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**AGENDA**  
**ST. MARY'S COUNTY BOARD OF APPEALS**  
**December 13, 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. [16-0225, Fitzgerald Property](#) – continued from September 27, 2018**  
**Property owner:** Lori W. and Gary Michael Fitzgerald  
**Location:** 45918 Patuxent Lane, California, Maryland  
**Parcel ID:** tax map 35 grid 02 parcel 01  
**Election District:** 8  
**Zoning:** Residential, Low-Density (RL), Limited Development Area (LDA) and Buffer Management Overlay (BMO)  
**Acreage:** 8,750 square feet  
**Action requested:** Applicants will be requesting that the Board of Appeals continue their hearing on a variance from Section 71.9.6.h (1) of the Comprehensive Zoning Ordinance to construct a boatlift within 25 feet of the extended property line on the west side of the property.
  - 2. Application/case no: [VAAP 17-110-005, Re-subdivision of Farmstead Lot 12, Grandview Haven](#) - continued from October 25, 2018**  
**Property owner:** Anthony Jacob & Candlist Sharon Greenwell  
**Location:** 25853 Morganza Turner Road, Mechanicsville  
**Parcel ID:** tax map: 18 grid: 11 parcel: 13  
**Election District:** 4  
**Zoning:** Rural Preservation District (RPD)  
**Acreage:** 15.17 acres  
**Action requested:** Variance from Section 70.9.1.a of the Comprehensive Zoning Ordinance to waive the requirement for a subdivision of 25 lots or more in any zoning district to connect to a public water system, in order to create the 25<sup>th</sup> and 26<sup>th</sup> lot in the subdivision. Variance from Section 30.6.4.f (5) of the Subdivision Ordinance to waive the requirement that all subdivisions of 25 lots or more connect to a public water system.

3. **Application/case no.** [18-1404, Cullison Property](#)  
**Property owner:** Mark Cullison  
**Location:** 16394 Thomas Road, Piney Point  
**Parcel ID:** tax map 69 grid 08 parcel 218  
**Election District:** 9  
**Zoning:** Rural Preservation District (RPD), Limited Development Area (LDA)  
**Acreage:** 1 acre  
**Action requested:** Variance from Section 71.8.3 of the Comprehensive Zoning Ordinance (CZO) for an encroachment in the 100-foot buffer in the critical area for a new house.
  
4. **Application/case no.** [17-0048, XU Property](#)  
**Property owner:** Fang Frank Xu  
**Location:** 47834 Cross Manor Rd, St. Inigoes  
**Parcel ID:** tax map 63 Parcel 298  
**Election District:** 1  
**Zoning:** Rural Preservation District (RPD), Limited Development Area (LDA)  
**Acreage:** 1.45  
**Action Requested:** Variance from Section 71.8.3 of the Comprehensive Zoning Ordinance (CZO) for an encroachment in the 100-foot buffer in the critical area for a deck.

## **DISCUSSION**

1. Review and Approval of the 2019 Board of Appeals meeting schedule.

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

### **VI. Adjournment**

The next scheduled Board of Appeals meeting is January 10, 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 Kathleen Easley, Deputy Director, at 301-475-4200, ext. \*1541 or e-mail at [Kathleen.Easley@stmarysmd.com](mailto:Kathleen.Easley@stmarysmd.com)