

**MINUTES OF THE ST. MARY'S COUNTY BOARD OF APPEALS MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Thursday, September 8, 2016**

Members present were: George Allan Hayden, Chairman; John Brown, Co-Chair; William Greene; Wayne Miedzinski; and Ronald Payne. Alternate Stuart Egeli was also present.

Bill Hunt, Yvonne Chaillet, Kelly Palmer, Ben Cohen, and Ashley Renshaw were 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 #15-0790, Burch Property

Property owner: Kenneth S. and Kathleen A. Burch

Location: 43628 Abell Farm Way, Valley Lee, MD

Parcel ID: tax map: 56 grid: 24 parcel: 109 lot: 1

Election District: 2

Zoning: Rural Preservation District (RPD), Resource Conservation Area (RCA) Overlay.

Acreage: 1.08 acres

Action requested: Variance from Section 71.8.3 of the Comprehensive Zoning Ordinance to disturb the Critical Area Buffer to construct a replacement single-family dwelling.

Mr. Brown made a motion in the matter of VAAP #15-0790, Burch 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. Based on the condition that the spacing for the deck boards be a quarter of an inch Mr. Miedzinski seconded. The motion passed unanimously.

Application/case: VAAP #14-132-009, Morelli Auto Group

Property owner: Patuxent Hotel Land, LLC

Contract Purchaser: Morelli Auto Group

Location: Southbound MD Route 235, approximately ¼ mile NW of the intersection of MD Route 235 and Chancellors Run Road, California, MD

Parcel ID: tax map: 43 grid: 01 parcels: 127 and 479 Lots: 1&2, Wingate Subdivision

Election District: 8

Zoning: Corridor Mixed Use (CMX) District and the Community Commercial (CC) District.

Acreage: 6.89 acres

Action requested: Variance from Schedule 63.3.b of the Comprehensive Zoning Ordinance to reduce the required 65-foot Type B buffer to a variable-width buffer along the property's frontage with MD Route 235, to construct an automobile dealership.

Mr. Brown made a motion in the matter of VAAP #14-132-009 to continue until the October 13, 2016 meeting. Mr. Greene seconded. The motion passed unanimously.

Application/case: VAAP #15-2478, Feicht Property (continued from July 14, 2016)

Property owner: Paul Anthony and Andy Feicht

Location: 45392 Sypher Road, California, MD

Parcel ID: tax map: 27 grid: 24 parcel: 505

Election District: 8

Zoning: Residential, Low-Density District (RL), Limited Development Area (LDA)

Acreage: .99 acres

Action requested: Variance from Section 71.8.3 to disturb the Critical Area Buffer to replace a Single-family dwelling and an existing boathouse

Mr. Miedzinski made a motion in the matter of VAAP #15-2478 Feicht Property to continue until the November 10, 2016 meeting. Mr. Greene seconded. The motion passed unanimously.

MINUTES AND ORDERS APPROVED

Mr. Miedzinski made a motion to approve the minutes of August 11, 2016. Mr. Brown seconded. The motion passed unanimously.

Mr. Greene made a motion authorizing the Chairman to sign an order for VAAP #16-0687 Taylor/Heatwole Property. Mr. Miedzinski seconded. The motion passed unanimously.

Mr. Miedzinski made a motion authorizing the Chairman to sign an order for CUAP #15-131-040 Mattingly Property. Mr. Brown seconded. The motion passed unanimously.

Mr. Greene made a motion authorizing the Chairman to sign an order for VAAP #16-0685 Proctor Property. Mr. Miedzinski seconded. The motion passed unanimously.

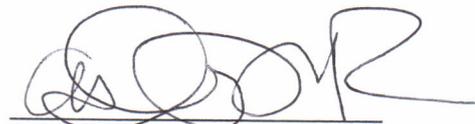
Mr. Miedzinski made a motion authorizing the Chairman to sign an order for VAAP #16-0906 Brooks Property. Mr. Brown seconded. The motion passed unanimously.

ADJOURNMENT

The meeting was adjourned at approximately 10:15 p.m.

Approved in open session: October 13, 2016


George Allan Hayden
Chairman


Ashley Renshaw
Recording Secretary