

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

**VAAP NUMBER 23-1082**

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**JOSEPH PROPERTY**

**SIXTH 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**

Joseph G. and Mary E. Cooper-Joseph (“Applicants”) seek a variance from the St. Mary’s County Comprehensive Zoning Ordinance (“CZO”) § 71.8.3 disturb the Critical Area Buffer (“the Buffer”) to construct a home.

### **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 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 Applicants.

### **The Property**

The subject property may be found at 24502 Half Pone Point Road, Hollywood, Maryland (“the Property”). The Property is 33,239 s.f., more or less, is zoned Rural Preservation District (“RPD”), has a Limited Development Area (“LDA”) Critical Area overlay, and is found at Tax Map 27, Grid 12, Parcel 60.