

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

*Derick Berlage, Director
Phillip Shire, Deputy Director*



BOARD OF COUNTY COMMISSIONERS:

Francis Jack Russell, President
Lawrence D. Jarboe, Commissioner
Cynthia L. Jones, Commissioner
Todd B. Morgan, Commissioner
Daniel L. Morris, Commissioner

**AGENDA
ST. MARY'S COUNTY BOARD OF APPEALS
6:30 P.M., March 24, 2011
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:** VAAP #09-1485, Lynch (*Continued from March 10, 2011*)
Property owner: Joseph M. Lynch and Micheline Lopez-Estrada
Agent: Christopher T. Longmore, Esq.
Location: 44826 Three Coves Road, Hollywood, MD
Parcel identification: tax map: 27 block: 10 parcel: 130
Election District: 6th
Zoning: Rural Preservation District (RPD), Limited Development Area (LDA) Overlay
Acreage: 2.09 acres
Action requested: Decision and Order of variance from Section 71.8.3 of the Comprehensive Zoning Ordinance to disturb the Critical Area Buffer including steep slopes and highly erodible soils with after-the-fact lot coverage and clearing and to disturb the Buffer with proposed lot coverage to replace an existing single-family dwelling.
 - 2. **Application/case no:** ZAAP #07-0118, Rice
Property owner: Christian B. and Michele G. Rice
Location: 18856 McKay's Beach Road, Leonardtown, MD
Parcel identification: tax map: 61A parcel: 5
Election District: 2nd
Zoning: Rural Preservation District (RPD), Limited Development Area (LDA) and Buffer Management Overlay (BMO)
Acreage: 12,800 square feet
Action requested: Remanded by Circuit Court to the Board of Appeals for further proceedings consistent with the Court of Special Appeals Unreported Opinion, No. 795, issued on September 27, 2010 in the Appeal of the Planning Director's decision to issue building permit #07-0118 to expand an existing garage.
 - 3. **Application/case no:** VAAP #10-110-030, Remenira Subdivision
Property owner: Leonard E. and Margaret L. Wathen, L/E, and Deigh A. Young
Agent: William P. Higgs, LSR, Inc.
Location: 42165 and 42155 Medley's Neck Road, Leonardtown, MD
Parcel identification: tax map: 49 block: 7 parcel: 10
Election District: 3rd
Zoning: Rural Preservation District (RPD)
Acreage: 2.10 acres

Action requested: Variance from Section 32.1 of the Comprehensive Zoning Ordinance to increase the residential density in the Rural Preservation District (RPD) to subdivide around two existing single-family dwellings.

4. **Application/case no:** ZAAP #08-2359, Drift Inn Sign Appeal
Property owner: Leonard E., Sr. and Josephine A. Copsey
Location: 27215 Three Notch Road, Mechanicsville, MD
Parcel identification: tax map: 13 block: 12 parcel: 42
Election District: 6th
Zoning: Rural Commercial Limited District (RCL)
Acreage: 1.55 acres
Action requested: Pursuant to Chapter 23 of the Comprehensive Zoning Ordinance, Appeal of an administrative decision of the Planning Director regarding an off-site advertising sign.

5. **Application/case no:** CUAP #05-132-050, STS Bus Shelter – ***Application Withdrawn***
Property owner: St. Mary's County Commissioners
Location: 44825 Saint Andrews Church Road, California, MD
Parcel identification: tax map: 42 block: 4 parcel: 104
Election District: 8th
Zoning: Rural Preservation District (RPD)
Acreage: 210.70 acres
Action requested: Modification of an approved Conditional Use pursuant to Chapter 25 of the Comprehensive Zoning Ordinance to construct a shelter to house St. Mary's County transit buses.

IV. Review/Approval of Minutes and Orders

V. Adjournment

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@stmarysmd.com