



**Thursday, December 14, 2023
Board of Appeals Meeting**

TENTATIVE AGENDA; PUBLIC HEARING GUIDELINES ARE SUBJECT TO CHANGE WITHOUT NOTICE AND TIMES ARE APPROXIMATE.

Meeting of: Board of Appeals

Time: 6:30 p.m.

Location: Chesapeake Building, 41770 Baldrige St., Leonardtown, MD

Residents may view the meeting on Channel 95 and YouTube.

In lieu of appearance, comments may be submitted as follows:

a. Written comment sent via e-mail to Amanda.Yowell@stmaryscountymd.gov

b. Written comment mailed: Board of Appeals, PO Box 653, Leonardtown, MD, 20650

c. Three-minute video clip to publicmtgs@stmaryscountymd.gov

1. CALL TO ORDER:

A. December 14, 2023 Board of Appeals Meeting

2. ROLL CALL:

A. Attendance of Members, Staff Support, Applicants, Representatives and Speakers

3. AGENDA:

A. December 14, 2023 Board of Appeals Agenda

4. PUBLIC HEARINGS:

A. WITHDRAWN CEDAR COVE MARINA VAAP 23-0176; Variance from Section 71.8.3 to disturb the Expanded 100' Critical Area Buffer to construct a new home with a marina office, two covered porches and garage.

B. LOVEVILLE MINE EXPANSION CUAP 23-0047; The Applicant requests the modification of conditional use approval 15-131-050 and 21-131-0001 to expand mining operations by 12.2 acres, pursuant to Chapter 25 of the Comprehensive Zoning Ordinance, for use type 82, Extractive Industry within the Rural Preservation District (RPD).

C. DROVE COLLISION VAAP 23-0240; The Applicant requests a variance from Schedule 63.3.a to remove the 65' Type B Buffer Yard along MD Route 5 and Three Notch Trail and to remove the 30' Type C Buffer Yards adjacent to the residential use properties. Additionally, the Applicant is requesting a variance from Schedule 64.3.1 to reduce the required parking of 51 spaces (3 ADA spaces included) to 20 spaces (1 ADA space included).

D. PAX RIVER VILLAGE VAAP 23-0152; The Applicant requests a variance from Schedule 63.3.a to remove the 65' Type B Buffer Yard along MD Route 235, Shangri-La Drive, Great Mills Road and FDR Boulevard and a variance from Schedule 32.1 to reduce the required 20 % landscaping in the LCI District to 15%.

5. REVIEW AND APPROVAL OF THE BOARD OF APPEALS 2024 MONTHLY PUBLIC HEARING SCHEDULE

A. Review and Approve the Board of Appeals 2024 Monthly Public Hearing Schedule

6. REVIEW AND APPROVAL OF MINUTES:

A. Review and Approve the November 21, 2023 BOA Meeting Minutes

7. REVIEW AND APPROVAL OF ORDERS:

A. WILLIAMS ORDER VAAP 23-1158

B. GAHL ORDER VAAP 23-1370

C. FARRELL (PUMPFREY) ORDER VAAP 23-1031

D. MOORE & SCHULMEYER ORDER VAAP 23-1084

E. SEVEN POINTS AGRO CULTIVATION CENTER APPEAL ORDER ZAAP 18-00001405

8. ADJOURNMENT:

A. Adjourn the December 14, 2023 Board of Appeals meeting

Appropriate accommodations for individuals with special needs will be provided upon request. In order to meet these requirements, we respectfully ask for one week's prior notice. Please contact Sherrie Young at 301-475-4200, Ext 1522. Proceedings are televised live and/or recorded for later broadcast on television. All content of these proceedings is subject to disclosure under the Maryland Public Information Act. Photographic and electronic audio and visual broadcasting and recording devices are used during the Public Hearings. These are public meetings and attendance at these meetings automatically grants St. Mary's County Government permission to broadcast your audio and visual image.