

IN THE ST. MARY'S COUNTY BOARD OF APPEALS

VAAP NUMBER 24-0974

WOOD RENTAL PROPERTIES, LLC

SIXTH ELECTION DISTRICT

DATE HEARD: July 11, 2024 and July 25, 2024

ORDERED BY:

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

ENVIRONMENTAL PLANNER: STACY CLEMENTS

DATE SIGNED: September 19, 2024

Pleadings

Wood Rental Properties, LLC (“Applicant”) seeks a variance (VAAP # 24-0974) to reduce the rear yard setback from 20’ to 10’ for a replacement house.

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 also 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. This satisfies the notice requirements for this matter’s first hearing on July 11, 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

A public hearing was conducted at 6:30 p.m. on July 11, 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.

The Property

Applicant owns the real property situate 25826 South Sandgates Road, Mechanicsville, Maryland (“the Property”). Among the St. Mary’s County tax maps, the Property may be located