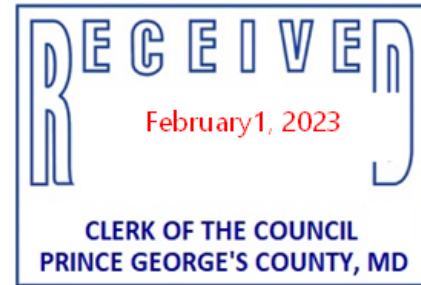


OFFICE OF ZONING HEARING EXAMINER  
FOR PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF DECISION



Councilmanic District: 1

WESTGATE AT LAUREL, LLC  
SE 4852  
Case Number

On the 1st day of February, 2023, the attached Decision of the Zoning Hearing Examiner in Case No. SE 4852 was filed with the District Council.

The Zoning Hearing Examiner's decision shall become final 30 calendar days after the above filing date unless:

(1) Written appeal within 30 days of the above date is filed\* with the District Council by any person of record or by the People's Zoning Counsel; or

(2) The District Council directs the case be transmitted to the Council for final disposition by the Council.

Zoning Hearing Examiner  
Wayne K. Curry Building  
Largo, MD 20774  
(301) 952-3644

\*Instructions regarding appeals and 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: Nathaniel Forman, Esq, 7850 Walker Drive, Suite 310, Greenbelt, MD 20770  
Persons of Record (4)  
Rajesh A. Kumar, Principal Counsel to the District Council (Hand Delivered)  
Stan D. Brown, People's Zoning Counsel, 1300 Caraway Ct., Suite 101, Largo, MD 20774

## INSTRUCTIONS FOR FILING

### I. Appeal of the Examiner's Decision Shall Be:

- a) In writing;
- b) In a format in which each ground for appeal is 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 appeal.

### III. Notification to All Persons of Record:

Your appeal and any accompanying request for oral argument 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  
Wayne K. Curry Administration Building  
Largo, Maryland 20774  
Phone: 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].”