



AGENDA
ST. MARY'S COUNTY BOARD OF APPEALS
6:30 P.M., October 10, 2013
Main Meeting Room, Chesapeake Building
41770 Baldrige Street
Leonardtown, Maryland

I. Call to Order

II. Agenda Review: Additions-Deletions

III. Public Hearings

1. Application: VAAP #13-0908, Felps (Continued from 9/12/13.)

Property owner: Michael & Delia Felps

Location: 47877 Waterview Dr., St. Inigoes, MD

Parcel Identification: tax map 63, grid 21, parcel 169

Election District: 1

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

Acreage: 29,555 square feet

Action requested: Variance from Section 41.5.3.i of the Comprehensive Zoning Ordinance to exceed the lot coverage limit to construct a shed and walkways in the Critical Area.

2. Application: VAAP #13-0438, Rosenbluth

Property owner: James & Alba Rosenbluth

Location: 45341 Nats Creek RD, Hollywood, MD

Parcel Identification: tax map 27, grid 12, parcel 420

Election District: 6

Zoning: Residential Neighborhood Conservation (RNC) District, Limited Development Area (LDA) overlay

Acreage: 1.6 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.

- 3. Application:** VAAP #12-132-09, South Gate Self Storage
Property owner: Beck & Beck, LLC
Location: 21179 Three Notch Road, Lexington Park, MD
Parcel Identification: tax map 52, grid 8, parcel 144
Election District: 8
Zoning: Residential Low-Density District (RL)
Acreage: 3.25 acres
Action requested: Variances from Section 63.3 of the Comprehensive Zoning Ordinance to reduce the required buffer yards from the front and the rear property lines; variance from Schedule 32.1, footnote 4, of the Comprehensive Zoning Ordinance to reduce the required rear yard setback in the Corridor Mixed Use (CMX) District from an abutting property in the Residential Low-Density District (RL) from 70 feet to 30 feet; variance from Schedule 32.1 of the Comprehensive Zoning Ordinance to reduce the required front yard setback from an arterial road from 50 feet to 30 feet.

IV. Review/Approval of Minutes and Orders

V. Adjournment

For more information, please call Yvonne Chaillet, Zoning Administrator, at 301-475-4200, ext. 1523, or e-mail at Yvonne.Chaillet@stmarysmd.com.

For Information Only: Actions Taken by Planning Director on Variance Applications Received for Administrative Review:

- 1. Application/case no.:** VAAP #12-132-005, Hollywood Water Tower
Property owner: METCOM
Location: 24501 Three Notch Road, Hollywood, MD
Parcel identification: tax map: 0026 block: 0018 parcel: 0481
Election District: 6
Zoning: Town Center Mixed Use (TMX) District
Acreage: 0.71 acres
Action requested: Variance from Section 75.8.2(6) of the Comprehensive Zoning Ordinance to remove one tree with a diameter of 30 inches or more.
Director's Decision: Approved on September 18, 2013.