

**MINUTES OF THE ST. MARY'S COUNTY BOARD OF APPEALS MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Thursday, January 14, 2016**

Members present were; George Allan Hayden, Chairman; William Greene, John Brown, Wayne Miedzinski and Ronald Payne. Alternate Peter Stuart Egeli was also present. Yvonne Chaillet, Bill Hunt and Ashley Renshaw present from the Department of Land Use and Growth Management as well as George Sparling from the County Attorney's Office.

PUBLIC HEARINGS

Application/Case: VAAP #15-1618, Nicol Property

Location: 44978 Blackistone Circle, Hollywood, MD 20636

Parcel ID: tax map: 27 grid: 10 parcel: 548

Election District: 6

Zoning: Residential Neighborhood Conservation District (RNC), Limited Development Area (LDA) Overlay

Acreage: .58 acre

Action requested: The Applicants request a variance from Section 71.8.3 of the Comprehensive Zoning Ordinance to disturb the Critical Area Buffer to construct a replacement single-family dwelling and appurtenances.

Surveyor: VARC, LLC 46925B South Shangri-La Drive Lexington Park, Maryland 20653

Owner: Bruce and Ryan Nicol

*A motion was made by Mr. Miedzinski in the matter of VAAP #15-1618, Nicol Property, having made a finding that the standards for granting a variance in the Critical Area and the objectives of Section 71.8.3 of the St. Mary's County Comprehensive Zoning Ordinance **have** been met, I move to **approve** the variance request to disturb the Critical Area Buffer to construct a replacement single-family dwelling and appurtenances. Mr. Greene seconded. The motion passed unanimously.*

Application/Case: VAAP #12-132-001 St. Anne's Anglican Church

Location: 29530 Charlotte Hall Road, Charlotte Hall, MD 20622

Parcel ID: tax map: 04 grid: 10 parcel: 316

Election District: 5

Zoning: Residential, Low Density (RL) District and Residential, Mixed Use (RMX) District

Acreage: 3.657 acres

Use Type: 38, Religious Assembly

Action requested: The Applicant requests a variance from Schedule 63.3.b of the Comprehensive Zoning Ordinance to reduce the required 65-foot Type B buffer to a 30-foot Type C buffer along the properties shared boundaries to the north and to the south to construct a parish hall.

Surveyor: Little Silences Rest 41650 Courthouse Drive, Unit 101, Leonardtown, Maryland 20650

Owner: St. Anne's Anglican Catholic Church (the "Applicant")

*A motion was made Mr. Brown in the matter of VAAP #12-132-001, St. Anne's Anglican Catholic Church, having made a finding that the standards for granting a variance and the objectives of Schedule 63.3.b of the St. Mary's County Comprehensive Zoning Ordinance **have** been met, I move to **approve** the variance request to reduce the required buffer yard from a 65-foot Type B buffer to a 30-foot Type C buffer without the required berm or fence along the property's northern boundary with the RL-zoned property and along the southern boundary with the RL-zoned property. Mr. Miedzinski seconded. The motion passed unanimously.*

MINUTES AND ORDERS APPROVED

Mr. Greene made a motion to approve the minutes of November 12, 2015 as presented. Mr. Miedzinski seconded. The motion passed unanimously.

CUAP #15-135-003 Telecom Capital Group, LLC
CUAP #15-135-004 Telecom Capital Group, LLC

ADDITIONAL BUSINESS

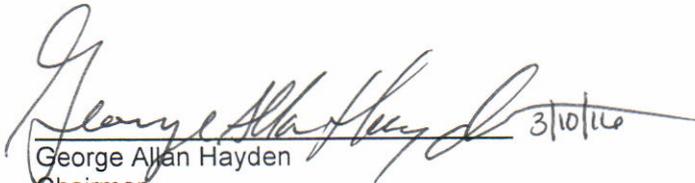
Mr. Greene made a motion to nominate George Allan Hayden as Chairman. Mr. Miedzinski seconded. The motion passed unanimously.

Mr. Miedzinski made a motion to nominate John Brown as co-chair. Mr. Greene seconded. The motion passed unanimously.

ADJOURNMENT

The meeting was adjourned at approximately 7:33 p.m.

Approved in open session: March 10, 2016


George Allan Hayden
Chairman 3/10/16


Ashley Renshaw
Recording Secretary 3/10/16