

**ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT**

*Jessica S.B. Andritz, Esq., Director
Courtney Jenkins, Deputy Director*



COMMISSIONERS OF ST. MARY'S COUNTY:

James R. Guy, President
Michael R. Alderson Jr., Commissioner
Eric S. Colvin, Commissioner
Michael L. Hewitt, Commissioner
Scott R. Ostrow, Commissioner

AFFIDAVIT OF FIRST-CLASS MAILING

Project Number/ Name:

VAAP 23-0152 / Pax River Village Center

Property Owner:

**Lexington Park Shopping Center LLC/ Three Notch Ortho LLC/
Three Notch Road Office LLC/**

Property Information:

- Tax Map 43A, Parcel 105, Tax ID 036195, 8th Election District
21703 Great Mills Road, Lexington Park, MD
- Tax Map 43A, Parcel 338, Tax ID 055297, 8th Election District
21899 FDR Blvd, Lexington Park, MD
- Tax Map 43A, Parcel 339, Tax ID 088446, 8th Election District
21882 FDR Blvd, Lexington Park, MD
- Tax Map 43, Parcel 100, Tax ID 088446, 8th Election District
21847 Three Notch Road, Lexington Park, MD
- Tax Map 43, Parcel 101, Tax ID 055270, 8th Election District
21855 Three Notch Road, Lexington Park, MD
- Tax Map 43A, Parcel 337, Tax ID 111782, 8th Election District
21729 Great Mills Road, Lexington Park, MD
- Tax Map 43, Parcel 11, Tax ID 174571, 8th Election District
Great Mills Road, Lexington Park, MD
- Tax Map 43A, Parcel 56, Tax ID 040028, 8th Election District
21715 Great Mills Road, Lexington Park, MD

Public Hearing Date: December 14, 2023

First-Class Mailing Deadline: November 30, 2023

I hereby certify that on 11/28/2023 (insert date), a public hearing notice was sent via first class USPS, as required by Resolution 2016-06 to all property owners whose property is within 200 feet of the Subject Property for the aforementioned project.

I hereby declare or affirm under the penalties of perjury that the facts and matters set forth in this Affidavit are true and correct to the best of my knowledge, information, and belief.

Affiant's Signature:	<u>Marsha Hall</u>
Affiant's Printed Name:	<u>Marsha Hall</u>
Date:	<u>11/28/2023</u>
Affiant's Mailing Address:	<u>100 Tibsail DR, Prince Frederick, MD 20678</u>

9589 0710 5270 0448 9399 07

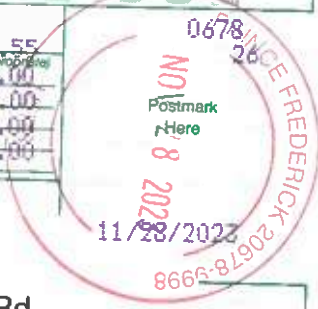
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Postage	\$0.66
Total	\$8.56

J Laurence Millison
21909 Three Notch Rd
Lexington Park MD 20653



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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total	\$8.56

Laura K Amin Trustee
21875 Three Notch Rd
Lexington Park MD 20653



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Postage	\$0.66
Total	\$8.56

JL Millison
21909 Three Notch Rd
Lexington Park, MD 20653



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Postage	\$0.66
Total	\$8.56

Vivek M Amin Trustee
21875 Three Notch Rd
Lexington Park MD 20653



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Great Mills, MD 20634

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☐ Adult Signature Required	\$0.00
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Postage	\$0.66
Total	\$8.56

Warahi Hospitality Inc
45860 Mourning Dove Ct
Great Mills, MD 20634



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Saint Leonard, MD 20685

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Postage	\$0.66
Total	\$8.56

Restaurant Link USA LLC
1150 Thompson Ct
St Leonard MD 20685



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Leonardtown, MD 20650

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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
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Postage	\$0.66
Total	\$8.56

JASBEN LLC
22299 Armstrong Dr
Leonardtown MD 20650



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☐ Adult Signature Required	\$0.00
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Total	\$8.56

