

**MINUTES OF THE ST. MARY'S COUNTY BOARD OF APPEALS MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Thursday, July 14, 2016**

Members present were: George Allan Hayden, Chairman; John Brown, Co-Chair; William Greene; Wayne Miedzinski; and Ronald Payne. Alternate Stuart Egeli was present as well.

Yvonne Chaillet, Bill Hunt, and Ashley Renshaw were present from the Department of Land Use and Growth Management as well as George Sparling from the County Attorney's Office.

PUBLIC HEARINGS

VAAP # 15-2478, Feicht Property

Location: 45392 Sypher Road, California, MD

Tax Map: 27 **Grid:** 24 **Parcel:** 505 **Election District:** 8

Acreage: 44,475 square feet

Zoning: Residential, Low-Density-Transitional (RL-T) District, Limited Development Area (LDA) Overlay

Owner: Paul Anthony Feicht, III and Andy Feicht (The "Applicants")

A continuance was requested by Chris Longmore, representative for the applicants.

Mr. Brown made a motion to continue VAAP # 15-2478, Feicht Property until September 8, 2016. Mr. Greene seconded. The motion passed unanimously.

CUAP #15-135-008, Browne/Williams Property, Commercial Communication Tower

Location: 21790 Point Lookout Road, Leonardtown, MD

Tax Map: 50 **Grid:** 13 **Parcel:** 300 **Lot:** 500-5 **Election District:** 2

Acreage: 5.00 acres

Zoning: Rural Preservation District (RPD)

Owner: Justin Daniel Browne and Bonnie Jean Williams

Applicant: Telecom Capital Group, LLC

Agent: Patrick Mudd, P.E., Mudd Engineering, LLC

A continuance was requested by Pat Mudd, representative for the applicants.

Mr. Brown made a motion to continue CUAP #15-135-008 Browne/Williams Property until October 13, 2016. Mr. Miedzinski seconded. The motion passed unanimously.

VAAP #16-0687, Taylor and Heatwole Property

Location: 48206 Waterview Drive, St. Inigoes, MD

Tax Map: 63 **Grid:** 21 **Parcel:** 301 **Lot:** 4 **Election District:** 1

Acreage: 1.09 acres

Zoning: Rural Preservation District (RPD), Limited Development Area (LDA) Overlay

Owner: Matthew Taylor and Amanda Heatwole (the "Applicants")

Mr. Brown made a motion to continue VAAP #16-0687 until August 11, 2016 to give the applicant time to provide the Board with a plan of the property showing the deck that will be built, location of footers (all of them), the distance between the house and last footer (shown on photo 5), comment letter from Soil Conservation, details on the construction of deck. Mr. Miedzinski seconded. The motion passed unanimously.

Nonconforming Use Case #16-131-006, Futcha, LLC Property

Location: 28265 Three Notch Road, Mechanicsville, MD

Tax Map: 09 **Grid:** 07 **Parcel:** 75 **Election District:** 5

Acreage: 17,424 square feet

Zoning: Town Center Mixed Use (TMX) District

Owner: Futcha, LLC (the "Applicant") (Jason Burroughs and Louis Nicholas, owners)

Agent: Laura Clarke, Clarke Consulting, LLC

Mr. Brown made a motion to approve the Futch, LLC proposal for the addition to the rear of the building and the three foot overhang which does not have posts on the front of the building for a total square footage of 804.1. Mr. Miedzinski seconded. The motion passed unanimously.

ADDITIONAL BUSINESS

Appeal Case #16-01 Hollywood Commercial Center

The board presented questions for John Groeger to have prepared for the July 21, 2016 meeting.

MINUTES AND ORDERS APPROVED

Mr. Greene made a motion to approve the minutes of June 23, 2016. Mr. Miedzinski seconded. The motion passed unanimously.

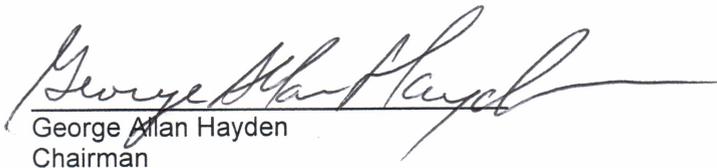
ADJOURNMENT

The meeting was adjourned at approximately 8:20 p.m.

Approved in open session: July 21, 2016



Ashley Renshaw
Recording Secretary



George Allan Hayden
Chairman