



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

NOTICE OF DECISION

Councilmanic District:

SE-24003/AC-25008  
Hillhaven SNF Realty, LLC/ dba Sterling Care Hillhaven  
Case Number

On the day of 9<sup>th</sup> of December, 2025, the attached Decision of the Zoning Hearing Examiner in Case No. SE-24003/AC-25008 was filed with the District Council. Since this matter is the final decision, only the recommendation of the Hearing Examiner of the District Council.

Within 30 calendar days after the above date, any person of record may file exceptions with the Clerk of the Council to any portion of this Decision and may request oral argument thereon before the District Council

Please address all appeals in writing to the:

Clerk of the County Council  
Wayne K Curry Building, 2<sup>nd</sup> Floor  
1301 McCormick Drive  
Largo, MD 20774  
(301) 952-3644

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

**Notice and Decision sent via Mail to Persons of Record:**

cc: Chris Hatcher, Esq.  
Persons of Record 9  
Rajesh A. Kumar, Principal Counsel to the District Council  
Stan D. Brown, People's Zoning Counsel

## INSTRUCTIONS FOR FILING

### I. Exception(s) Taken to the Examiner's Decision Shall Be:

- a) In writing;
- b) 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.)

### 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 exception(s).

### III. 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 and their addresses is included in this notice of Examiner's decision sent to you herewith or is available from the Clerk to the Council.)

### IV. Where to File:

Clerk of the County Council  
Wayne K. Curry Administration Building  
1301 McCormick Drive, 3<sup>rd</sup> Floor  
Largo, Maryland 20774  
Phone: (301) 952-3600

### V. Aggrievement

Section 25-212 of the Maryland Annotated Code Land Use Article may require you to show that 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 [Division 2 of the Land Use Article].”