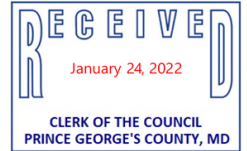


OFFICE OF ZONING HEARING EXAMINER
FOR PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF DECISION



Councilmanic District: 9

 A-9960-C-01
Signature Land Holdings, LLC (Applicant)
Manokeek (Development)
Case Number

On the 24th day of January, 2022 the attached Decision of the Zoning Hearing Examiner in Case No. A-9960-C-01 , was filed with the District Council. This is not the final decision, only the recommendation of the Hearing Examiner to the District Council.

Within 15 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, READ RECEIPT REQUESTED:

cc: Edward Gibbs, Esq.
POR – 6
Rajesh A. Kumar,
Stan D. Brown

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.)

Due to the current health pandemic and County building closure, the District Council is not scheduling hearings on land use applications and has tolled the period within which any appeal or other relief must be filed with the Council (*See*, CR-35-2020) Any appeal or exception must be filed within the time period referenced above once the tolling period is lifted.

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
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’.”