Saint Adam Property
Management LLC
3710 Elberta Ln
Huntingtown MD 20639



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Postage \$0.66

Total \$8.56

Sent To
Howard B Paskow
21710 Great Mills Rd
Lexington Park, MD 20653

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Postage \$0.66

Total \$8.56

Sent To
Bob A Bower
21751 Gambier Pl
Lexington Park, MD 20653

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Postage \$0.66

Total \$8.56

Sent To
Armitage Investment LLC
17614 Cherryfield Rd
Drayden, MD 20630

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Sent To
Debra K Bower
21751 Gambier Pl
Lexington Park, MD 20653

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PO Box 1
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Sent To
Afroza Rahman
22378 Douglas Ct
Great Mills MD 20634

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St Marys County
Board of County Commissioners
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Pamela Raymond
48588 Wynne Rd
Ridge MD 20680

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Total	\$8.56

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FREDERICK 20678-8666

Linda Fry L/E ET AL
21766 Princeton Dr
Lexington Park MD 20653

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Joseph A Kangas
48588 Wynne Rd
Ridge MD 20680

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Postage	\$0.66
Total	\$8.56

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Catherine Lockard ET AL
21766 Princeton Dr
Lexington Park MD 20653

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☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total	\$8.56

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Great Mills 21708 LLC
22775 Deerhaven Ln
California, MD 20619

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Gary W Winans JR J/T
21710 Great Mills Rd
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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

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Haron Realty LLC
ATTN: Abdelrahman Ayyad
7900 Cedarville Rd
Brandywine, MD 20613

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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total	\$8.56

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JWP LLC
21726 Great Mills Rd
Lexington Park MD 20653

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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
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Postage	\$0.66
Total	\$8.56

Sent To: Yvonne E Winston
21776 Princeton Dr
Lexington Park MD 20653

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Kearneysville, WV 25430

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☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
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Postage	\$0.66
Total	\$8.56

Sent To: True Investments LLC
10101 Leetown Rd
Kearneysville, MD 25430

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Hollywood, MD 20636

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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total	\$8.56

Sent To: Ronald H Lord
25102 Three Notch Rd
Hollywood MD 20636

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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total	\$8.56

Sent To: Three Notch Road Office LLC
2611 Belle Crest Ln
Silver Spring, MD 20906

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Postage	\$0.66
Total	\$8.56

Sent To: Rose Marie Lathroum
21755 Gambier Pl
Lexington Park MD 20653

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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total	\$8.56

Sent To: Thomas Edward Nutwell Sr
21755 Gambier Pl
Lexington Park MD 20653

Postmark Here: NOV 28 2023 0678 26 PRINCE FREDERICK 20678-9996

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9589 0710 5270 0448 9395 56

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Fort Wayne, IN 46804

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee to postage)	\$7.55
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total	\$8.56

Sent To: SHRI LAXMI Real Estate LLC
C/O Baden Tax MGMT LLC
6920 Pointe Iverness Way #301
Fort Wayne IN 46804

Postmark Here: NOV 28 2023 0678 26 PRINCE FREDERICK 20678-9996

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0448 9395 70

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Lexington Park, MD 20653

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee to postage)	\$7.55
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total	\$8.56

Sent To: The Heng Family LLC
46681 Robert Leon Dr
Lexington Park MD 20653

Postmark Here: NOV 28 2023 0678 26 PRINCE FREDERICK 20678-9996

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total	\$8.56

Sent To: Rachelle Millison Trustee
21909 Three Notch Rd
Lexington Park, MD 20653

Postmark Here
NOV 28 2023
PRINCE GEORGE'S
0678 26
11/28/2023
866-899-9923

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Waldorf, MD 20603

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$7.55
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total	\$8.56

Sent To: Richard A Middleton
4520 Renner Rd
Waldorf, MD 20603

Postmark Here
NOV 28 2023
PRINCE GEORGE'S
0678 26
11/28/2023
866-899-9923

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Valley Lee, MD 20692

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$7.55
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Post	\$8.56

