

**MINUTES OF THE ST. MARY'S COUNTY BOARD OF APPEALS MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Thursday, May 10, 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, Senior Planner; Yvonne Chaillet, Zoning Administrator; and Sandie Greene, Recording Secretary were present Department 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 18-0042, Litz Property
Property owner: Litz Custom Homes, LLC
Location: 22453 Saint Clements Avenue, Leonardtown, MD
Parcel ID: tax map: 39A grid: 08 parcel: 09
Election District: 3
Zoning: Residential Neighborhood Conservation (RNC), Limited Development Area (LDA) Overlay and Buffer Management Overlay (BMO).
Acreeage: 3,600 square feet
Action requested: Variance from Schedule 32.1 of the Comprehensive Zoning Ordinance to reduce the required 25-foot front yard setback to 19 feet and to reduce the required 10-foot side yard setback to 5 feet on the Northeastern side of the property to construct a 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 March 27, 2018 from Steve Vaughan, LSR

Attachment 2: Land Use Map

Attachment 3: 2017 Orthophoto

Attachment 4: Site Plan

Speaker representing the Litz Property of 22453 Saint Clements Avenue, Leonardtown, MD 20650
 Steve Vaughan, Little Silences Rest, 41650 Courthouse Drive, Unit 101 Leonardtown, MD 20650

Public Speakers Opposing the Litz Property:

Claire DeLozier, 39650 Cecil Avenue, Leonardtown, MD 20650

Francis DeLozier, 39650 Cecil Avenue, Leonardtown, MD 20650

Exhibit 1: Public Letter from Beth Flint, dated May 2, 2018, property owner of
 22463 Saint Clements Avenue, Leonardtown MD 20650,

Resides at 163 Serran Drive, Gahanna, OH 43230

Exhibit 2: Public Letter from Rosemarie Hahn dated, May, 2, 2018, property owner of
 22463 Saint Clements Avenue, Leonardtown MD 20650,

Resides at 352 Pineview Drive, Columbus, OH 42313

Wayne Miedzinski made a motion "In the matter of VAAP #18-0042, Litz 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 requests to reduce the required 25-foot front yard setback to 19 feet and to deny the variance request to reduce the required 10-foot side yard setback to 5-feet on the northeastern side of the property to construct a single-family dwelling."

George Allen Hayden seconded.

Ayes – Wayne Miedzinski George Hayden, and William Greene
Nayes- John Brown and Lynn Delahay
Abstain- None

MINUTES AND ORDERS APPROVED

1. Wayne Miedzinski made a motion approving the minutes for April 12, 2018.
John Brown seconded the motion. The motion passed unanimously.
2. John Brown made a motion authorizing Chairman Hayden to sign the order for VAAP #18-0085, Blankenship Property. William Greene seconded. The motion passed unanimously.
3. Wayne Miedzinski made a motion authorizing Chairman Hayden to sign the order for VAAP #18-0154, Lloyd Property. John Brown seconded. The motion passed unanimously.
4. William Greene made a motion authorizing Chairman Hayden to sign the order for VAAP #13-132-001 J. F. Taylor Engineering & Integration Facility.
Wayne Miedzinski seconded. The motion passed unanimously.

OTHER BUSINESS

On behalf of the County Attorney's Office, Yvonne Chaillet requested approval from the Board of Appeals to hold a special meeting on June 28, 2018 to hear an appeal of the Planning Commission's decision to approve the Concept Site Plan for Hollywood Auto.

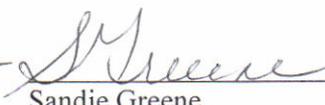
ADJOURNMENT

Wayne Miedzinski made the motion to adjourn the meeting.
William Greene seconded the motion. The motion passed unanimously

The meeting was adjourned at approximately 7:50 p.m.

Approved in open session: June 28, 2018


George Allan Hayden
Chairman


Sandie Greene
Recording Secretary