

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

**VAAP NUMBER 24-1004**

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**MAGRUDER & BEAUCHAMP PROPERTY**

**SECOND ELECTION DISTRICT**

**DATE HEARD: July 11, 2024**

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**ORDERED BY:**

**Mr. Hayden, Mr. Bradley, Mr. Loughran,  
Mr. Payne and Mr. Richardson**

**ENVIRONMENTAL PLANNER: STACY CLEMENTS**

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**DATE SIGNED: July 25, 2024**

### **Pleadings**

Katherine Magruder and James Beauchamp (“Applicants”) seek a variance (VAAP # 24-1004) from the St. Mary’s County Comprehensive Zoning Ordinance (“CZO”) Schedule 32.1 for a reduction of the mandatory front yard setback from 25’ to 0’ and the side yard setback from 5’ to 0’ and a variance from Section 51.2.4.c to reduce the minimum setback for detached accessory structures from a principal structure from 10’ to 6’ to replace an existing shed.

### **Public Notification**

The hearing notice was advertised in *The Southern Maryland News*, a newspaper of general circulation in St. Mary’s County, on June 21, 2024 and June 28, 2024. The hearing notice was posted on the property by June 26, 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 July 5, 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 July 11, 2024 at the St. Mary’s County Governmental Center, 41770 Baldrige Street, Leonardtown, Maryland. All persons desiring to be heard were heard after being duly sworn, the proceedings were recorded electronically, and the following was presented about the proposed variance requested by the Applicants.

### **The Property**

Applicants own real property situate 43844 Avon Way, Leonardtown, MD (“the Subject Property”). The Subject Property is in the Rural Preservation Zoning District (“RPD”), has a