



AGENDA
ST. MARY'S COUNTY BOARD OF APPEALS
September 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.:** [VAAP 18-0389, McCormick-Goodhart Property](#)
Property owner: Leander Paul McCormick-Goodhart
Location: 41280 Delabrooke Road, Mechanicsville
Parcel ID: tax map 10 grid 16 parcel 07
Election District: 5
Zoning: Rural Preservation District (RPD), Resource Conservation Area (RCA)
Acreage: 100 acres
Action requested: Variance from Section 71.8.3 of the Comprehensive Zoning Ordinance to disturb the Critical Area Buffer to repair and expand an existing porch.
 - 2. Application/case no.:** [VAAP 12-0502, Ropshaw Property](#)
Property owner: Peter and Paulina A. Ropshaw
Location: 16166 Drury Road, Ridge, Maryland
Parcel ID: tax map 71 grid 08 parcel 069
Election District: 1
Zoning: Rural Preservation District (RPD), Limited Development Area (LDA)
Acreage: .90 acre (39,204 square feet)
Action requested: Variance from Section 71.8.3 of the Comprehensive Zoning Ordinance to disturb the Critical Area Buffer to replace a single-family dwelling.
 - 3. Application/case no.:** [VAAP 18-0532, Pulliam Property](#)
Property owner: Alex C. & Patricia A. Pulliam
Location: 17766 Lawrence Street, St. Ingoes, Maryland
Parcel ID: tax map 67 grid 02 parcel 197
Election District: 1
Zoning: Rural Preservation District (RPD), Limited Development Area (LDA)
Acreage: .58 acre (25,469 square feet)
Action requested: Variance from Section 71.8.3 of the Comprehensive Zoning Ordinance to disturb the Critical Area Buffer to replace a single-family dwelling.

4. 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 63.3.b of the CZO to substitute the existing wooded area on the north side of the property for the required 30-foot type C buffer along the rear of the property; 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.

IV. Review and Approval of Minutes and Orders

V. Adjournment

The next scheduled Board of Appeals meeting is September 27, 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 Yvonne Chaillet, Zoning Administrator, at 301-475-4200, ext. *1523, or e-mail at Yvonne.Chaillet@stmarysmd.com.