



Board of Appeals Agenda

Thursday, June 11, 2026 at 6:30 PM

Chesapeake Building, 41770 Baldrige Street, Leonardtown, MD

1. CALL TO ORDER

2. ROLL CALL

- A. Attendance of Members and Staff Support

3. AGENDA

- A. Date Board of Appeals Meeting Agenda

4. PUBLIC HEARINGS:

- A. VAAP25-1709/Kocinski
- B. VAAP26-0180/Anthony & Guidry
- C. VAAP23-2702/Atkinson & Layman

5. REVIEW AND APPROVAL OF ORDERS:

- A. **VAAP25-1354 & VAAP25-1355/Tall Timbers Tavern**
- B. **VAAP25-2622/Nissen Order**
- C. **VAAP25-1939/Hewitt & Hill Order**
- D. **CUAP25-0401/Drayden Monopole Order**
- E. **ZAAP24-0400/Bradleybrooke Concept Site Plan Order**
- F. **ZAAP25-0216/ Bradleybrooke Major Subdivision Order**

6. REVIEW AND APPROVAL OF MINUTES

- A. April 23, 2026 BOA Meeting Minutes as corrected
- B. May 14, 2026 BOA Meeting Minutes

7. ADJOURNMENT

- A. Adjourn the June 11, 2026 Board of Appeals meeting @ 06:30:00 PM

Appropriate accommodations for individuals with special needs will be provided upon request. In order to meet these requirements, we respectfully ask for one week prior notice. Please contact the County Commissioners Office at 301-475-4200, Ext. 1340. 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 Commissioners meetings. These are public meetings and attendance at these meetings automatically grants St. Mary's County Government permission to broadcast your audio and visual image.