

**ST. MARY'S COUNTY GOVERNMENT  
DEPARTMENT OF LAND USE  
AND GROWTH MANAGEMENT**

*Derick Berlage, Director*

*Phillip J. Shire, Deputy Director*



**BOARD OF COUNTY COMMISSIONERS:**

Francis Jack Russell, President

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Lawrence D. Jarboe, Commissioner

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**AGENDA  
ST. MARY'S COUNTY BOARD OF APPEALS  
6:30 P.M., December 9, 2010  
Main Meeting Room, Chesapeake Building  
41770 Baldrige Street  
Leonardtown, Maryland**

**I. Call to Order**

**II. Agenda Review: Additions-Deletions**

**III. Public Hearings**

**A. The Board of Appeals will consider the following:**

- 1. Application/case no:** ZAAP #08-131-030, Buzz's Marina  
**Property owner:** Joseph and Christy Henderson  
**Location:** 49675 Buzz's Marina Way, Ridge, MD  
**Parcel identification: tax map: 71 block: 20 parcel: 246**  
**Election District:** 1<sup>st</sup>  
**Zoning:** Rural Preservation District (RPD), Commercial Marine (CM) District, Resource Conservation Area (RCA) Overlay and Limited Development Area (LDA) Overlay  
**Acreage:** 73.32 acres  
**Action requested:** Pursuant to Chapter 23 of the Comprehensive Zoning Ordinance:  
1) Appeal of an administrative decision by the Planning Director in March 2010 regarding the status of a nonconforming campground; and 2) Appeal of an administrative decision by the Planning Director in July 2010 reversing the March 2010 decision and establishing a final decision regarding the status of a nonconforming campground.

**IV. Review/Approval of Minutes and Orders**

**V. Adjournment**

**For Information Only:** Actions Taken by Planning Director on Variance Applications Received for Administrative Review:

- 1. Application/case no:** VAAP #10-1475, Bates  
**Property owner:** Bradley and Carol Bates  
**Location:** 14611 C Way, Scotland, MD  
**Parcel identification: tax map: 73A block: 22 lot: 37, Scotland Beach Subd.**  
**Election District:** 1<sup>st</sup>  
**Zoning:** Rural Preservation District (RNC), Resource Conservation Area (RCA) Overlay  
**Acreage:** 9,000 square feet  
**Action requested:** Variance from Schedule 32.1 of the Comprehensive Zoning Ordinance to reduce the side yard setback to construct a single-family dwelling and appurtenances.  
**Director's Decision:** Approved on November 19, 2010.
- 2. Application/case no:** VAAP #10-185-007, Willows Run Subdivision  
**Property owner:** Tolson Properties, LLC  
**Applicant:** Kevin Gibbs, The Kevin Gibbs Companies

**Location:** The west side of Willows Road, approximately 1,700 feet south of Cherly Lee Lane, Lexington Park, MD

**Parcel identification:** tax map: 51 block: 22 parcel: 72 & 277

**Election District:** 8<sup>th</sup>

**Zoning:** Residential Low-Density - Transitional (RL-T)) District

**Acreage:** 45.62 acres

**Action requested:** Variance from Section 75.8.2.b(6) of the Comprehensive Zoning Ordinance to remove seven trees with a diameter of 30 inches or more.

**Director's Decision:** Approved on November 19, 2010.

For more information, contact Susan Regel at the Department of Land Use and Growth Management at 301-475-4200, extension 1520, or at [Susan.Regel@co.saint-marys.md.us](mailto:Susan.Regel@co.saint-marys.md.us)