



LAND SURVEYING
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ENVIRONMENTAL SERVICES

LITTLE SILENCES REST, INC.

41650 COURT HOUSE DRIVE - SUITE 101 - P.O. BOX 2340 - LEONARDTOWN, MARYLAND 20650 - PHONE: (301) 475-2236 - WWW.LSRCORP.COM

December 21, 2022

TO: Director of Land Use and Growth Management
23150 Leonard Hall Drive
P.O. Box 653
Leonardtown, Maryland 20650

RE: Parcel 76, Tax Map 68, Grid 8
VAAP # 22-0836
Variance Request

Dear Director;

On behalf of the owners of the above referenced property; we are requesting a variance from the St. Mary's County Comprehensive Zoning Ordinance (SMCZO), Section 71.8.3 to disturb the 100' Critical Area Buffer.

For your consideration of our request, I would like to offer the following information to address the general standards for granting variances.

- a. *That special conditions or circumstances which exist and are peculiar to the land or structure involved and that strict enforcement of the critical area provisions of this ordinance would result in an unwanted hardship.*

The existing pool, pool house, and patio existed prior to the adoption of the critical area regulations. We would like to replace the existing structures nearly in the same footprint.

- b. *That strict interpretation of the critical area provisions of this ordinance will deprive applicant of rights commonly enjoyed by other properties in similar areas within the critical areas of St. Mary's County.*

There are other parcels in the area that were developed prior to the current ordinances which have structures within the 100' Critical Area buffer.

- c. *The granting of a variance will not confer upon an applicant any special privileges that would be denied by the critical areas provision of this ordinance to other lands or structures within the critical area of St. Mary's County.*

The property is a recorded Parcel in an existing area constrained by zoning, health requirements, and the critical area provisions. Other property owners under similar circumstances have or would have the opportunity to file for a variance and seek relief from the regulations.

- d. *The variance is not based upon conditions or circumstances that are a result of actions by the applicant.*

The difficulty was not created by the property owners or their predecessors, but is a result of changes in the ordinances and regulations after the parcels were created.

- e. *The granting of a variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the critical area, and that the granting of a variance will be in harmony with the general spirit and intent of the critical area program.*

The limit of disturbance has been minimized as much as possible. Sediment and erosion control will be provided in accordance with the St. Mary's Soil Conservation requirements.

- f. *The variance is the minimum necessary to achieve a reasonable use of land or structure.*

This request is to replace the existing pool, pool house, and patio. The disturbed area has been minimized as much as possible.

I trust that the information provided will assist you in making a determination on our variance request. Should you have any questions, or require additional information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Vaughan".

Steve Vaughan
Professional Land Surveyor
Little Silences Rest, Inc.