

**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