

**MINUTES OF THE ST. MARY'S COUNTY BOARD OF APPEALS MEETING
ROOM 14 * GOVERNMENTAL CENTER * LEONARDTOWN, MARYLAND
Thursday, May 13, 2004**

Present: Marie Underwood, Chairperson
George Allan Hayden, Vice Chair
Greg Callaway, Member
Ronald C. Delahay, Sr., Member
Wayne Miedzinski, 2nd Alternate
John B. Norris, III, County Attorney
Yvonne Chaillet, Planner III, Department of Land Use
& Growth Management
Janice Blackistone, LUGM Fiscal Specialist (backup
for Recording Secretary)

A sign-in sheet is on file in Department of Land Use & Growth Management. All participants in all cases were sworn in. The Chair called the meeting to order at 6:37 p.m.

PUBLIC HEARING

VAAP #03-1567 – WILKES

Requesting a variance from Section 71.8.3 of the St. Mary's County Comprehensive Zoning Ordinance to replace an existing single family dwelling in the Critical Area Buffer. The property contains 27,007 square feet acres, is zoned RPD, LDA Overlay, and is located on Waterside Drive, Leonardtown; Tax Map 48, Block 13, Parcel 47.

Owners: Donald & Darlene Wilkes
Present: Jerry Soderberg, of DH Steffens Company

Ms. Chaillet stated the applicant is proposing to replace an existing single family dwelling in the Critical Area Buffer. She said the property is an old recorded lot that is entirely constrained by the Critical Area Buffer. The existing one-story frame dwelling, built long before the adoption of the Critical Area provisions of the Ordinance, will be removed and replaced with a new single-family dwelling that will utilize most of the existing footprint.

Mr. Soderberg requested a continuance due to the fact the well and septic issues of Mr. Dipreta's property have not been solved.

The Chair opened the hearing to public comment on the requested continuance and then closed the hearing to public comment.

The Board continued until the July 8, 2004 meeting to give the applicant an opportunity to locate the well on Mr. Dipreta's property.

ACTIONS TAKEN BY PLANNING DIRECTOR ON VARIANCE APPLICATIONS RECEIVED FOR ADMINISTRATIVE REVIEW:

VAAP #03-2947 – White – 1.0 acre
VAAP #03-2538 – Dean – 22, 789 square feet
VAAP #03-2634 – Matchett – 15,000 square feet

MINUTES AND ORDERS APPROVED

The minutes of April 8, 2004 were approved as recorded.

The Chair reviewed and approved as submitted the following Orders:

CUAP #03-132-031 – Robert Jarboe Mining Operation
CUAP #03-132-020 – Zimmerman #2 – Modification “D”
VAAP #03-132-020 – Zimmerman #2 – Modification “D”

ORDER APPROVED

VAAP #01-0952 – Blackistone Farm

ADJOURNMENT

The meeting was adjourned at 6:46 p.m.

Janice C. Blackistone
Fiscal Specialist

Approved in open
session: June 10, 2004

Marie E. Underwood
Chairperson