

IN THE ST. MARY'S COUNTY BOARD OF APPEALS

VAAP NUMBER 24-0191

VANDEVANDER MINOR SUBDIVISION

THIRD ELECTION DISTRICT

VARIANCE REQUEST HEARD: SEPTEMBER 12, 2024

ORDERED BY:

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

ENVIRONMENTAL PLANNER: STACY CLEMENTS

DATE SIGNED: October 10, 2024

Pleadings

Steven M. Vandevander, Jr. (hereinafter “Applicant”) seeks a variance from the St. Mary’s County Subdivision Ordinance, specifically Section 30.14.5(c), to add an additional lot to a private right-of-way.

Public Notification

The Hearing Notice was advertised in *The Southern Maryland News*, a newspaper of general circulation, in St. Mary’s County, Maryland, on August 23, 2024, and August 30, 2024. A physical posting was made on the property and all neighbors with access from, and within two hundred (200) feet of, Josie Way, Cartwright Road, and Beem Lane, were notified by certified mail on or before August 28, 2024. Additionally, the agenda for the hearing was posted on the County’s website by September 6, 2024. Therefore, the St. Mary’s County Board of Appeals (“Board”) finds and concludes that there has been compliance with all applicable notice requirements.

Public Hearing

A public hearing was conducted at 6:30 p.m. on September 12, 2024, at the St. Mary’s County Governmental Center, located 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 amendment requested by the Applicant.

The Property

The subject property is located at 46465 Josie Way, Leonardtown, Maryland 20650 (hereinafter the “Property”). The Property, which is 140.94 acres, more or less, is zoned Rural Preservation District and can be found at Tax Map 41, Grid 24, Parcel 125, with Tax Identification Number 1902036843.