

**MINUTES OF THE ST. MARY'S COUNTY BOARD OF APPEALS MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Thursday, August 9, 2018 at 6:30 p.m.**

Members present: George Allan Hayden, Chairman; John Brown, Vice-Chair; William Greene, Wayne Miedzinski, Lynn Delahay and Rich Richardson, Alternate

Kathleen Easley, Deputy Director; Yvonne Chaillet, Zoning Administrator and Sandie Greene, Recording Secretary were present from the Department Land Use and Growth Management.

David Weiskopf, Acting County Attorney, James Tanavage, Assistant County Attorney

**CALL TO ORDER**

**PUBLIC HEARINGS**

*Mr. Hayden changed the case order moving the case of VAAP 17-110-005, Re-subdivision of Farmstead Lot 12, to the first case to allow for a speedy decision on the requested continuance.*

1. **Application/case no:** VAAP 17-110-005, Re-subdivision of Farmstead Lot 12, Grandview Haven.

Dave Weiskopf, Acting County Attorney for St. Mary's County Government requested a continuance of case no: VAAP 17-110-005, Re-subdivision of Farmstead Lot 12. Mr. Weiskopf state that the County has hired outside council to represent this case and time to review and prepare for the case is required. The new hearing date is requested to be October 25, 2018.

Representing VAAP 17-110-005, Re-subdivision of Farmstead Lot 12, Grandview Haven, Chris Longmore Esq. of Dugan, McKissick & Longmore, LLC, 22738 Maple Road, Suite 101, Lexington Park, MD 20635 stated that he and the property owners Anthony Jacob and Candlist Sharon Greenwell property owners are in agreement with the selected date of October 25, 2018.

*Mr. Brown made the motion to allow a continuance in case VAAP 17-110-005, Re- subdivision of Farmstead Lot 12, Grandview Haven to be continued to the special Board of Appeals meeting date of October 25, 2018.*

*Mr. Greene seconded. The motion passed unanimously.*

2. **Application/case no:** 17-132-006, Second District Volunteer Fire Department & Rescue Squad  
**Property owner:** Second District Volunteer Fire Department & Rescue Squad, INC  
**Location:** 19330 Piney Point Road, Valley Lee MD 20692  
**Parcel ID: Tax Map:** 61 **Grid:** 05 **Parcels:** 78, 108, 134, 399, 419 **Election District:** 2  
**Zoning:** Village Center Mixed Use (VMX) **Acreage:** 13.51 acres (total area of combined parcels)  
**Action requested:** Variance from Section 71.4.2. a(2) of the Comprehensive Zoning Ordinance to reduce the required 100-foot buffer from a perennial stream to 50 feet on the south side of the property.

Presenter: Yvonne Chaillet, Zoning Administrator, Land Use and Growth Management

Exhibit 1: Proof of Ad, USPS Certified Mail Receipts and Certification of Property Posting.

Exhibit 2: Staff Report

Attachment #1: Standards letter dated May 24, 2018 from Jim Gotsch, P.E.

Attachment #2: Planning Commission Minutes of February 26, 2018

Attachment #3: TEC Comments

Attachment #4: Land Use Map

Attachment #5: 2017 Orthophoto

Attachment #6: Stream Buffer Variance Exhibit (Submitted by Applicant)

Attachment #7: Overall Stream Buffer Variance Exhibit (Submitted by Applicant)

Attachment #8: 2<sup>nd</sup> District VFD Exterior Elevations (Submitted by Applicant)

Exhibit 3: Land Use and Growth PowerPoint presentation

Speakers: Representing the Second District Volunteer Fire Department & Rescue Squad:

Chris Longmore Esq. of Dugan, McKissick & Longmore, LLC, 22738 Maple Road, Suite 101,  
Lexington Park, MD 20635

Mike Roberts, Recording Secretary, Second District Volunteer Fire Department & Rescue Squad  
18655 Elmo's Way, Drayden, MD 20630

Theresa Del Ninno, of Maginniss + del Ninno Architects, 209 Commerce Street,  
Alexandria, VA 22314

Jim Gotsch of Soltesz, 23140 Moakley Street, Leonardtown, MD 20650

Exhibit 4: Applicant PowerPoint presentation

*Chairman Hayden opened the hearing to public comment:*

1. Noni Evans, 18989 Bell Boy Lane, Valley Lee, MD 20692

*Hearing no others, the case was closed to public comment.*

*Mr. Brown made a motion "In the matter of VAAP No. 17-132-006, Second District VFD and Rescue Squad, having made a finding that the standards for granting a variance and the objectives of Section 71.4.2.a(2) of the St. Mary's County Comprehensive Zoning Ordinance have been met, I move to approve the variance request to reduce the required 100-foot buffer from a perennial stream to 50 feet" subject to the following conditions:*

*1. Lighting on the East side of the property be downcast and angled towards the firehouse and to keep the lighting from extending towards Mrs. Evan's home.*

*2. Pervious materials will be used in the South East last 10 parking spaces for public parking.*

*Mr. Greene seconded the motion. The motion passed unanimously.*

#### **MINUTES AND ORDERS APPROVED**

*1. Mr. Miedzinski made a motion approving the minutes for July 23, 2018.*

*Ms. Delahay seconded the motion. The motion passed unanimously.*

No orders were presented from the July 23, 2018 meeting.

**OTHER BUSINESS**

**ADJOURNMENT**

*Mr. Miedzinski made the motion to adjourn the meeting.*

*Mr. Brown seconded the motion. The motion passed unanimously.*

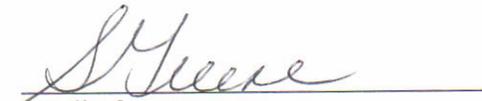
The meeting was adjourned at approximately 8:15 p.m.

Approved in open session: August 30, 2018



George Allan Hayden

Chairman



Sandie Greene  
Recording Secretary