

IN THE ST. MARY'S COUNTY BOARD OF APPEALS

VAAP NUMBER 22-2084

FERBER PROPERTY

SECOND ELECTION DISTRICT

DATE HEARD: September 19, 2024

ORDERED BY:

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

ENVIRONMENTAL PLANNER: STACY CLEMENTS

DATE SIGNED: October 10, 2024

Pleadings

Kenneth & Delores Ferber (“Applicants”) seek variances from Schedule 32.1 for a reduction of the mandatory front yard setback from 25 feet to 22 feet, the right side yard setback from 15 feet to 5 feet, and the left side yard setback from 15 feet to 10 feet in for a principal structure and variances for an accessory structure from Schedule 32.1 for a reduction of the mandatory front yard setback from 25 feet to 1 foot and the right side yard setback, per Footnote 11, from 5 feet to 3 feet, and a variance from Section 51.2.4.c to reduce the minimum setbacks for a detached accessory structure from the principal structure from 10 feet to 5 feet to replace a shed.

Public Notification

The hearing notice was advertised in *The Southern Maryland News*, a newspaper of general circulation in St. Mary’s County, on August 30, 2024 and September 6, 2024. The hearing notice was posted on the property by September 4, 2024. The file contains the certification of mailing to all adjoining landowners, even those located across a street. Each person designated in the application as owning land that is located within two hundred feet of the subject property was notified by mail, sent to the address furnished with the application. The agenda was also posted on the County’s website on September 13, 2024. Therefore, the Board finds and concludes that there has been compliance with the notice requirements.

Public Hearing

A public hearing was conducted at 6:30 p.m. on September 19, 2024 at the St. Mary’s County Governmental Center, 41770 Baldrige Street, Leonardtown, Maryland. All persons desiring to be heard were asked to stand and were duly sworn, the proceedings were recorded electronically, and the following was presented about the proposed variance requested by the Applicants.