

**IN THE ST. MARY'S COUNTY BOARD OF APPEALS**

**VAAP 23-0178**

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**COMPASS POINT MONTESSORI**

**THIRD ELECTION DISTRICT**

**VARIANCE REQUEST HEARD: FEBRUARY 8, 2024**

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**ORDERED BY:**

**Mr. Hayden, Mr. Bradley, Mr. Payne,  
Mr. Richardson, and Ms. Weaver**

**ENVIRONMENTAL PLANNER: STACY CLEMENTS**

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**DATE SIGNED: March 14, 2024**

### **Pleadings**

22615 Point Lookout Rd Land Trust/ATW Management Partners LLC, Trustee (“Applicant”) seeks a variance from the St. Mary’s County Comprehensive Zoning Ordinance (“CZO”) Schedule 63.3.a to reduce to 0’ the 65’ Type B Buffer Yard required next to adjacent residential use properties.

### **Public Notification**

The hearing notice was advertised in *The Southern Maryland News*, a newspaper of general circulation in St. Mary’s County, on January 19, 2024 and January 26, 2024. A physical posting was made on the property and all property owners within 200’ were notified by certified mail on or before January 24, 2024. The agenda was also posted on the County’s website on February 2, 2024. Therefore, the Board of Appeals (“Board”) finds and concludes that there has been compliance with the hearing’s notice requirements.

### **Public Hearing**

A public hearing was conducted at 6:30 p.m. on February 8, 2024 at the St. Mary’s County Governmental Center, 41770 Baldrige Street, Leonardtown, Maryland. All persons desiring to be heard were duly sworn, the proceedings were recorded electronically, and the following was presented about the proposed amendment requested by the Applicant.

### **The Property**

The property (“the Subject Property”) is located at 22615 Point Lookout Road, Leonardtown, and consists of 1 acre, more or less. It may be found at Tax Map 49, Grid 17, Parcel 30. It is zoned Rural Preservation District.

### **The Variance Requested**

Applicant seeks a variance from the St. Mary’s County Comprehensive Zoning Ordinance