

## NOTICE OF VIRTUAL HEARING

**Application Number:** SE/VSE-4847

**Applicant(s) Name:** Populus Financial Group, Inc. d/b/a ACE Cash Express

**Date and time of scheduled Zoning Hearing Examiner meeting:** October 13, 2021 at 9:30 A.M.

**Description of Request:** Application of Populus Financial Group, Inc. d/b/a ACE Cash Express, A Special Exception for a Food or Beverage Store, in combination with a Gas Station with four pump islands and eight multiproduct dispensers; and a Variance from Section 27-358(a)(2) to allow the Gas Station to be less than 300 feet (229 feet) from an outdoor playground, Property containing approximately 4.84 acres, and zoned C-S-C (Commercial Shopping Center), located in the southwest quadrant of the intersection of MD 202 (Landover Road) and Kent Town Place, also identified as 7401 and 7415 Landover Road, and 2500 Kent Town Place, Hyattsville, MD 20785.

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**Attention:** Due to the current state of the novel coronavirus (COVID-19) pandemic, and the implications of the Council's Emergency Resolutions including, CR-35-2020, the Zoning Hearing Examiners Office is operating under emergency procedures. As authorized by CB-33-2020, all or a portion of the hearing will be conducted virtually and in accordance with District Council Rules of Procedure.

**Requests to become Persons of Record should be submitted electronically by email to: ZHE@co.pg.md.us no later than 5:00 p.m. on October 10, 2021.** Persons of Record will receive an email with information to join the virtual meeting platform. **Once you have received your Notice of Hearing, please provide an email address to ZHE@co.pg.md.us**

**If you have not viewed the documents you can find them at <https://pgccouncil.us/LZIS>. Once there select "Guide", then "ZHE", then the application name and hearing date, then "meeting details" and finally "attachments".**

Upon notification of an evidentiary hearing before the Zoning Hearing Examiner, any interested party shall submit documents for the record in person, by email, by other electronic portals, or in the County provided drop box. **A copy of all large Site Plans or other documents must be submitted in person or the County provided drop box.** All documents for the record shall be submitted no later than five (5) business days before the scheduled evidentiary hearing. With permission from the Zoning Hearing Examiner, a party may submit supplemental documents for the record. Any interested party may contact The Office of the Zoning Hearing Examiner to receive a paper copy of a document if the document is not accessible online

The Zoning Hearing Examiner shall not be responsible for resolving any technical difficulties incurred by any person participating in a virtual/remote hearing.

This notice is for informational purposes only. Per CB-1-2004 you have received this Notice of Public Hearing because you signed up to become a Person of Record. If you have any questions, please contact the Zoning Hearing Examiner at email [ZHE@co.pg.md.us](mailto:ZHE@co.pg.md.us) or call (301) 952-3644.

**DATE MAILED BY US POSTAL SERVICE/EMAILED: September 13, 2021** to Persons of Record  
(List attached to original in file)