

**ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT**
William B. Hunt, Director, AICP



COUNTY COMMISSIONERS OF ST. MARY'S:
James R. Guy, President
Eric Colvin, Commissioner
Michael L. Hewitt, Commissioner
Todd B. Morgan, Commissioner
John E. O'Connor, Commissioner

March 17, 2022

Commissioners of St. Mary's County
Chesapeake Building
41770 Baldrige Street
Leonardtown, Maryland 20650

Re: Board of Appeals **2021** Annual Report

Dear Commissioners:

On behalf of the Board of Appeals I am pleased to present our Annual Report for Calendar Year 2021. The report provides an overview of the Board's responsibilities and includes several charts comparing the different types of cases heard over the past four years. A summary noting the cases heard in 2021 and the Board's decisions on these cases is attached.

Sincerely,

Dan Ichniowski, Chair
St. Mary's County Board of Appeals

3/17/2022 - sly

St. Mary's County Board of Appeals Annual Report



Calendar Year
2021

Prepared By:
The Department of Land Use and Growth Management

ST. MARY'S COUNTY BOARD OF APPEALS 2021 MEMBERSHIP

Dan Ichniowski, Chair
David (Wayne) Miedzinski, Co-Chair
Lynn Delahay, Member
Rich Richardson, Member
Guy Bradley, Member
Ronald Payne, Sr., Alternate

ATTORNEY TO THE BOARD

David W. Weiskopf, County Attorney
Neil Murphy, Deputy County Attorney
Steve Scott, Special Counsel to Board of Appeals

DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT SUPPORT STAFF

William B. Hunt, AICP, Director
Harry Knight, Deputy Director
Stacy Clements, Zoning Administration - Planner III
Sherrie Young, BOA Recording Secretary

Department of Land Use and Growth Management
23150 Leonard Hall Drive
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Leonardtown, Maryland 20650

I. INTRODUCTION

A. Formation of the Board of Appeals in St. Mary's County

The Board of Appeals (hereinafter the "Board") was created pursuant to Subtitle 3, §4-301, *Land Use Article, Annotated Code of Maryland*.

The Board consists of five (5) members and one (1) alternate appointed by the Commissioners of St. Mary's County. Board members can serve no more than two consecutive, three-year, staggered terms. To ensure the Board can meet its quorum requirements and hold public hearings, the *Land Use Article* authorizes a local legislative body to designate one alternate member who has been empowered to sit on the Board in the absence of any member.

B. Functions of the Board of Appeals in St. Mary's County

The Board is a quasi-judicial body responsible for presiding over public hearings on appeals, variances, and conditional uses. By doing so, the Board, as a whole, is responsible for defending the public interests as defined by the St. Mary's County Comprehensive Zoning Ordinance Z-10-02, as amended, (hereinafter the "Ordinance"). The purpose of the Board is to ensure that zoning is fair, correctly interpreted, and does not cause excessive hardship upon landowners in St. Mary's County.

As outlined in the Ordinance and the *Land Use Article*, the Board has four (4) main functions to ensure that the goals and objectives of the Comprehensive Plan are met and that the regulations of the Ordinance are implemented. These powers and duties include:

- 1) To hear and decide appeals when it is alleged there is an error in any order, requirement, decision, or determination made regarding the enforcement of the Ordinance or of any amendments adopted thereto.
- 2) To authorize, upon application in specific cases, a variance from specific regulations of the Ordinance. The modifications in a variance may be only of density, bulk, dimensional, or area requirements of the Ordinance in accordance with Section 4-206 of the *Land Use Article*.
- 3) To adopt and promulgate such rules and regulations as it shall deem necessary in the conduct of its hearings; and
- 4) To hear and act upon conditional use applications as provided in Chapter 25 of the Ordinance.

All decisions and findings of the Board on appeals or on applications for a standard variance or conditional use are final administrative decisions and are subject to judicial review. All final decisions must be rendered in writing within 60 days of the close of the public hearing in accordance with Section 20.3.6 of the Ordinance.

All decisions and findings of the Board within the jurisdiction of the Critical Area Commission are final administrative decisions and are subject to judicial review. Pursuant to Section 20.3.6 of the Ordinance, all final decisions must be rendered in writing within 30 days of the close of the public hearing. The Board may extend the 30 days to a maximum of 45 days upon findings that the complexity of the case requires an extended decision period or that changes in the Board's schedule preclude a decision within 30 days.

