

**MINUTES OF THE ST. MARY'S COUNTY BOARD OF APPEALS MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Thursday, April 12, 2018 at 6:30 p.m.**

Members present: George Allan Hayden, Chairman; John Brown, Vice-Chair; William Greene, Wayne Miedzinski, Lynn Delahay and Rich Richardson, Alternate

Bill Hunt, Director; Yvonne Chaillet, Zoning Administrator; Kathleen Easley, Senior Planner; Kelly Palmer, Environmental Planner and Sandie Greene, Recording Secretary were present Department Land Use and Growth Management.

David Weiskopf was present from the County Attorney's Office.

**CALL TO ORDER**

**PUBLIC HEARINGS**

- 1. Application/case no:** VAAP #18-0085, Blankenship Property
- Property owner:** Mary Anne Blankenship
- Location:** 44560 Forest Landing Road, Hollywood, MD
- Parcel ID:** tax map: 27 grid: 03 parcel: 303
- Election District:** 6
- Zoning:** Rural Preservation District (RPD), Limited Development Area (LDA) Overlay
- Acreage:** .48 acres (20,908 square feet)
- Action requested:** Variance from Section 71.8.3 of the Comprehensive Zoning Ordinance to disturb the Critical Area Buffer to add a deck to the existing house.

Presenter: Kelly Palmer, Environmental Planner, Land Use and Growth Management

Exhibit 1: Proof of Ad, USPS Certified Mail Receipts and Certification of Property Posting.

Exhibit 2: Staff Report

- Attachment 1: Standards Letter received February 13, 2018
- Attachment 2: Critical Area Commission Comments dated March 27, 2018
- Attachment 3: Land Use Map
- Attachment 4: Site Plan
- Attachment 5: 2017 Ortho Photo

Speaker: Representing the Blankenship Property:  
Maryanne Blankenship, 44560 Forest Lady Road, Hollywood MD 20634  
Jeremy McGee, 35690 Aviation Yacht Club Road, Mechanicsville, MD 20659

*Mr. Miedzinski made a motion "In the matter of VAAP #18-0085, Blankenship 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 the Critical Area Buffer to add a 694 square-foot deck to the existing single-family dwelling, subject to the following conditions:*

1. *The Applicant shall construct the deck with a minimum of one-eighth (1/8") of an inch of spacing between each deck board to allow water to flow through freely.*
2. *Install a silt fence to stop soils from getting past the point of disturbance.*

*Mr. Brown seconded the motion. The motion passed unanimously*

2. **Application/case no:** VAAP #18-0154, Lloyd Property  
**Property owner:** Martha Lloyd  
**Location:** 48118 Post Oak Road, Saint Inigoes MD  
**Parcel ID:** tax map: 63 grid: 15 parcel: 253  
**Election District:** 1  
**Zoning:** Rural Preservation District (RPD), Limited Development Area (LDA) Overlay  
**Acreage:** .69 acres (30,305 square feet)  
**Action requested:** Variance from Section 71.8.3.a of the Comprehensive Zoning Ordinance to disturb the expanded Critical Area Buffer to add a deck to the existing

Presenter: Kelly Palmer, Environmental Planner, Land Use and Growth Management

Exhibit 1: Proof of Ad, USPS Certified Mail Receipts and Certification of Property Posting.

Exhibit 2: Staff Report

Attachment 1: Standards Letter dated February 26, 2018 from  
Martha Lynn Middleton Lloyd

Attachment 2: Critical Area Commission Comments dated March 1, 2018

Attachment 3: Land Use Map

Attachment 4: Site Plan

Attachment 5: 2014 Ortho Photo

Speaker: Representing the Blankenship Property:

Martha Lloyd, 48118 Post Oak, St. Inigoes MD 20684

*Mr. Miedzinski made the motion "In the matter of VAAP #18-0154, Lloyd 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 the expanded buffer from an intermittent stream to add an 884 square-foot deck to the existing single-family dwelling."*

