

**MINUTES OF THE ST. MARY'S COUNTY BOARD OF APPEALS MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Thursday, February 9, 2016**

Members present were: George Allan Hayden, Chairman; John Brown, Co-Chair; William Greene; and Wayne Miedzinski; Ronald Payne; and Stuart Egeli, Alternate.

Bill Hunt, Yvonne Chaillet, and Ashley Renshaw were present from the Department of Land Use and Growth Management, as well as George Sparling from the County Attorney's Office.

PUBLIC HEARINGS

1. Application/case no: VAAP 16-1682, Brvenik Property

Property owner: Ronald L. and Marie L. Brvenik

Location: 16408 Ball Point Road, Piney Point, MD

Parcel ID: tax map: 69 grid: 09 parcel: 142

Election District: 9

Zoning: Rural Preservation District (RPD), Limited Development Area (LDA) Overlay

Acreage: 1.25 acres

Action requested: Variance from Section 71.8.3 of the Comprehensive Zoning Ordinance to disturb the Critical Area Buffer to construct a replacement single-family dwelling.

*Mr. Miedzinski made a motion in the matter of 16-1682, Brvenik Property, having made a finding that the standards for granting a variance in the Critical Area and the objectives of Section 71.8.3 of the St. Mary's County Comprehensive Zoning Ordinance **have** been met, I move to **approve** the variance request to disturb the Critical Area Buffer to construct a replacement single-family dwelling. Mr. Greene The motion passed unanimously.*

2. Application/case no: CUAP 16-132-001, Flat Broke Shooters Firearms Training Center

Property owner: Cindi J. and Steven S. Thomas

Location: 48845 Saint James Church Road, Lexington Park, MD

Parcel ID: tax map: 59 grid: 23 parcel: 130

Election District: 1

Zoning: Rural Preservation District (RPD).

Acreage: 4.58 acres

Action requested: Conditional Use approval pursuant to Chapter 25 of the Comprehensive Zoning Ordinance for a minor indoor recreational facility to allow an indoor shooting range.

*Mr. Brown made a motion in the matter of CUAP #16-132-001, Flat Broke Shooters Firearms Training Center, having made a finding that the standards for granting a conditional use and the objectives of Section 51.3.69 of the St. Mary's County Comprehensive Zoning Ordinance **have** been met, I move to **approve** the request for a minor indoor recreational facility to allow an indoor firearms training center, subject to approval of a variance to increase the maximum footprint of a commercial structure in the RPD. Mr. Miedzinski seconded. The motion passed unanimously.*

3. Application/case no: VAAP 16-132-001, Flat Broke Shooters Firearms Training Center

Property owner: Cindi J. and Steven S. Thomas

Location: 48845 Saint James Church Road, Lexington Park, MD

Parcel ID: tax map: 59 grid: 23 parcel: 130

Election District: 1

Zoning: Rural Preservation District (RPD).

Acreage: 4.58 acres

Action requested: Variance from Schedule 32.1 of the Comprehensive Zoning Ordinance to increase the maximum allowed footprint of a commercial structure in the RPD.

*Mr. Brown made a motion in the matter of VAAP #16-132-001, Flat Broke Shooters Firearms Training Center, having made a finding that the standards for granting a variance and the objectives of Schedule 32.1 of the St. Mary's County Comprehensive Zoning Ordinance **have** been met, I move to **approve** the variance request to*