II. 2021 CASELOAD

A. Board of Appeals Variance Cases for 2021

The Board of Appeals (the "Board") has the authority to vary the density, bulk, dimensional, or area requirements of the Ordinance in accordance with allowed modifications specified in the *Land Use Article* of the *Annotated Code*. A variance may only be allowed where, owing to conditions peculiar to the property and not because of any action taken by the applicant, a literal enforcement of the Ordinance would result in unnecessary hardship or practical difficulty as specified in the Ordinance. A variance may not be contrary to the public interest.

Standard variance requests are often made to the Board to enable a property owner to make modest improvements to an existing single-family dwelling, or to construct a detached accessory structure such as a garage, or shed, where the property is constrained by various setback requirements. The Board also hears requests from developers to reduce setbacks, or buffer yards on proposed commercial projects where a property is so constrained that development would be prohibited without the variances.

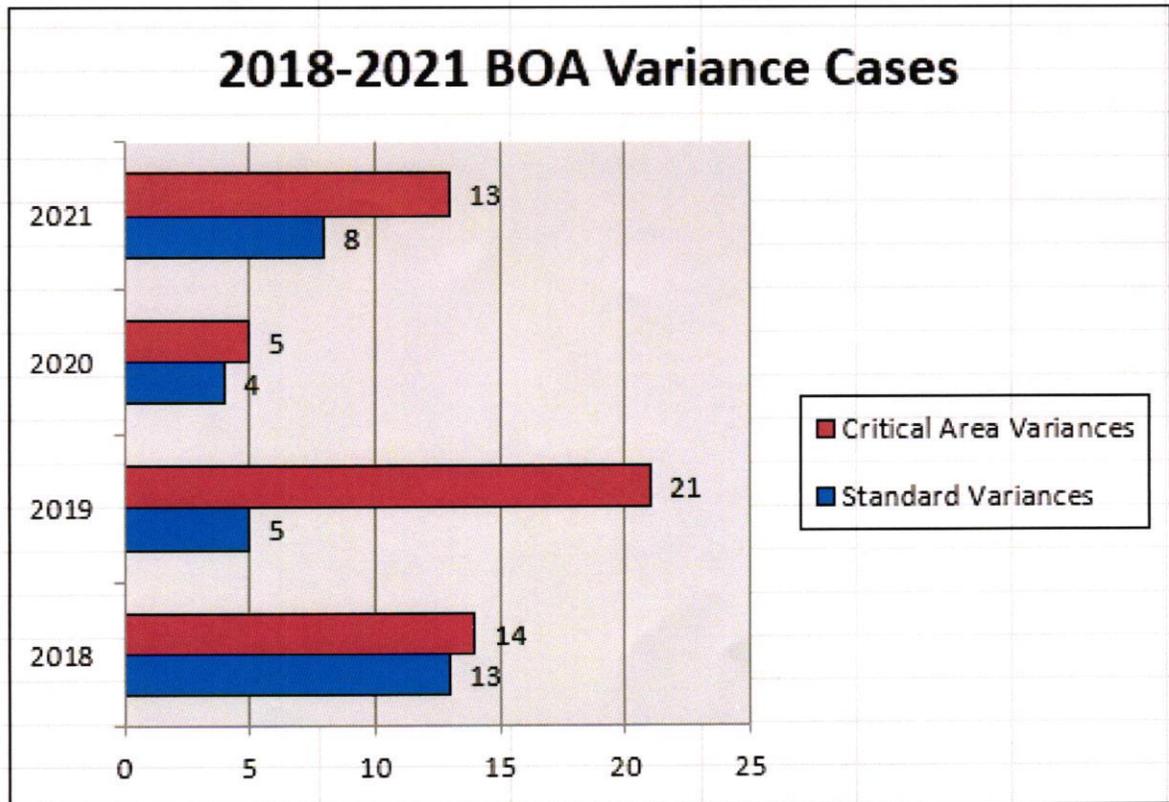
The Board heard **eight (8) standard variance requests in 2021: One (1)** on January 14, 2021, Board of Appeals Boards Final Resolution was Approved (5-0), to reduce the required 65-foot Type B buffer yards along MD Rtes. 5 and 249. **One (1)** on February 11, 2021, The Board of Appeals Boards Final Resolution was Approved (5-0), to waive the requirements for mandatory setbacks from buffers. **One (1)** on April 8, 2021, The Board of Appeals Boards Final Resolution was (5-0) to Approved, for proposed expansion or enlargement exceeding 25 percent of the existing structure. **One (1)** on May 13, 2021, The Board of Appeals Boards Final Resolution was Approved (5-0), to reduce the 10-foot setback to 7-foot for an inground pool. **One (1)** on June 10, 2021, The Board of Appeals Boards Final Resolution was Approved (5-0), to reduce the mandatory front and side setbacks to replace an existing home. **One (1)** on June 10, 2021, The Board of Appeals Boards Final Resolution was Approved (5-0), to reduce the required 65-foot Type B buffer yard along MD Rtes. 235 to a 30-foot Type C buffer yard and to reduce the required 65-foot Type B buffer yard along FDR Boulevard to a 30-foot Type A buffer yard. **One (1)** on November 18, 2021, The Board of Appeals Boards Final Resolution was Approved (5-0), to reduce the required 30-foot Type C buffer yard to a 12-foot Type C buffer yard along Maryland Route 235. **One (1)** on December 9, 2021, The Board of Appeals Boards Final Resolution was Approved (4-1), from the private road standards of the Subdivision Ordinance, including minimum width.

