

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the St. Mary's County **Board of Appeals** will hold a public hearing on **Thursday, April 13, 2023, at 6:30 PM** in the Commissioners' Meeting Room of the Chesapeake Building, located at 41770 Baldrige Street, Leonardtown, Maryland, 20650 to consider public input on the following cases, which can be viewed at:

<https://go.boarddocs.com/md/stmarysco/Board.nsf/Public>

UPTON VAAP 22-2676: Applicant is requesting a variance from Section 71.8.3 of the St. Mary's County Comprehensive Zoning Ordinance to disturb the Critical Area Buffer to install steppingstones and a lookout boulder. The property is located at 43202 Riverside Drive, Hollywood, MD as shown on Tax Map 20B, Lots 26 & 27, Block A of Hollywood Shores Subdivision, Tax ID 1906007767, Election District 6, in the Residential Neighborhood Conservation (RNC) zoning district with a Limited Development Area (LDA) and Buffer Management Overlay (BMO).

ROSEHILL PROPERTIES VAAP 22-1932: Applicant is requesting variances from Schedule 32.1 of the St. Mary's County Comprehensive Zoning Ordinance to reduce the left side yard setback from 10 feet to zero feet on Lot 8 to construct a boathouse and to reduce the side yard setbacks from 10 feet to zero feet on Lot 9 to construct a dwelling with a two-story deck. The property is located on Saint George's Park Road, Tall Timbers, MD as shown on Tax Map 65, Grid 5, Parcel 22, Block 1, Lot 8 and Lot 9 of St. George's Beach Subdivision, Tax ID 1902007800, Election District 2, in the Residential Low-Density (RL) zoning district with an Intensely Developed Area (IDA) and Buffer Management Overlay (BMO).

SMECO RIDGE SUBSTATION CUAP 22-0313: Applicant is requesting conditional use approval pursuant to Chapter 25 of the St. Mary's County Comprehensive Zoning Ordinance for use type 91, Communications Tower, Commercial within the Village Center Mixed Use (VMX) zoning district and a variance from Schedule 63.3.a to modify the buffer yard planting requirements. The property is located at 49311 Bennett Drive, Ridge, MD as shown on Tax Map 71, Grid 1, Parcel 206, Tax ID 1901022040, Election District 1, in the Village Center Mixed Use (VMX) zoning district.

Meetings are open to the public. Comments may be submitted to the Board by the following methods: Please include contact information: Name, Address, Phone Number and Email.

- a. Appear at the Chesapeake Building Commissioners' Meeting Room during the hearing for public testimony.
- b. Email written comments to Sherrie.Young@stmaryscountymd.gov no later than **12:00 pm on Wednesday, April 12, 2023.**
- c. Mail written comments to the Department of Land Use & Growth Management - BOA, PO Box 653 Leonardtown, MD, 20650
- d. Submit a 3-minute video clip to publicmtgs@stmaryscountymd.gov no later than **12:00 pm on Thursday, April 6, 2023.**

All submissions will be considered by the Board of Appeals at the public hearing. Public hearing guidelines are subject to change.

Appropriate accommodations for individuals with special needs will be provided upon request. In order to meet these requirements, we respectfully ask for one week's prior notice. Please contact Sherrie Young, BOA Recording Secretary at 301-475-4200, Ext. 1522. Proceedings are televised live and/ or recorded for later broadcast on television. All content of these proceedings

is subject to disclosure under the Maryland Public Information Act. Photographic and electronic audio and visual broadcasting and recording devices are used during the Board of Appeals meetings. These are public meetings and attendance at these meetings automatically grants St. Mary's County Government permission to broadcast your audio and visual image.

Please publish in the Southern Maryland News on Fridays, March 24, 2023, and March 31, 2023.