

IN THE ST. MARY'S COUNTY BOARD OF APPEALS

VAAP NUMBER 24-0666

HALLGREN PROPERTY

SECOND ELECTION DISTRICT

VARIANCE REQUEST HEARD: November 14, 2024

ORDERED BY:

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

ENVIRONMENTAL PLANNER: STACY CLEMENTS

DATE SIGNED: December 12, 2024

Pleadings

Douglas Hallgren (“Applicant”) seeks a variance from the St. Mary’s County Comprehensive Zoning Ordinance (“CZO”) Sections 41.5.3.i.(1) to exceed lot coverage limits and 71.8.3 to disturb the Critical Area Buffer for a replacement house.

Public Notification

The hearing notice was advertised in the *Southern Maryland News*, a newspaper of general circulation in St. Mary’s County, on October 25, 2024 and November 1, 2024. A physical posting was made on the property and all property owners within 200’ were notified by certified mail on or before October 30, 2024. The agenda was also posted on the County’s website on November 8, 2024. Therefore, the Board of Appeals (“Board”) finds and concludes the variance request’s notice requirements have been met.

Public Hearing

A public hearing was conducted at 6:30 p.m. on November 14, 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.

The Property

The subject property (hereinafter “the Property”) is situate 17581 Whitestone Drive, Leonardtown, MD 20690. It consists of 1.42 acres, more or less. It is zoned Residential, Low-Density District (“RL”), has a Resource Conservation Area (“RCA”) Critical Area overlay and is found at Tax Map 65, Grid 3, Parcel 312. It is lot 34 of the Landings at Piney Point subdivision.

The Variance Requested

Applicant seeks a variance from CZO Sections 41.5.3.i.(1) to exceed lot coverage limits and 71.8.3 to disturb the Critical Area Buffer for a replacement house.