Variations may be granted from the provisions of the Critical Area Program as implemented in Chapter 41 of the Ordinance, Chesapeake Bay Critical Area Overlay Districts, and Chapter 71, Resource Protection Standards, when it has been found that the literal enforcement of those provisions would result in unwarranted hardship on the landowner. The most common Critical Area variance request is to disturb the Critical Area Buffer, which is a protected area measured a minimum of 100 feet landward from the mean high-water line of tidal waters, tidal wetlands, and tributary streams in the Critical Area.

The Board heard **thirteen (13) Critical Area variance requests in 2021** compared to five (5) requests in 2020. **Ten (10)** of the Critical Area variances in 2021 were to disturb the Critical Area Buffer with three (3) also disturbing the non-tidal wetland buffer.

Out of the thirteen (13) requests, thirteen (13) were approved.

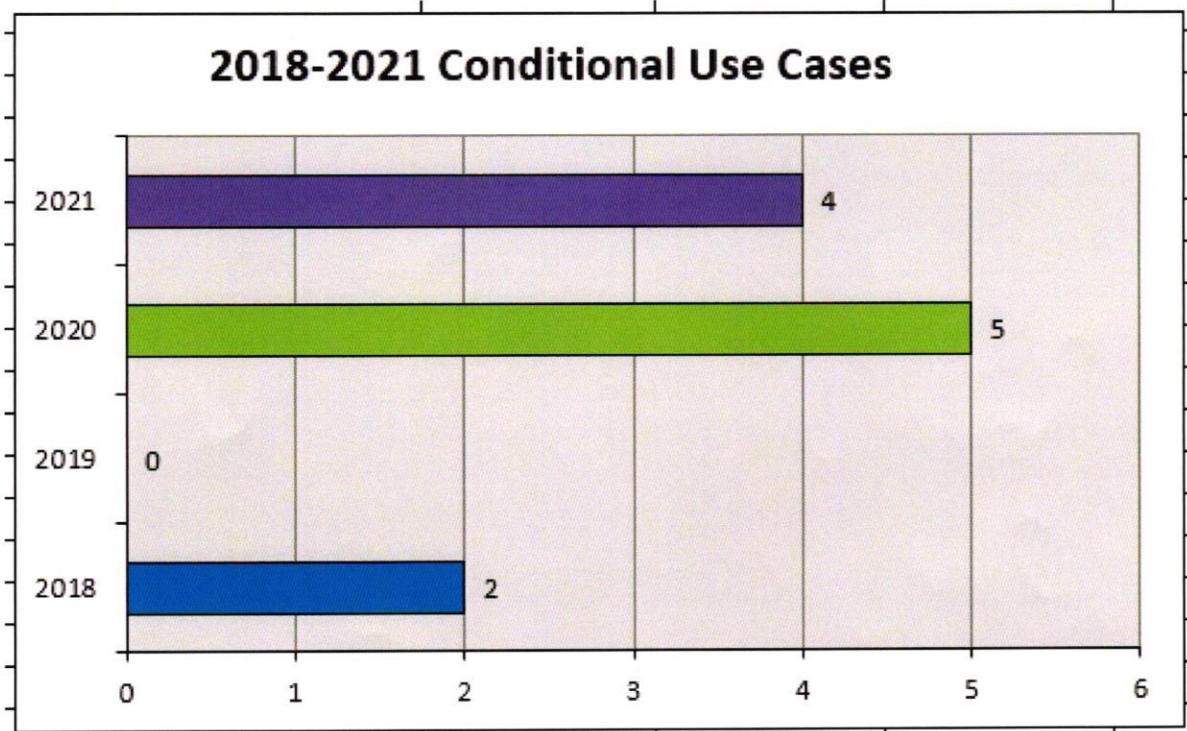
The chart below provides an itemization of Board of Appeals variance requests heard and decided in calendar years 2018 through 2021. As shown in the chart, the Board heard a total of forty-two (42) Critical Area variance requests during this period, an average of about eleven (11) cases per year. During this same time the Board heard thirty (30) standard variance requests, an average of seven (7) cases per year.



