

**MINUTES OF THE ST. MARY'S COUNTY BOARD OF APPEALS MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Thursday, November 9, 2017 at 6:30 p.m.**

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

Bill Hunt, Director; Yvonne Chaillet, Zoning Administrator; and Sandie Greene, Recording Secretary were present from the Department of Land Use and Growth Management.

David Weiskopf was present from the County Attorney's Office.

CALL TO ORDER

PUBLIC HEARINGS

1. **Application/case no:** VAAP #17-1447, Cullison Property
Property owner: Mark and Dana Cullison
Location: 16406 Ball Point Road, Piney Point, Maryland
Parcel ID: tax map: 69 grid: 09 parcel: 247
Election District: 9
Zoning: Rural Preservation (RPD) District, Limited Development Area (LDA) Overlay
Acres: 7,280 square feet
Action requested: Variance from Section 71.8.3 of the Comprehensive Zoning Ordinance to disturb the Critical Area Buffer to construct a single-family dwelling

Presenter: Yvonne Chaillet, Zoning Administrator, Land Use and Growth Management

- Exhibit 1: Proof of Ad, USPS Certified Mail Receipts and Certification of Property Posting.
 Exhibit 2: Staff Report
- Attachment 1: Standards Letter dated October 6, 2017 from Robert Trautman
 - Attachment 2: Critical Area Commission Comments dated October 19, 2017
 - Attachment 3: Land Use Map
 - Attachment 4: Site Plan
 - Attachment 5: 2014 Ortho Photo

Speaker: Robert Trautman, Surveyor on behalf of Mark and Dana Cullison

*Mr. Greene made the motion "In the matter of VAAP #17-1447, Cullison 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 single-family dwelling."
 Mr. Brown seconded the motion. The motion passed unanimously.*

MINUTES AND ORDERS APPROVED

1. *Mr. Miedzinski made a motion approving the minutes for October 12, 2017.
 Mr. Brown seconded. The motion passed unanimously.*
2. *Mr. Miedzinski made a motion to give Chairman Hayden the authority to sign the order for Case No. VAAP #17-1088, Anthony T. Swann and Jean E. Swann, 25000 Twin Oaks Way, Hollywood, Maryland 20636. Mr. Greene seconded. The motion passed unanimously.*

3. *Mr. Greene made a motion authorizing Chairman Hayden to sign the order for Case #17-04; Appeal of Woods at Myrtle Point, Sections 2, 4, 5 & 6 California, Maryland 20619. Mr. Miedzinski seconded. The motion passed unanimously.*

The Board of Appeals will not meet again until 2018 the decision was made by the Board to vote on the signing of the order for the November 9, 2017 case on for VAAP #17-1447, Cullison Property.

4. *Mr. Brown made a motion to give Chairman Hayden the authority to sign the order for Case No. VAAP #17-1447, Mark and Dana Cullison, 16406 Ball Point Road, Piney Point, Maryland 20674. Mr. Greene seconded. The motion passed unanimously.*

OTHER BUSINES

The Board members thanked Ronald Payne for his ten years of service which expires on December 31, 2017.

ADJOURNMENT

Mr. Brown made the motion to adjourn the meeting. Mr. Payne seconded the motion. The motion passed unanimously

The meeting was adjourned at approximately 6:50 p.m.

Approved in open session: January 11, 2018


George Allan Hayden
Chairman


Sandie Greene
Recording Secretary