

**MINUTES OF THE ST. MARY'S COUNTY BOARD OF APPEALS MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Thursday, April 11, 2019 at 6:30 p.m.**

Board of Appeals (Thursday, April 11, 2019)
Generated by Sandie Greene on Friday, April 12, 2019

Members present

George Allan Hayden, Chair
John E Brown, Vice Chair
Wayne Miedzinski
Rich Richardson
Daniel Ichniowski, Alternate

Member absent

Lynn Delahay

Land Use and Growth Management Staff Present

Kathleen Easley, Deputy Director
Kwasi Bosompem, Sr. Planner
Stacy Clements, Planner III
Sandie Greene, Recording Secretary

County Government Supporting Staff Present

James Tanavage, Assistant County Attorney

Meeting called to order at 6:31 PM

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC HEARING: VAAP 18-1713 O'Foran Property

Application/case no. VAAP #18-1713, O'Foran Property,

Property owner: Norman & Shelly O'Foran

Location: 21963 Gyrfalcon Lane, Avenue, MD 20609

Parcel ID: Tax Map: 39, Grid: 13, Parcel: 216

Election District: 7 **Zoning:** Rural Preservation District (RPD) **Lot size:** 1.26 acres

Action requested: Applicant is requesting a variance from the Comprehensive Zoning Ordinance Section 71.8.3 to disturb approximately 358 square feet in the critical area buffer to construct a driveway.

Presenter- Stacy Clements, Planner III, Land Use and Growth Management

Exhibit 1 — Proof of Public AD, USPS Certified Receipts and Posted Signs

Exhibit 2 — Staff Report

Attachments

1: Standards Letter of February 7, 2019, from Michael Bailey, Sr.

2: Critical Area Commission Comments dated December 20, 2018

3: Site Plan

4: Location Map

5: Land Use Map

6: Zoning Map

7: Critical Area Map

8: Contour and Soils Map

9: Floodplain Map

Exhibit 3: Land Use and Growth PowerPoint presentation

Speaker Representing the Norman & Shelly O'Foran, 21963 Gyrfalcon Lane,
Avenue, MD 20609

Michael A. Bailey, Sr. of DH Steffens Company, 22335 Exploration Drive,
Lexington Park MD 20653

Exhibit 4: Applicant PowerPoint presentation.

Chairman Hayden opened the hearing to public comment, hearing none; the hearing was closed to public comment.

I move in the matter of VAAP #18-1713, O'Foran Property, having made a finding that the standards for granting a variance in the Critical Area and the objectives of Section 71.8.3 of the St. Mary's County Comprehensive Zoning Ordinance have been met, I move to approve the variance request to disturb approximately 358 square feet within the critical area buffer to construct a driveway.

Motion by John E Brown, second by Wayne Miedzinski

Final Resolution: Motion Carries

Yea: Rich Richardson, George Allan Hayden, Wayne Miedzinski, John E Brown and Daniel Ichniowski

4. REVIEW AND APPROVAL OF MINUTES

I move to approve the minutes of February 14, 2019.

Motion by Wayne Miedzinski, second by Rich Richardson

Final Resolution: Motion Carries

Yea: George Allen Hayden, John E. Brown, Wayne Miedzinski, Rich Richardson, Wayne Miedzinski and Daniel Ichniowski

5. REVIEW AND APPROVAL OF ORDER: VAAP 16-132-003 PELBPS, LLC Commercial Office Units

I move to authorize Chairman Hayden to sign the order for VAAP 16-132-003, PELBPS, LLC Commercial Office Units.

Motion by Wayne Miedzinski, second by John E Brown.

Final Resolution: Motion Carries

Yea: George Allen Hayden, John E. Brown, Wayne Miedzinski, Rich Richardson, Wayne Miedzinski and Daniel Ichniowski

6. ADJOURN

I move to adjourn the April 11, 2019, Board of Appeals meeting.

Motion by Rich Richardson, second by Wayne Miedzinski

Final Resolution: Motion Carries

Yea: George Allen Hayden, John E. Brown, Wayne Miedzinski, Rich Richardson, Wayne Miedzinski and Daniel Ichniowski

The meeting was adjourned at 6:50 p.m.

Approved in open session: May 16, 2019


George Allen Hayden
Chairman


Sandie Greene
Recording Secretary