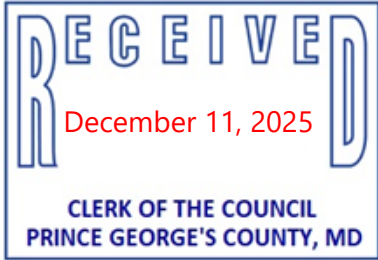


OFFICE OF THE ZONING HEARING EXAMINER  
FOR PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF DECISION



Councilmanic District: 8

SE-24006 Tranquility Ridge, Inc.

Case Number

On the 11th day of December, 2025, the attached Decision of the Zoning Hearing Examiner in Case No. SE-24006 was filed with the District Council.

The Zoning Hearing Examiner's decision shall become final 30 calendar days after the above filing date unless:

- (1) Written appeal within 30 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  
County 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.**

cc: Matthew Tedesco, Esq.  
Persons of Record (9)  
Stan D. Brown, People's Zoning Counsel

NOTEDC1

## 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.)

### 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.

### III. Notification to All Persons of Record:

Your appeal and any accompanying request for oral argument 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. When to File:

Your appeal and any request for oral argument must be filed within 30 calendar days after the Examiner's Decision has been filed with the District Council.

### V. Where to File:

Clerk of the County Council  
County Administration Building  
Largo, Maryland 20774  
Phone: 301-952-3600

## INSTRUCTIONS FOR REPLY TO A REQUEST FOR ORAL ARGUMENT

If you are notified that another person of record has requested oral argument, you may:

- 1) Participate in the hearing if there is oral argument, and/or
- 2) Reply, in writing, to the District Council, opposition. Copies of any written material to be submitted in support of this opposition position shall be filed with the Clerk and all persons of record no later than five (5) business days before the date of oral argument.