Sent To: Paul Joseph Choporis Trustee
44841 Glebe Ln
Valley Lee, MD 20692

Postmark Here
NOV 28 2023
PRINCE GEORGE'S
0678 26
11/28/2023
866-899-9923

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Waldorf, MD 20603

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$7.55
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Post	\$8.56

Sent To: Vicky L Middleton T/E
4520 Renner Rd
Waldorf, MD 20603

Postmark Here
NOV 28 2023
PRINCE GEORGE'S
0678 26
11/28/2023
866-899-9923

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Valley Lee, MD 20692

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$7.55
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total	\$8.56

Sent To: Paul Joseph Choporis
Revocable Trust
44841 Glebe Ln
Valley Lee, MD 20692

Postmark Here
NOV 28 2023
PRINCE GEORGE'S
0678 26
11/28/2023
866-899-9923

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Dunkirk, MD 20754

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$7.55
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total	\$8.56

Sent To: Sapphire Properties LLC
10816 Town Center Blvd
Suite 360
Dunkirk MD 20654

Postmark Here
NOV 28 2023
PRINCE GEORGE'S
0678 26
11/28/2023
866-899-9923

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Patuxent River, MD 20670

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$7.55
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total	\$8.56

Sent To: US Government
Patuxent Naval Air Station
Military Installation
Patuxent River, MD 20670

Postmark Here
NOV 28 2023
PRINCE GEORGE'S
0678 26
11/28/2023
866-899-9923

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Lexington Park, MD 20653

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$7.55
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total	\$8.56

Sent To: Shangri La Realty Co Inc
21909 Three Notch Rd
Lexington Park, MD 20653

Postmark Here
NOV 28 2023
PRINCE GEORGE'S
0678 26
11/28/2023
866-899-9923

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

7022 1670 0001 3259 5383

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Hollywood, MD 20636

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$3.55
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total \$8.56

Sent To Jerri L Lord

Street 25102 Three Notch Rd

City Hollywood MD 20636

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

69 6696 9366 0448 0720 5270 0259 6589

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Vienna, VA 22182

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$3.55
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total \$8.56

Sent To Lexington Park Shopping Center, LLC

Street 8150 Leesburg Pike #1100

City Vienna, VA 22182

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0448 9366 63

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Lexington Park, MD 20653

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$3.55
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total \$8.56

Sent To Mary Proctor

Street 21744 Gambier Pl

City Lexington Park, MD 20653

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90 6696 9366 0448 0720 5270 0259 6589

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Lexington Park, MD 20653

Certified Mail Fee	\$4.35
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☐ Return Receipt (hardcopy)	\$3.55
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total \$8.56

Sent To Michael Green

Street 21740 Gambier Pl

City Lexington Park, MD 20653

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9589 0710 5270 0448 9400 02

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Lexington Park, MD 20653

Certified Mail Fee	\$4.35
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☐ Return Receipt (hardcopy)	\$3.55
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total \$8.56

Sent To Owens Property Management LLC

Street 21700 Great Mills Rd

City Lexington Park MD 20653

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0448 9394 33

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Certified Mail Fee	\$4.35
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☐ Return Receipt (hardcopy)	\$3.55
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total \$8.56

Sent To Parks Shopping Center Inc

Street 21909 Three Notch Rd

City Lexington Park, MD 20653

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0448 9394 40

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Prince Frederick, MD 20678

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$3.55
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total \$8.56

Sent To Pascal Kemelong

Street 170 Oakland Hall Rd

City Prince Frederick, MD 20678

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0448 9394 57

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Lexington Park, MD 20653

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$3.55
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total \$8.56

Sent To Patuxent Development CO Inc

Street 21909 Three Notch Rd

City Lexington Park MD 20653

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

BOARD OF APPEALS PUBLIC HEARING NOTICE

DATE & TIME: Thursday, December 14, 2023, at 6:30 PM

LOCATION: MAIN MEETING ROOM, CHESAPEAKE BLDG.
41770 BALDRIDGE STREET, LEONARDTOWN, MD 20650

Case No.: VAAP 23-0152 Pax River Village Center

Subject Property Location: The property is located at 21703 Great Mills Road, 21899 FDR Blvd, 21882 FDR Blvd, 21847 Three Notch Road, 21855 Three Notch Road, 21729 Great Mills Road, and 21715 Great Mills Road, Lexington Park, MD as shown on Tax Map 43/43A, Parcels 105, 338, 339, 100, 101, 337, 11, and 56, Tax IDs 036195, 055297, 088446, 088446, 055270, 111782, 174571, and 040028, Election District 8, in the Limited Commercial Industrial District (LCI), High Intensity Mixed-Use District (MXH) and Medium Intensity Mixed-Use District (MXM) District.

