



AGENDA
ST. MARY'S COUNTY BOARD OF APPEALS
November 8, 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# 18-0539, Pleisse Property](#)**
Property owner: John Pleisse
Location: 42195 White Point Beach Road, Leonardtown, MD
Parcel ID: tax map: 56 grid: 01 parcel: 48
Election District: 3
Zoning: Rural Preservation District (RPD), Limited Development Area (LDA) Overlay, Buffer Management Overlay (BMO)
Acreage: 20,000 square feet
Action requested: Variance from Schedule 32.1 of the Comprehensive Zoning Ordinance (CZO) to reduce the required front yard setback from 25 feet to five feet and variance from Section 51.2.4.c of the CZO to reduce the required setback between structures from 10 feet to five feet to construct a detached garage.
 - 2. Application/case no. [VAAP 16-132-003, PELBPS, LLC Commercial Office Units](#)**
Property owner: PELBPS, LLC
Location: 23458 Three Notch RD, California, MD
Parcel ID: tax map: 34 grid: 09 parcel: 157
Election District: 8
Zoning: Residential, Mixed Use (RMX) District, Airport Environs (AE) Overlay
Acreage: 42,253 square feet or 0.97 acres
Action requested: Variance from Schedule 63.3.b of the Comprehensive Zoning Ordinance (CZO) to reduce the required 65-foot Type B buffer to a variable-width buffer along the property's northern boundary with the residential-use property.

3. Application/case no.: [VAAP 18-132-003, Toyota Annex North](#)

Property owner: Lexington Properties, LLC

Location: 350' southwest of the intersection of Rue Purchase RD and MD Rte. 235

Parcel ID: tax map 43 grid 03 parcel 211

Election District: 8

Zoning: Corridor Mixed Use (CMX) District

Acreage: 6.8980 acres

Action requested: Variance from Schedule 63.3.b of the Comprehensive Zoning Ordinance (CZO) to reduce the required 65-foot Type B buffer to a variable width Type A Buffer along the property's frontage with MD Route 235; Variance from Schedule 32.1 of the CZO to reduce the required amount of undeveloped open space in the CMX District from 20 percent to six (6) percent and to use the 30-foot Type C buffer on the north side of the property as the undeveloped open space, to construct a building for auto sales and service.

IV. Discussion

1. [Amerco Real Estate Company / U-Haul- cases 1702 & 1703](#)

V. Review/Approval of Minutes and Orders

VI. Adjournment

The next scheduled Board of Appeals public hearing is Thursday, December 13, 2018.

The hearing 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 Kathleen Easley, Deputy Director, at 301-475-4200, ext. *1541, or e-mail her at Kathleen.Easley@stmarysmd.com.