

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

NOTICE OF DECISION

Councilmanic District: 2

SE-2023-001  
Espirales Montessori Bilingual, LLC

Case Number

On the 17th day of July, 2024 the attached Decision of the Zoning Hearing Examiner in Case No. SE-2023-001 was filed with the District Council.

The Zoning Hearing Examiner's decision may be appealed to the District Council within 30 days after the above filing date by any person of record. If appealed, all persons of record may testify before the District Council. Persons arguing shall adhere to the District Council's rules of procedures, and argument shall be limited to thirty (30) minutes for each side, and to the record of the hearing.

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 26 Persons of Record:**

cc: Traci Scudder, Esq.  
Persons of Record (26)  
Rajesh A. Kumar, Principal Counsel to the District Council  
Stan D. Brown, People's Zoning Counsel

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## INSTRUCTIONS FOR FILING

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#### I. Appeal of 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 available from the Clerk to the Council.)

#### IV. Where to File:                      Clerk of the County Council                      Electronically via

Clerk of the County Council    or    ClerkoftheCouncil@co.pg.md.us  
Wayne K Curry Building                      Fax: (301) 952-5178  
1301 McCormick Drive, 2<sup>nd</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 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].”