

IN THE ST. MARY'S COUNTY BOARD OF APPEALS

VAAP NUMBER 23-0225

VILLAGES AT CLARKS MILL PROPERTY

SECOND ELECTION DISTRICT

DATE HEARD: July 11, 2024

ORDERED BY:

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

ENVIRONMENTAL PLANNER: STACY CLEMENTS

DATE SIGNED: July 25, 2024

Pleadings

FDR Holdings, LLC (“Applicant”) seeks a variance (VAAP # 23-0225) from the St. Mary’s County Comprehensive Zoning Ordinance (“CZO”) Schedule 32.1 for a reduction of Open Space requirements from 50% to 20% and a variance from Section 63.3 and Schedule 50.4 for a reduction of the “B” Buffer Yard along the south property line from 65’ to 32.5’.

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 five contiguous parcels situate 44405, 44410, 44415, 44420, 44425 K&R Way, Three Notch Road, Hollywood, Maryland (“the Subject Property”). The Subject Property is in the Residential Mixed-Use Zone (“RMX”) and is within the AE4 Airport Environ Zoning