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**AGENDA**  
**ST. MARY'S COUNTY BOARD OF APPEALS**  
**July 12, 2018 at 6:30 PM**  
Main Meeting Room, Chesapeake Building  
41770 Baldrige Street  
Leonardtown, Maryland

- I. Call to Order**
- II. Agenda Review: Additions-Deletions**
- III. Public Hearings:**
- 1. Application/case no:** VAAP #[18-0393, Combs Property](#)  
**Property owner:** Stephen M and Corey R. Combs  
**Location:** 45168 Lighthouse Road, Piney Point, Maryland  
**Parcel ID:** tax map: 65 grid: 17 parcel: 225  
**Election District:** 2  
**Zoning:** Residential, Low-Density (RL) District, Intensely Developed Area (IDA) Overlay  
**Acreage:** 20,300 square feet  
**Action requested:** Variance from Schedule 32.1 of the Comprehensive Zoning Ordinance to reduce the required 10-foot side yard setback to 5 feet on the west side of the property to replace part of the existing single-family dwelling.
  - 2. Application/case no:** VAAP #[17-1935, McAllister Property](#)  
**Property owner:** John James McAllister III  
**Location:** 40416 Breton Beach Road, Leonardtown, MD  
**Parcel ID:** tax map: 48 grid: 13 parcel: 108  
**Election District:** 3  
**Zoning:** Rural Preservation District (RPD), Limited Development Area (LDA) Overlay  
**Acreage:** 1.38 acres  
**Action requested:** Variance from Section 71.8.3 of the Comprehensive Zoning Ordinance to disturb the Critical Area Buffer to add a deck to the existing house.

- 3. Application/case no:** CUAP #[17-131-009, Budds Creek Motorcross Sports, Inc](#)  
**Property owner:** Jonathan Beasley  
**Location:** 27969 Budds Creek Road, Mechanicsville  
**Parcel ID:** tax map: 11 grid: 16 parcel: 14  
**Election District:** 4  
**Zoning:** Rural Preservation District (RPD)  
**Acreage:** 158 acres  
**Action requested:** Pursuant to Chapter 25 of the Comprehensive Zoning Ordinance, a modification of an approved conditional use to provide additional onsite parking.
- 4. Application/case no:** VAAP #[17-185-006 Patuxent Cove Forest Conservation Plan](#)  
**Property owner:** Conifer Realty, LLC, % Vonette Harris  
**Location:** Southside of Pegg Road near the intersection with Pegg Lane, Lexington Park, MD  
**Parcel ID:** tax map: 43 grid: 18 parcel: 318  
**Election District:** 8  
**Zoning:** Residential High-Density (RH) District  
**Acreage:** 11.57 acres  
**Action requested:** Variance from Section 75.8.2.b(6) of the Comprehensive Zoning Ordinance to remove one (1) specimen tree with a diameter of 30 inches or more measured at 4.5 feet above ground

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

#### **V. Adjournment**

The next scheduled Board of Appeals meeting is July 26, 2018.

The meeting may be videotaped and aired live and may be rebroadcast on Cable Channel 95. To view the schedule for Channel 95, please log on to <http://www.stmarysmd.com/broadcast.asp>.

For more information, please call Yvonne Chaillet, Zoning Administrator, at 301-475-4200, ext. \*1523, or e-mail at [Yvonne.Chaillet@stmarysmd.com](mailto:Yvonne.Chaillet@stmarysmd.com).