

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

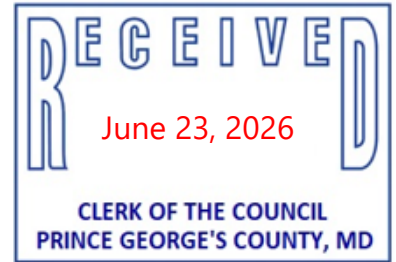
NOTICE OF DECISION

Councilmanic District: 9

ZMA-2024-004

NVR, Inc. (The Grove at Hyde Landing)

Case Number



On the 23rd day of June 2026 the attached Decision of the Zoning Hearing Examiner in Case No. ZMA-2024-004 was filed with the District Council. This is not the final decision; it is only the Hearing Examiner's recommendation to 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. *

Zoning Hearing Examiner
Wayne K Curry Building, 3rd Floor
1301 McCormick Drive
Largo, MD 20774
(301) 952-3644

*Instructions regarding exceptions and requests for 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.

NOTICE AND DECISION SENT VIA EMAIL TO THE FOLLOWING:

Delivery receipt requested

cc: Matthew Tedesco, Esq.
Alex Votaw, Esq.
Persons of Record (32)
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 via email or 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, 2nd 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].”