B. Board of Appeals Conditional Use Cases for 2021

The Board heard **four (4) Conditional Use Requests in 2021** for a Sloan Gravel Wash Plant, Chaptico Substation, The Greenery, Sloan Gravel Mine, and the Hall Property's Private Landing Strip.

The following chart provides an itemization of Board of Appeals conditional use cases heard and decided in calendar years 2018 through 2021.



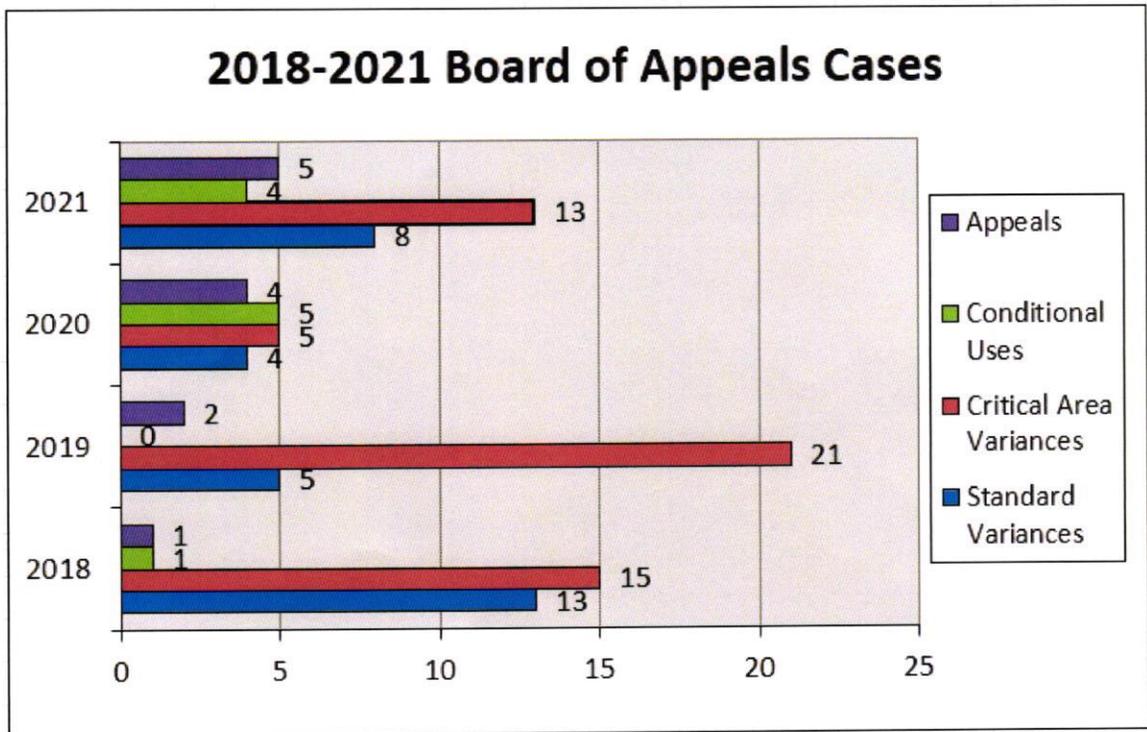
C. Board of Appeals Appeal Cases for 2021

The Board decided **five (5) Appeal cases in 2021**. **One (1)** on the February 11, 2021, Board of Appeals Boards Final Resolution was (5-0) to uphold the Planning Director's decision. An appeal of the decision the Director of Land Use and Growth Management made on August 10, 2020, determining the development sketch did not meet the Minimum Setback and Base Density Standards of Schedule 32.1 of the CZO. **One (1)** on the March 11, 2021, Board of Appeals Boards Final Resolution was (3-2) reversing the Planning Commission's decision to approve a Concept Site Plan for a proposed convenience store, fuel sales canopy, and care wash.

