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OFFICE OF THE ZONING HEARING EXAMINER
FOR PRINCE GEORGE'S COUNTY

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JH CALVERT PARK, LLC : Case No. ERR 284
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A hearing in the above-entitled matter was held on August 18, 2021, at the Prince George's County Office of Zoning, County Administration Building, Room 2174, Upper Marlboro, Maryland 20772 before:

Maurene McNeil
Hearing Examiner

A P P E A R A N C E S

On Behalf of the Applicant:

Nate Forman, Esq.

On Behalf of People's Zoning:

Stan Brown

P R O C E E D I N G S

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MS. MCNEIL: I'm Maurene McNeil. I'll be the Hearing Examiner today. And Ms. Rawlings said she's had difficulty hearing me. Do you hear me okay, Mr. Forman, and everyone else?

MR. FORMAN: I can hear you fine, Madam Examiner.

MS. RAWLINGS: Yes, I can hear you this time.

MS. MCNEIL: Thank you. Today is August 18th and we're here on the Application No. ERR 284. Applicant is JH Calvert Park, LLC. It's a request for validation of a permit issued in error, Building Permit No. 4738 --

AUTOMATED SPEAKER: This conference will now be recorded.

MS. MCNEIL: Okay. I'll do it again just in case. I'm Maurene McNeil. I'll be the Hearing Examiner today. It's August 18, 2021. We're here on the Application No. ERR 284. The Applicant is JH Calvert Park, LLC, and it's a request for validation of a permit issued in error, Building Permit No. 47380-2014, for the erection of a 6-foot fence to enclose a dumpster on approximately 1.211 acres of land zoned R-10 and improved with a single 5-story, multi-family apartment building with 55 dwelling units located 5023 Riverdale Road, Riverdale Park, Maryland. If counsel would identify themselves for the record?

MR. FORMAN: Good morning, Madam Examiner. This

1 is Nate Forman with the Offices of O'Malley, Miles, Nysten &
2 Gilmore, and I'm here on behalf of the Applicant.

3 MR. BROWN: Stan Brown, People's Zoning Counsel.

4 MS. MCNEIL: Okay. I want to go on the record
5 apologizing to you all in that this is the type of
6 application that also has to have an ad in a newspaper of
7 record, and somehow, we didn't place the ad. So, that's why
8 we have to continue today; but I was going to check to see
9 and, unfortunately, requires 30 days in a newspaper of
10 record, and it needs to be in the newspaper tomorrow, and I
11 haven't gotten clearance to put any ad in the newspaper
12 tomorrow. So, Nate, keep smiling, keep smiling; and now
13 we'll ask Ms. Rawlings, if she hears us, what's the next
14 possible date we can hear this matter?

15 MR. FORMAN: I believe Ms. Rawlings had a text or
16 a chat saying she couldn't hear anything.

17 MS. MCNEIL: Oh, still can't? Okay. Okay. So,
18 in the chat, I've asked her, what's the next date we can
19 hear this matter? Okay. Mr. Rawlings (sic) and Mr. Brown,
20 would you all be available October 20th at 1:30 p.m.? Mr.
21 Brown, we're already having a hearing that morning, and
22 that's why; but it's on a CSP. So, I'm hoping it would be
23 over prior to 1:30.

24 MR. BROWN: October 20th is fine for me.

25 MS. MCNEIL: How about you, Mr. Forman?

1 MR. FORMAN: That's fine with me, too.

2 MS. MCNEIL: Okay. We'll make sure the ad gets
3 out and there will be no further delays. I do want to note
4 for the record that I went to the drop box and got a copy of
5 the Site Plan that you provided. I appreciate that, but I'm
6 wondering, you said you would also submit it electronically.
7 Was that done, too? I want to make sure we add it to the
8 record.

9 MR. FORMAN: Yeah, I believe so. I'll, I can
10 double-check as to the drop box links that were sent to Ms.
11 Rawlings, but I'll make sure that the Site Plan that was
12 submitted is, is the same one that was submitted in the drop
13 box.

14 MS. MCNEIL: This, it just be it.

15 MR. FORMAN: Yeah, I think that's the one.

16 MS. MCNEIL: Okay. Okay, then I thank you all for
17 being here, and we'll make sure everything is done, and
18 we'll have a hearing on October 20th at 1:30. Probably have
19 to repost, if you don't mind? I mean if those signs are
20 good, I'm fine with just changing the date on them; but if
21 you need other signs, you can contact Ms. Bah, okay?

22 MR. FORMAN: Okay. So, you're saying we can just
23 take a sharpie if the signs are still up and just cross out
24 the existing date for today and put on October 20th --

25 MS. MCNEIL: Yeah, but you have to submit --

1 MR. FORMAN: -- at 1:30?

2 MS. MCNEIL: -- pictures, you know, do what you
3 did before, so whichever is easier for you.

4 MR. FORMAN: Okay. I'll work with my, my client
5 to figure out what is best, and then let the office know.

6 MS. MCNEIL: Okay. And so, I thank you all for
7 being here, and I got to type to let her to know to stop
8 recording. So, if there are no other issues, have a good
9 day, everyone.

10 MR. FORMAN: Thank you, you, too.

11 MS. MCNEIL: Okay. All right.

12 AUTOMATED SPEAKER: This conference is no longer
13 being recorded.

14 (Whereupon, the hearing was concluded.)

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C E R T I F I C A T E

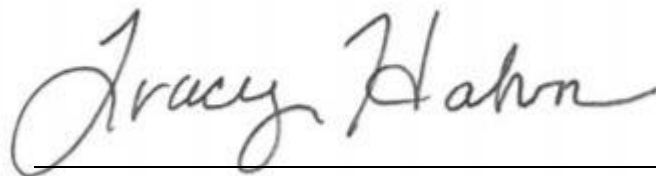
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DEPOSITION SERVICES, INC., hereby certifies that the attached pages represent an accurate transcript of the electronic sound recording of the proceedings before the Prince George's County Office of the Zoning Hearing Examiner in the matter of:

JH CALVERT PARK, LLC

Case No. ERR 284

By:



Tracy Hahn, Transcriber