

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

NOTICE OF DECISION

Councilmanic District: 6

7-11 Eleven, Inc.  
SE 4832, Alternative Compliance 20010  
Case Number

On the 24th day of November, 2020, the attached Decision of the Zoning Hearing Examiner in Case No. SE 4832 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  
County Administration Building  
Upper Marlboro, MD 20772  
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.**

cc: Matthew Tedesco, Esquire, 6411 Ivy Lane, Suite 200, Greenbelt, MD 20770  
Persons of Record (6)  
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 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

County Administration Building  
Upper Marlboro, Maryland 20772  
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].”