On December 9, 2021, **one (1)** Appeal of the St. Mary's County Subdivision Ordinance Section 20.3.3, to hear a variance request from Section 30.14 Private Road Standards for a Farmstead Subdivision. The Board of Appeals Boards Final Resolution was (4-1) to appeal. Also on December 9, 2021, **one (1)** Appeal of a Planning Commission decision for Concept

Site Plan approval for a proposed retail sales building was denied (3-2). Lastly, **one (1)** on the Board of Appeals Final Resolution was (4-1) to deny the decision of the Planning Director's decision made on June 3, 2021 approving a Temporary Use permit for a multi-day, private religious event.

The following chart is a summary of all Board of Appeals cases, variances, conditional uses, and appeals, beginning with calendar year 2018 through calendar year 2021. The Board heard an average of twenty-four (24) cases per year over the past four years.



SUMMARY OF 2021 BOARD OF APPEALS HEARINGS

January 14, 2021 – December 16, 2021

Pursuant to the Regulations of the St. Mary's County Comprehensive Zoning Ordinance (Z 10-02)

FIRST QUARTER

Hearing Date	Case No.	Address & Zoning	Request	Decision	Critical Area Y / N
01/14/2021	VAAP 19-132-00001 CALLAWAY 7-ELEVEN	20915 & 20744 Point Lookout Road VMX	The Applicant requests a variance from Section 63.3. Buffer Yards, Schedule 63.3.a: Buffer Yard Standards of the St. Mary's County Comprehensive Zoning Ordinance to reduce the required 65-foot Type B buffer yards along MD Rtes. 5 and 249 as shown on Concept Site Plan approved by the Planning Commission on August 17, 2020.	Approved 5-0	N
01/14/2021	ZAAP 20-1746 TOWN CREEK MARINA/ BURKHARDT APPEAL	23900 & 23880 North Patuxent Beach Road LDA/ BMO	Appeal the decision of the Director of Land Use and Growth Management, pursuant to Chapter 23 of the St. Mary's County Comprehensive Zoning Ordinance, that was made on August 10, 2020. The decision disapproved the development sketch that did not meet a Minimum Setback and the Base Density standards of Schedule 32.1.	Continued to 02/11/2021	N
02/11/2021	VAAP 20-2039 BALLARD PROPERTY	21901 Helen Lane, RNC/ RCA	Variance from Section 71.8.3 of the St. Mary's County Comprehensive Zoning Ordinance to disturb the Critical Area Buffer to replace a wood retaining wall.	Approved 5-0	Y
02/11/2021	VAAP 20-1209 TRGINA PROPERTY	22865 Grampton Road RPD/ RCA	Variance from Section 32.3.2 of the St. Mary's County Comprehensive Zoning Ordinance (CZO) for a reduction of the mandatory setbacks from buffers and Section 71.8.3 to disturb the Critical Area Buffer to construct a house addition with an areaway.	Approved 5-0	N

SUMMARY OF 2021 BOARD OF APPEALS HEARINGS

January 14, 2021 – December 16, 2021

Pursuant to the Regulations of the St. Mary's County Comprehensive Zoning Ordinance (Z 10-02)

Hearing Date	Case No.	Address & Zoning	Request	Decision	Critical Area Y / N
02/11/2021	ZAAP 20-1746 TOWN CREEK MARINA/ BURKHARDT APPEAL	23900 & 23880 North Patuxent Beach Road LDA/ BMO	CONTINUANCE from January 14, 2021, Board of Appeals; Appeal the decision of the Director of Land Use and Growth Management, pursuant to Chapter 23 of the St. Mary's County Comprehensive Zoning Ordinance, that was made on August 10, 2020. The decision disapproved the development sketch that did not meet a Minimum Setback and the Base Density standards of Schedule 32.1.	Approved to Uphold Directors Decision 5-0	N
03/11/2021	ZAAP 20-132-0006 MILLSTONE LANDING 7-ELEVEN APPEAL	22606 Three Notch Rd MXM	Appeal of an administrative decision pursuant to Chapter 23 of the St. Mary's County Comprehensive Zoning Ordinance to appeal the decision the Planning Commission made on November 16, 2020, to deny the Concept Plan for a proposed convenience store, fuel sales canopy, and car wash.	Approved to Reverse PC Decision 3-2	N

SUMMARY OF 2021 BOARD OF APPEALS HEARINGS

January 14, 2021 – December 16, 2021

Pursuant to the Regulations of the St. Mary's County Comprehensive Zoning Ordinance (Z 10-02)

