Exception	16a. District Council Decision - SE-713
4. Statement of Justification dtd 08/24/24	b. District Council Decision - SE-1757
5. Historic Preservation Checklist	c. District Council Decision - SE-3505
6a. Informational Mailing Letter	d. District Council Decision - SE-4197
b. Acceptance Mailing Letter	e. Planning Board Decision - ROSP-4197-01
c. Informational Mailing Affidavit	f. District Council Decision - ROSP-4197-01
d. Acceptance Mailing Affidavit	g. Planning Board Decision - ROSP-4197-02
e. Informational and Acceptance Mailing List 1 of 4	h. Planning Board ROSP-4197-03
f. Informational and Acceptance Mailing List 2 of 4	17. Primary Area SOJ 12/12/24
g. Informational and Acceptance Mailing List 3 of 4	18. Architectural w/ Elevations photos (5 pages)
h. Informational and Acceptance Mailing List 4 of 4	19a. Technical Staff Report+Backup
I. Informational and Acceptance Mailing Receipt	b. Revised Staff Report dtd 06-10-2025
7. Adjustment to Regulated Stream Buffer	20. Revised Statement of Justification (6/10/25)
Afforestation Requirements - Statement of Justification	21. Comment Response Letter 4-25-25
8. Engineering Boundary Survey	22a.Site Development Stormwater Concept Plan
9. Architectural drawings and photos (9 pages)	43689-2024
10a.State Ethics Business Entity	b. Site Development Stormwater Existing Conditions
(Hillhaven Realty Holdco LLC)	Plan Development
b. State Ethics Business Entity	c. Sterling-Site Plan
(Hillhaven SNF Realty LLC)	d. Stormwater Management Plan
c. State Ethics Individual Affidavit -Nathan Jakobvtis	e. Stormwater Management Details
d. State Ethics Affidavit Individual - Jeffery Kagan	f. Site Development Concept Approval
11. Response Ltr to Conditions of Approval	23. SE Plan for SE-24003 (Duplicate)
12. Traffic Brief	24a. Type II Tree Conservation Plan
13. Specimen Tree Variance Request –	b. Type II Tree Conservation Plan
SOJ	25a.Revised Landscape Plan
14a. Zoning Sketch Map for AC-25008	b. Landscape Plan (with highlighted changes)
b. Zoning Sketch Map for SE-24003	26. ZHE Notice of Hearing

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27. Continuance Letter to McNeil		44. Land Planning Report Analysis	
28. ZHE Sign Posting Affidavit		45. Photometric Site Plan	
29. Approved Certificate of Adequacy, ADQ-2024-018		46. Primary Management Area - Statement of Justification - Dtd 03-03-25	
30. Approved Prince George's County Preliminary Plan of Subdivision Resolution No. 2025-052 for 4-24012		47. Afforestation Statement of Justification - Dtd 03-28-2025	
31. Recommendation of Approval for Alternative Compliance, AC-25008		48. Alternative Compliance - Statement of Justification Dtd 04-25-25	
32. SDAT Certificate of Good Standing for Hillhaven SNF Realty, LLC		49. Specimen Tree Variance Request – Dtd 03-28-25	
33. Resolution of Hillhaven SNF Realty, LLC			
34a. Expert Resume - Phil Rhodes			
b. Expert Resume - Vipul Talwar			
c. Expert Resume - Mark Ferguson			
d. Expert Resume - Mike Lenhart			
35. Truck Turning Movement Plans			
36a. Revised Special Exception Site Plan			
b. Revised Special Exception Site Plan (with highlighted changes)			
37a. Revised Landscape Plan			
b. Revised Landscape Plan (with highlighted changes)			
38. Revised Type 2 Tree Conservation Plan			
39. Revised Traffic Brief			
40. SHA Traffic Brief Approval Letter			
41. Landscape Detailed Site Plan-AC-25008			
42. Landscape Detailed Site Plan for-SE-24003			
43a. Natural Resource Inventory			
b. Natural Resource Inventory and Forest			

Stand Delineation

