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

-----x 5
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6 ROYAL FARMS #411 KENT VILLAGE : Case No. SE-4834
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8 -----x

A hearing in the above-entitled matter was held on
October 6, 2021, at the Prince George's County Office of 11
Zoning, County Administration Building, Room 2174, Upper
Marlboro, Maryland 20772 before:

Maurene McNeil
Hearing Examiner

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Deposition Services, Inc.

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~~— P E A R A N C E S —~~

On Behalf of the Applicant:

Matthew Tedesco, Esq.

On Behalf of People's Zoning:

Stan Brown

* * * * *

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P R O C E E D I N G S

MS. MCNEIL: I'm Maurene McNeil and I will be your

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Hearing Examiner today. It's October 6, 2021
and we're here

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on the request of RF Landover, LLC, trading as a
Royal Farms

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in Kent Village. The request is to approve a
special

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exception for a gas station and a food or
beverage store,

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and there's also a request for a variance to
allow the

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setback to be reduced for the gas station from
an outdoor

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playground on an adjacent property. If counsel
would

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identify themselves for the record?

11

MR. TEDESCO: Good morning, Madam Examiner, for

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25

12 the record, Matthew Tedesco with the law firm of
McNamee 13 Hosea, here on behalf of the
applicant.

14 MR. BROWN: Good morning, Stan Brown, People's 15 Zoning
Council.

16 MS. MCNEIL: Just before we begin, this is a
17 virtual hearing. We only had one individual that
wanted the

18 link, was sent the link, but I don't see him or
her here. I

19 apologize too Donnie Arrington, but I don't know
if D-O-N-N20 I-E is a male or a female. But I
don't see Mr. or Ms.

21 Arrington on this hearing right now. So I think we have a
22 preliminarily matter and there will be an opportunity for
23 them to appear at another time. So, Mr. Tedesco?

MR. TEDESCO: Yes, thank you, Madam Examiner.
Pursuant to Exhibit 56, premarked on your exhibit list, we

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did submit a letter on October 4th, requesting a
continuance of this hearing to October 20th. We did confer
with

3 People's Zoning Council with respect to that and also with
4 your office to clear that date. The basis for the
5 continuance is provided for in that letter. We would
submit

6 on that and respectfully request your approval pursuant to
7 that letter and the provisions provided therein for the
8 continuance of this hearing to October 20th, understanding
9 that there is somewhat of a time limit that day, but we will
10 endeavor to make sure we adhere to that limitation.

11 But with that, we would respectfully request your
12 approval of the continuance of this hearing to
October 20th.

13 MS. MCNEIL: Okay. Mr. Tedesco, just because
14 we're being recorded, I did read the exhibit, but
the good

15 cause is that neither of your important witnesses
were

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16 available today?

17 MR. TEDESCO: Yes, thank you, and I wasn't sure
if

18 I needed to get into that level of detail, but
yes, for the

19 record, we had two necessary witnesses that
unexpectedly

20 were called out. One is traveling to Chicago and
one is

21 traveling to South Carolina as we speak and are
on a plane

22 and unable to even attend virtually and could not
reschedule

23 those traveling obligations at the last minute.

So with that we would request, that is the good
cause basis for the request here today and would
certainly appreciate your

approval of that.

3

MS. MCNEIL: Okay. And Mr. Brown, you have no
comment on it?

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MR. BROWN: I have no objection.

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MS. MCNEIL: Okay. Then this matter will be

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continued until October 20th. We're going to start just a

7

little earlier so I'm stating on the record at 9:00 a.m., if

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that works for you all, in an abundance of caution because

9

we have another hearing at 1:30, and even though I don't

10

need to eat, all the staff should be allowed the

11

opportunity. So it's continued until then. Mr. Tedesco, if

12

you could put the new date on the signs for us, I would

13

appreciate that, October 20th. Okay.

14

MR. TEDESCO: (Indiscernible).

15

MS. MCNEIL: Okay. And Mr. Tedesco, I am also

16

going to e-mail Mr. or Ms. Arrington and give them your

17

information in case they have questions about this. Okay.

18

MR. TEDESCO: Yes, I would appreciate that because

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19 I have not been contacted by them. We have done
outreach in

20 this case, but have not, I don't believe we've
had any

21 interaction with that particular resident.

22 MS. MCNEIL: Okay. And I thank you all for being

23 here and have a good day, and thank you everyone
in the background for helping make this happen.

Thank you, all.

MR. TEDESCO: Thank you very much.

(Whereupon, the hearing was concluded.)

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C E R T I F I C A T E

DEPOSITION SERVICES, INC., hereby certifies that the
3 attached pages represent an accurate transcript of the
4 electronic sound recording of the proceedings before the 5
Prince George's County Office of the Zoning Hearing
Examiner

24

25

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6 in the matter of:

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ROYAL FARMS #411 KENT VILLAGE

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Case No. SE-4834

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By:

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Diane Wilson

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Diane Wilson, Transcriber

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