SECOND QUARTER

Hearing Date	Case No.	Address & Zoning	Request	Decision	Critical Area Y / N
04/08/2021	VAAP 20-2477 BRYNER PROPERTY	23480 River Hill Court RNC/ LDA	Variance from Section 71.8.3 to disturb the Critical Area Buffer to raise the existing house out of the floodplain.	Approved 5-0	Y
04/08/2021	VAAP 20-2089 HODSKINS PROPERTY	45311 Clarkes Landing Road RPD/LDA	Variance from Section 52.3.3.e of the St. Mary's County Comprehensive Zoning Ordinance (CZO) for proposed expansion or enlargement exceeding 25 percent of the existing structure and Section 71.8.3 to disturb the Critical Area Buffer to add a 15' X 24' deck.	Approved 5-0	Y
04/08/2021	CUAP 21-131-00001 SLOAN GRAVEL WASH PLANT	28625 Abell's Way RPD	The Applicant requests the modification of conditional use approval 15-131-050, pursuant to Chapter 25 of the Comprehensive Zoning Ordinance, for use type 82, Extractive Industry within the Rural Preservation District (RPD) to install a wash plant.	Approved 5-0	N
05/13/2021	VAAP 21-0149 HEROD PROPERTY	24361 Broad Creek Drive RL	Variance from Section 51.3.122.a(2) of the St. Mary's County Comprehensive Zoning Ordinance (CZO) to reduce the 10-foot setback to 7-feet for an inground pool (measured from edge of water) to the rear property line.	Approved 5-0	N

SUMMARY OF 2021 BOARD OF APPEALS HEARINGS

January 14, 2021 – December 16, 2021

Pursuant to the Regulations of the St. Mary's County Comprehensive Zoning Ordinance (Z 10-02)

Hearing Date	Case No.	Address & Zoning	Request	Decision	Critical Area Y / N
05/13/2021	VAAP 20-1247 BAKHAJE	16242 Thomas Road RPD/ LDA	Variance from Section 71.8.3 to disturb the Critical Area Buffer and from Section 71.5.2 to disturb the non-tidal wetland buffer to construct a single-family dwelling unit.	Approved 5-0	Y
05/13/2021	CUAP 20-132-016 CHAPTICO SUBSTATION	38285 Chaptico Road RPD	The Applicant requests conditional use approval pursuant to Chapter 25 of the Comprehensive Zoning Ordinance, for use type 97, Utility, Major within the Rural Preservation District (RPD).	Approved 5-0 With Conditions	N
05/13/2021	CUAP 21-131-006 THE GREENERY	44222 Greenery Lane TMX	The Applicant requests conditional use approval pursuant to Chapter 25 of the Comprehensive Zoning Ordinance, for use type 1, Agricultural Industry, Major within the Town Center Mixed (TMX) use district.	Approved 4-1 With Conditions	N
06/10/2021	VAAP 17-1104 MAGRUDER & BEAUCHAMP PROPERTY	43844 Avon Way RPD/ LDA/ BMO	Variance from Schedule 32.1 of the St. Mary's County Comprehensive Zoning Ordinance (CZO) for a reduction of the mandatory front and side setbacks to replace an existing dwelling.	Approved 5-0	N
06/10/2021	VAAP 18-2361 DENT PROPERTY	45971 Shanty Point Lane RPD/ LDA	Variance from Section 71.8.3 to disturb the Critical Area Buffer and from Section 71.5.2 to disturb the non-tidal wetland buffer to replace an existing single-family dwelling.	Approved 5-0	Y
06/10/2021	VAAP 20-131-027 LEXINGTON PARK FORD- PHASE 3	22643 Three Notch Road MXH	The Applicant requests a variance from Section 63.3. Buffer Yards, Schedule 63.3.a: Buffer Yard Standards of the St. Mary's County Comprehensive Zoning Ordinance to reduce the required 65-foot Type B buffer yard along MD Rtes. 235 to a 30-foot Type C buffer yard and to reduce the required 65-foot Type B buffer yard along FDR Boulevard to a 30-foot Type A buffer yard.	Approved 5-0	N

SUMMARY OF 2021 BOARD OF APPEALS HEARINGS

January 14, 2021 – December 16, 2021

Pursuant to the Regulations of the St. Mary's County Comprehensive Zoning Ordinance (Z 10-02)