1. *The Applicant shall construct the deck with a minimum of one-eighth (1/8") of an inch of spacing between each deck board to allow water to flow through freely.*
2. *New footing being installed under the new section of deck past the 6 x 42 concrete slabs.*
3. *Install a silt fence to stop soils from getting past the point of disturbance.*

*John Brown seconded the motion. The motion passed unanimously*

3. **Application/case no:** VAAP #13-132-001 J. F. Taylor Engineering & Integration Facility  
**Property owner:** JFT Great Mills, LLC.  
**Location:** Southwest corner of the intersection of MD Route 246 (Great Mills Road) and Pleasant Mill Drive  
**Parcel ID:** tax map: 51 grid: 13 parcel: 669  
**Election District:** 8  
**Zoning:** Corridor Mixed Use (CMX) District, Residential, Low-Density (RL) District

**Acreage:** 24.608 acres

**Action requested:** Variance from Schedule 63.3.b of the Comprehensive Zoning Ordinance to eliminate the required 65-foot Type B buffer, with no substitute buffer, on the northwest side of the property, adjacent to parcel 122, the site of Cecil’s Mill Self Storage.

Presenter: Yvonne Chaillet, Zoning Administrator, Land Use and Growth Management

Exhibit 1: Proof of Ad, USPS Certified Mail Receipts and Certification of Property Posting.

Exhibit 2: Staff Report

Attachment 1: Standards Letter from Wayne P. Hunt, dated December 21, 2017

Attachment 2: Planning Commission Minutes of December 11, 2017

Attachment 3: TEC comments

Attachment 4: Land Use Map

Attachment 5: Site location map

Attachment 6: Site Plan

Speakers representing JF Taylor

Wayne Hunt, Little Silence Rest, 41650 Courthouse Drive, Unit 101, Leonardtown, MD 20650

Chris Longmore, Dugan, McKissick & Longmore, LLC, 22738 Maple Road, Suite 101,

Lexington Park, MD 20653

The meeting opened to the Public.

Public Speakers opposing J.F. Taylor

Rick Watts, 20892 Dry Mill Street, Great Mills, MD 20634

Bruce Boyle, 20814 Brook Mill Court, Great Mills, MD 20634

*Mr. Miedzinski made a motion “In the matter of VAAP #13-132-001*

*J. F. Taylor Engineering & Integration Facility, having made a finding that the standards for granting a variance and the objectives of Schedule 63.3.b of the St. Mary’s County Comprehensive Zoning Ordinance have been met, I move to approve the variance request to eliminate the required 65-foot Type B buffer on the northwest side of the Property, adjacent to parcel 122.” With one condition the applicant:*

*1. Install a Type “A” buffer on the North West side of the property adjacent to parcel 122 to replace the type B Buffer.*

*Mr. Greene seconded the motion. The motion passed unanimously*

**MINUTES AND ORDERS APPROVED**

*1. Mr. Greene made a motion approving the minutes for February 8, 2018.*

*Mr. Miedzinski seconded the motion. The motion passed unanimously.*

*2. Mr. Brown made a motion authorizing Chairman Hayden to sign the order for*

*VAAP #17-131-033, Mayjack Inc. Ms. Delahay seconded. The motion passed unanimously.*

**OTHER BUSINESS**

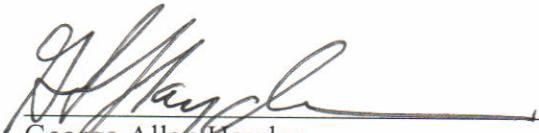
**ADJOURNMENT**

*Mr. Miedzinski made the motion to adjourn the meeting.*

*Mr. Brown seconded the motion. The motion passed unanimously*

The meeting was adjourned at approximately 8:15 p.m.

Approved in open session: May 10, 2018

  
George Allan Hayden  
Chairman

  
Sandie Greene  
Recording Secretary