

IN THE ST. MARY'S COUNTY BOARD OF APPEALS

ZAAP NUMBER 23-0266

PARK PLACE UNITS LLC

EIGHTH ELECTION DISTRICT

DATE HEARD: June 27 & July 25, 2024

ORDERED BY:

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

DATE SIGNED: September 19, 2024

Pleadings

Park Place Units LLC (“Applicant”) appeals denial of a concept site plan (ZAAP # 23-0266) by the St. Mary’s County Planning Commission for a 160-unit residential apartments development.

COPT Defense Properties (“COPT”) filed an intervenor notice on April 4, 2024. COPT subsequently filed a motion to withdraw its notice of intervention on June 26, 2024.

Public Notification

The hearing notice was advertised in *The Southern Maryland News*, a newspaper of general circulation in St. Mary’s County, on June 7, 2024 and June 14, 2024. The hearing notice was posted on the property on June 10, 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 June 21, 2024. This satisfies the notice requirements for this matter’s first hearing on June 27, 2024, and the continuation to July 25, 2024 was announced on the record at that hearing. Therefore, the Board finds and concludes that there has been compliance with all applicable notice requirements.

Public Hearing

This matter was heard before the public at 6:30 p.m. on June 27, 2024 and at 6:30 p.m. on July 25, 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.