THIRD QUARTER

Hearing Date	Case No.	Address & Zoning	Request	Decision	Critical Area Y / N
07/08/2021	CUAP 19-131-021 SLOAN GRAVEL MINE	26901 Morganza Turner Road RPD	The Applicant requests conditional use approval, pursuant to Chapter 25 of the Comprehensive Zoning Ordinance, for use type 82, Extractive Industry within the Rural Preservation District (RPD).	Rescheduled for Tropical storm	N
08/12/2021	VAAP 21-0854 LANHARDT PROPERTY	24524 Half Pone Point Road RPD/ LDA	Variance from Section 71.8.3 to disturb the Critical Area Buffer to construct a second-floor screened porch.	Approved 4-0	Y
08/12/2021	VAAP 18-1894 DUNN PROPERTY	16980 Piney Point Road RPD/ LDA	Variance from Section 71.8.3 to disturb the Critical Area Buffer to construct a deck attached to the house and from Section 71.5.2 to disturb the Non- tidal Wetland Buffer to construct a detached shed.	Approved 4-0	Y
08/12/2021	VAAP 21-0844 SHER PROPERTY	49740 Freemans Road RPD/ LDA/ RCA	Variance from Section 71.8.3 to disturb the Critical Area Buffer to construct a three-level deck.	Approved 4-0	Y
08/19/2021	CUAP 19-131-021 SLOAN GRAVEL MINE	26901 Morganza Turner Road RPD	The Applicant requests conditional use approval, pursuant to Chapter 25 of the Comprehensive Zoning Ordinance, for use type 82, Extractive Industry within the Rural Preservation District (RPD).	Continued to 09/16/2021	N

SUMMARY OF 2021 BOARD OF APPEALS HEARINGS

January 14, 2021 – December 16, 2021

Pursuant to the Regulations of the St. Mary's County Comprehensive Zoning Ordinance (Z 10-02)

Hearing Date	Case No.	Address & Zoning	Request	Decision	Critical Area Y / N
09/09/2021	VAAP 19-131-019 SMITH CREEK MARINE	Wynne Road, Ridge, MD RPD/ RCA	Applicant requests an Amendment to the Approved Variance Order, signed by the Board on 9-26-2020, for a longer period of validity.	Approved 5-0	Y
09/09/2021	CUAP 21-0026 CHANEY LOVEVILLE GRAVEL MINE	Friendship School Rd RPD	The Applicant requests conditional use approval, pursuant to Chapter 25 of the Comprehensive Zoning Ordinance, for use type 82, Extractive Industry within the Rural Preservation District (RPD) Zone.	Continued to 12/16/2021	N
09/09/2021	VAAP 19-1713 KELLY PROPERTY	40359 Beach Drive RNC/ LDA/ BMO	Variance from Section 71.8.3 to disturb the Critical Area Buffer to construct a swimming pool.	Continued to 04/14/2022	Y
09/09/2021	VAAP CLEM PROPERTY	25107 Nolan Road RPD/ LDA	Variance from Section 71.8.3 to disturb the Critical Area Buffer to replace a single-family dwelling.	Approved 4-1	Y
09/16/2021	CUAP 19-131-021 SLOAN GRAVEL MINE	26901 Morganza Turner Road RPD	The Applicant requests conditional use approval, pursuant to Chapter 25 of the Comprehensive Zoning Ordinance, for use type 82, Extractive Industry within the Rural Preservation District (RPD).	Postponed to 10/14/2021	N

SUMMARY OF 2021 BOARD OF APPEALS HEARINGS

January 14, 2021 – December 16, 2021

Pursuant to the Regulations of the St. Mary's County Comprehensive Zoning Ordinance (Z 10-02)

FOURTH QUARTER

Hearing Date	Case No.	Address & Zoning	Request	Decision	Critical Area Y / N
10/14/2021	CUAP 19-131-021 SLOAN GRAVEL MINE	26901 Morganza Turner Road RPD	The Applicant requests conditional use approval, pursuant to Chapter 25 of the Comprehensive Zoning Ordinance, for use type 82, Extractive Industry within the Rural Preservation District (RPD).	Continued to 11/18/2021	N
10/14/2021	VAAP 21-1100003 BRACKETT SUBDIVISION	Harvest Lane, Mechanicsville RPD	Pursuant to Chapter 20, Section 20.3.3 of the Subdivision Ordinance, the Applicant appeals and seeks a variance from Section 30.14 Private Road Standards, including the minimum width prescribed in Table 30.14.6 of the Subdivision Ordinance.	Continued to 12/09/2021	N
11/18/2021	CUAP 19-131-021 SLOAN GRAVEL MINE	26901 Morganza Turner Road RPD	The Applicant requests conditional use approval, pursuant to Chapter 25 of the Comprehensive Zoning Ordinance, for use type 82, Extractive Industry within the Rural Preservation District (RPD).	Approved 3-2	N
11/18/2021	VAAP 21-0038 TOYOTA OF SOUTHERN MD	22500 Three Notch Road MXM	The Applicant requests a variance from Section 63.3. Buffer Yards, Schedule 63.3.a: Buffer Yard Standards of the St. Mary's County Comprehensive Zoning Ordinance to reduce the required 30-foot Type C buffer yard to a 12-foot Type C buffer yard along Maryland Route 235.	Approved 5-0	N

