

**MINUTES OF THE ST. MARY'S COUNTY BOARD OF APPEALS MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Thursday, January 11, 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).

Bill Hunt, Director; Yvonne Chaillet, Zoning Administrator; and Sandie Greene, Recording Secretary were present from the Department of Land Use and Growth Management.

David Weiskopf was present from the County Attorney's Office.

CALL TO ORDER

PUBLIC HEARINGS

1. **Application/case no:** VAAP #17-1818, Fisher Property
Property owner: Jason and Christine Fisher
Location: 45075 Millstone Lane, Hollywood, Maryland 20636
Parcel ID: tax map: 27 grid: 23 parcel: 164
Election District: 6
Zoning: Residential Neighborhood Conservation (RNC) District, Limited Development Area (LDA) Overlay
Acreage: 1.14 acres
Action requested: Variance from Section 71.8.3 of the Comprehensive Zoning Ordinance to disturb the Critical Area Buffer to construct a detached garage.

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 October 6, 2017 from Robert Trautman

Attachment 2: Critical Area Commission Comments dated October 19, 2017

Attachment 3: Land Use Map

Attachment 4: Site Plan

Attachment 5: 2014 Ortho Photo

Speaker: Jason Fisher of 45075 Millstone Lane, Hollywood, Maryland 20636

Mr. Brown made the motion "In the matter of VAAP #17-1818, Fisher Property having made a finding that the standards for granting a variance in the Critical Area and the objectives of Section 71.8.3 of the St. Mary's County Comprehensive Zoning Ordinance have been met, I move to approve the variance request to disturb the Critical Area Buffer to construct a garage and to expand the existing driveway."

Mr. Miedzinski seconded the motion. The motion passed unanimously.

- 2. Application/case no:** VAAP 17-1611, Myles Property
Property owner: John Myles and Jeanne Edwards
Location: 22353 Saint Clements Avenue, Leonardtown, MD
Parcel ID: tax map: 39A grid: 07 parcel: 09
Election District: 3
Zoning: Residential Neighborhood Conservation (RNC), Limited Development Area (LDA) Overlay and Buffer Management Overlay (BMO).
Acreage: 8,000 square feet
Action requested: Variance from Schedule 32.1 of the Comprehensive Zoning Ordinance to reduce the required 25-foot front yard setback to 18 feet to add a second story to an existing single-family dwelling.

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 December 5, 2017 from Donald K. Kaspar

Attachment 2: Land Use Map

Attachment 3: Site Plan

Speaker:

Don Kaspar, 39580 Lady Baltimore Avenue, Leonardtown, MD,

Builder on behalf of John Myles and Jeanne Edwards.

John Myles, 22353 Saint Clements Avenue, Leonardtown, MD 20650

Mr. Brown made the motion: "In the matter of VAAP #17-1611, Myles Property having made a finding that the standards for granting a variance and the objectives of Schedule 32.1 of the St. Mary's County Comprehensive Zoning Ordinance have been met, I move to approve the variance request to reduce the required 25-foot front yard setback to 18 feet to add a second story to an existing single-family dwelling."

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

MINUTES AND ORDERS APPROVED

Mr. Greene made a motion approving the minutes for November 9, 2017.

Mr. Miedzinski seconded the motion. The motion passed unanimously.

OTHER BUSINESS

ELECTION OF OFFICERS

Mr. Miedzinski moved that George Allen Hayden be nominated for Chair.

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

Mr. Greene nominated John Brown as Vice-Chair.

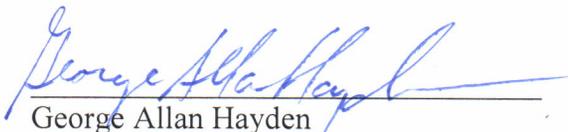
Mr. Miedzinski seconded the motion. The motion passed unanimously.

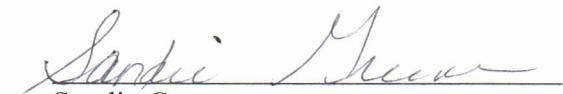
ADJOURNMENT

*Mr. Greene made the motion to adjourn the meeting. Mr. Miedzinski seconded the motion.
The motion passed unanimously*

The meeting was adjourned at approximately 7:05 p.m.

Approved in open session: February 8, 2018


George Allan Hayden
Chairman


Sandie Greene
Recording Secretary