

IN THE ST. MARY'S COUNTY BOARD OF APPEALS

VAAP NUMBER 23-0453

NOTTINGHAM PROPERTY

SEVENTH ELECTION DISTRICT

DATE HEARD: MAY 9, 2024

ORDERED BY:

**George Allan Hayden, Sr., Chair
Guy Bradley, Vice Chair
Ronald Payne, Sr., Member
Rich Richardson, Member
Rita Weaver, Member**

ENVIRONMENTAL PLANNER: STACY CLEMENTS

DATE SIGNED: June 27, 2024

Pleadings

Ellis Nottingham and Rebekah Nottingham (hereinafter “Applicants”) seek a variance from the St. Mary’s Comprehensive Zoning Ordinance, specifically § 71.8.3, to disturb the one-hundred foot (100’) Critical Area Buffer to construct a patio and deck with stairs and pavers.

Public Notification

The hearing notice was advertised in the *Southern Maryland News*, a newspaper of general circulation in St. Mary’s County, Maryland, on April 19, 2024, and April 26, 2024. A physical posting was made on the property and all property owners within 200-feet were notified by certified mail, on or before April 24, 2024. Additionally, the Agenda was also posted on the St. Mary’s County Government’s website on May 3, 2024. Therefore, the Board of Appeals (hereinafter “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 May 9, 2024, at the St. Mary’s County Governmental Center, 41770 Baldrige Street, Leonardtown, Maryland 20650. All persons desiring to be heard were duly sworn, the proceedings were electronically recorded, and the following was presented about the proposed variance requested by the Applicants.

The Property

The subject property is located at 20495 Waterloo Lane, Coltons Point, St. Mary’s County, Maryland (hereinafter “the Property”). Per Maryland’s Department of Assessments and Taxation (hereinafter “SDAT”), the Property is 19,252 square-feet; a survey provided by Applicants verified the correct area is 21,345 square feet. It is zoned ‘Rural Preservation District’ with a Limited Development Area Critical Area overlay, and can be found at Tax Map 46, Grid 22, Parcel 91, in the Seventh Election District.