SUMMARY OF 2021 BOARD OF APPEALS HEARINGS

January 14, 2021 – December 16, 2021

Pursuant to the Regulations of the St. Mary's County Comprehensive Zoning Ordinance (Z 10-02)

Hearing Date	Case No.	Address & Zoning	Request	Decision	Critical Area Y / N
12/09/2021	VAAP 21-1100003 BRACKETT SUBDIVISION	Harvest Lane, Mechanicsville RPD	Pursuant to Chapter 20, Section 20.3.3 of the Subdivision Ordinance, the Applicant appeals and seeks a variance from Section 30.14 Private Road Standards, including the minimum width prescribed in Table 30.14.6 of the Subdivision Ordinance.	Approved 4-1	N
12/09/2021	ZAAP 21-0967 SHUCKIT'S, LLC - THOMPSONS SEAFOOD APPEAL	20634 Golden Thompson Road CM/ LDA	Appeal of an administrative decision pursuant to Chapter 23 of the St. Mary's County Comprehensive Zoning Ordinance to appeal the decision the Planning Director made on June 22, 2021, to disapprove a proposed Tavern Use as an Accessory use at this location.	Continued to 04/14/2022	Y
12/09/2021	ZAAP 20-13200012 MECHANICSVILLE - DOLLAR GENERAL APPEAL	26311 North Sandgates Road (aka 26350 Three Notch Rd) RCL	Appeal of an administrative Decision pursuant to Chapter 23 of the St. Mary's County Comprehensive Zoning Ordinance to Appeal the decision the Planning Commission made on August 9, 2021, to disapprove the Concept Site Plan for a proposed 9,100 square foot retail sales building.	Denied 3-2	N
12/16/2021	CUAP 21-0026 CHANEY LOVEVILLE GRAVEL MINE	Friendship School Rd RPD	The Applicant requests conditional use approval, pursuant to Chapter 25 of the Comprehensive Zoning Ordinance, for use type 82, Extractive Industry within the Rural Preservation District (RPD) Zone.	Continued to 03/10/2022	N

SUMMARY OF 2021 BOARD OF APPEALS HEARINGS

January 14, 2021 – December 16, 2021

Pursuant to the Regulations of the St. Mary’s County Comprehensive Zoning Ordinance (Z 10-02)

Hearing Date	Case No.	Address & Zoning	Request	Decision	Critical Area Y / N
12/16/2021	ZAAP 21-1170 GWYNN APPEAL of Klug Property Events	19889 North Snow Hill Manor Road RPD	Appeal of an administrative decision pursuant to Chapter 23 of the St. Mary’s County Comprehensive Zoning Ordinance to appeal the decision the Planning Director made on June 3, 2021, to approve a Temporary Use Permit for a Religious Observation-Mid Summer 6/23/2021 Thru 6/27/2021.	Approval to Reverse Directors Decision 4-0	N

Abbreviations:

<p>Overlays:</p> <p>AE Airport Environs</p> <p>AICUZ Air Installations Compatible Use Zone</p> <p>IDA Intensely Developed Area</p> <p>LDA Limited Development Area</p> <p>RCA Resource Conservation Area</p>	<p>Zoning Districts:</p> <p>CC Community Commercial</p> <p>CM Commercial Marine</p> <p>CMX Corridor Mixed Use</p> <p>DMX Downtown Core Mixed Use</p> <p>I Industrial District</p> <p>MXM Medium Intensity Mixed Use</p> <p>MXH High Intensity Mixed Use</p> <p>OBP Office and Business Park</p> <p>RCL Rural Commercial Limited</p> <p>RH Residential, High-Density</p>	<p>RL Residential, Low-Density</p> <p>RL-T Residential, Low-Density, Transitional Area</p> <p>RMX Residential Mixed Use</p> <p>RNC Residential Neighborhood Conservation District</p> <p>RPD Rural Preservation District</p> <p>RSC Rural Service Center</p> <p>VMX Village Center Mixed Use</p> <p>TMX Town Center Mixed Use</p> <p>Miscellaneous:</p> <p>SFD Single-family dwelling</p>
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