



**Thursday, May 8, 2025  
Board of Appeals Meeting**

**TENTATIVE AGENDA; PUBLIC HEARING GUIDELINES ARE SUBJECT TO CHANGE WITHOUT NOTICE AND TIMES ARE APPROXIMATE.**

**Meeting of: Board of Appeals**

**Time: 6:30 p.m.**

**Location: Chesapeake Building, 41770 Baldrige St., Leonardtown, MD**

**Public hearings may be viewed on Channel 95 and YouTube. Members of the press may attend.**

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

**a. Via e-mail to [Sherrie.Young@stmaryscountymd.gov](mailto:Sherrie.Young@stmaryscountymd.gov) no later than 12:00 p.m. on May 7, 2025**

**b. Via US mail to Board of Appeals, PO Box 653, Leonardtown, MD, 20650**

**1. CALL TO ORDER:**

---

A. May 08, 2025 Board of Appeals Meeting

**2. ROLL CALL:**

---

A. Attendance of Members and Staff Support

**3. VICE-CHAIR ELECTION:**

---

A. Board To Nominate and Elect Vice-Chair

**4. AGENDA:**

---

A. May 08, 2025 Board of Appeals Agenda

**5. PUBLIC HEARINGS:**

---

A. RAYMOND VAAP 25-0207; Variances from St. Mary's Comprehensive Zoning Ordinance Schedule 32.1 to reduce the front setback from 25' to 10' for a replacement shed and Section 71.8.3 to disturb the 100' Critical Area Buffer for a patio.

B. WILLIAMS REFUGE VAAP 24-0244; Variance from the St. Mary's Comprehensive Subdivision Ordinance Section 30.14.5.c to add an additional lot onto a private right-of-way and Section 30.14.6 from the private road standards.

C. PORTNOY VAAP 25-0178; Variance from the St. Mary's Comprehensive Zoning Ordinance Section 71.8.3 to disturb the Expanded 100' Critical Area Buffer to replace a swimming pool deck, repair a retaining wall and replace another retaining wall.

D. STEVENSON VAAP 25-0169; Variance from the St. Mary's Comprehensive Zoning Ordinance Section 71.5.2.b to disturb the Expanded 100' Wetland Buffer for a home addition.

**6. REVIEW AND APPROVAL OF MINUTES:**

---

A. Review and Approve the April 10, 2025, BOA Meeting Minutes

B. Review and Approve the April 24, 2025 BOA Meeting Minutes

**7. INFORMATION AND ADJOURNMENT:**

---

A. Adjourn the May 08, 2025 Board of Appeals meeting

Appropriate accommodations for individuals with special needs will be provided upon request. In order to meet these requirements, we respectfully ask for one week's prior notice. Please contact Sherrie Young at 301-475-4200, Ext 1522. Proceedings are televised live and/or recorded for later broadcast on television. All content of these proceedings is subject to disclosure under the Maryland Public Information Act. Photographic and electronic audio and visual broadcasting and recording devices are used during the Public Hearings. These are public meetings and attendance at these meetings automatically grants St. Mary's County Government permission to broadcast your audio and visual image.