Request: Variance from Schedule 63.3.a. to remove the Buffer Yards and a variance from Schedule 32.1 to reduce the required 20% landscaping.

You are not required to attend the hearing or to respond to this notice. Hearings are now open to the public. Residents may view the meeting on Channel 95 and YouTube.

In lieu of appearance, comments may be submitted as follows:

- Written comment sent via e-mail to Amanda.Yowell@stmaryscountymd.gov no later than 2:00 p.m. December 13, 2023
- Written comment mailed: Board of Appeals, PO Box 653, Leonardtown, MD, 20650
- Three-minute video clip to publicmtgs@stmaryscountymd.gov no later than 2:00 pm, December 8, 2023

All submissions will be considered by the Board of Appeals at the public hearing. Public hearing guidelines are subject to change.

To request appropriate accommodation for individuals with disabilities or to review a copy the file, please contact Amanda.Yowell@stmaryscountymd.gov. These are public meetings; comment submissions and/or attendance at these meetings automatically grants St. Mary's County Government permission to broadcast your audio and visual image.

BOARD OF APPEALS PUBLIC HEARING NOTICE

DATE & TIME: Thursday, December 14, 2023, at 6:30 PM

**LOCATION: MAIN MEETING ROOM, CHESAPEAKE BLDG.
41770 BALDRIDGE STREET, LEONARDTOWN, MD 20650**

Case No.: VAAP 23-0152 Pax River Village Center

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41770 BALDRIDGE STREET, LEONARDTOWN, MD 20650

Case No.: VAAP 23-0152 Pax River Village Center

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41770 BALDRIDGE STREET, LEONARDTOWN, MD 20650

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In lieu of appearance, comments may be submitted as follows:

- Written comment sent via e-mail to Amanda.Yowell@stmaryscountymd.gov no later than 2:00 p.m. December 13, 2023
- Written comment mailed: Board of Appeals, PO Box 653, Leonardtown, MD, 20650
- Three-minute video clip to publicmtgs@stmaryscountymd.gov no later than 2:00 pm, December 8, 2023

All submissions will be considered by the Board of Appeals at the public hearing. Public hearing guidelines are subject to change.

To request appropriate accommodation for individuals with disabilities or to review a copy the file, please contact Amanda.Yowell@stmaryscountymd.gov. These are public meetings; comment submissions and/or attendance at these meetings automatically grants St. Mary's County Government permission to broadcast your audio and visual image.

BOARD OF APPEALS PUBLIC HEARING NOTICE

DATE & TIME: Thursday, December 14, 2023, at 6:30 PM

LOCATION: MAIN MEETING ROOM, CHESAPEAKE BLDG.
41770 BALDRIDGE STREET, LEONARDTOWN, MD 20650

Case No.: VAAP 23-0152 Pax River Village Center

Subject Property Location: The property is located at 21703 Great Mills Road, 21899 FDR Blvd, 21882 FDR Blvd, 21847 Three Notch Road, 21855 Three Notch Road, 21729 Great Mills Road, and 21715 Great Mills Road, Lexington Park, MD as shown on Tax Map 43/43A, Parcels 105, 338, 339, 100, 101, 337, 11, and 56, Tax IDs 036195, 055297, 088446, 088446, 055270, 111782, 174571, and 040028, Election District 8, in the Limited Commercial Industrial District (LCI), High Intensity Mixed-Use District (MXH) and Medium Intensity Mixed-Use District (MXM) District.

Request: Variance from Schedule 63.3.a. to remove the Buffer Yards and a variance from Schedule 32.1 to reduce the required 20% landscaping.

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