

**MINUTES OF THE ST. MARY'S COUNTY BOARD OF APPEALS MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Thursday, June 8, 2017**

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

Absentee: None

Bill Hunt, Yvonne Chaillet, Kathleen Easley, Sr. Planner, Shelia Smith and Sandie Greene were present from the Department of Land Use and Growth Management. George Sparling was present from the County Attorney's Office.

CALL TO ORDER

AGENDA REVIEW: ADDITIONS-DELETIONS

DISCUSSIONS

PUBLIC HEARINGS

1. Application/case no: VAAP #17-0518, Kurtz Property
Property owner: Carol Kurtz and Gary Kurtz
Location: 45894 Patuxent Lane, California, Maryland
Parcel ID: Tax Map:35 Grid: 01 Parcel: 01 (Lot: 9 Leverings Subdivision)
Election District: 8
Zoning: Rural Preservation District, Limited Development Area Overlay
Acreage: 11,500 square feet
Action requested: The Applicant requests a variance from Section 41.5.3.i of the Comprehensive Zoning Ordinance to exceed the lot coverage limit in the Critical Area to construct a walkway and expand a patio.

Exhibit 1- Poof of Certified Mail Receipts, Advertisement in the Enterprise Newspaper 5/24/17 and 5/31/17. Proof of Property Posting Compliance had been mailed and received.

Exhibit 2- Staff report and attachments submitted by Yvonne Chaillet regarding VAAP #17-0518, Krutz Property.

Speakers: Mr. Gary Kurtz of 45894 Patuxent Lane, California Maryland 20619. Requesting the Board of Appeals consideration and approval of a Variance to exceed the lot coverage limit in the Critical Area to construct a walkway and extend a patio; exceeding the lot coverage limit by 175 sq. ft. Mr. Kurtz displays the difficulty that his wife has in leaving the home and walking safely on the soft surface to the waterfront patio. He also states the smallness of the patio makes it difficult for Mrs. Kurtz to move around safely.

Exhibit 3- Powerpoint presentation, Proposed Project Plan, pictures of the proposed changes and properties and a reference to a letter from a doctor regarding special conditions due to family member (Mrs. Carol Kurtz) hardship.

Mr. John Brown made the motion; "In the matter of VAAP #17-0518, Kurtz Property to continue the appeal to the July 13, 2017. Mr. Wayne Miedzinski seconds the motion. The motion passed unanimously.

2. Application/case no: ZAAP 16-0957, Lumpkins Property**Property owner:** James D. and Christine C. Lumpkins**Location:** 44737 Lighthouse Road, Piney Point, Maryland**Parcel ID:** tax map: 65 grid: 22 parcel: 204 (Lot 5000-12, Tolson Subdivision)**Election District:** 9**Zoning:** Residential, Low-Density (RL) District, Intensely Developed Area (IDA) Overlay**Acreage:** 13,233 square feet**Action requested:** Appeal of the decision by the Director of Land Use and Growth Management on December 6, 2016 to approve a variance request to reduce the side yard setbacks on the northeast and southwest sides of the property to construct a replacement single-family dwelling.

Mr. Hayden received an email from the parties attorney request a continuation to July 13, as the appellants and the applicants are attempting to work out the request. Mr. Hayden gave approval for the continuance since it was an open appeal.

Mr. Ronald Payne made the motion; "In the matter of ZAAP 16-0957, Lumpkins Property be continued. Mr. John Brown seconds the motion. The motion passed unanimously.

MINUTES AND ORDERS APPROVED

Mr. Ronald Payne made a motion approving the minutes for 5/11/17.

Mr. William Greene seconded.

The motion passed unanimously.

Mr. John Brown made a motion authorizing Chairman Hayden to sign the order for Case VAAP 17-0371, Smith and Doonis Property. Mr. William Greene seconded. The motion passed unanimously.

Mr. Ronald Payne made a motion authorizing Chairman Hayden to sign the order for Case no: VAAP 16-1638, Hluchanek and Monan Property. Mr. William Greene second. The motion passed unanimously.

OTHER BUSINESS

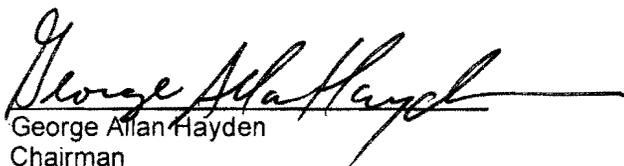
Kathleen Easley, Department of Land Use and Growth Management, Sr. Planner advised the Commission the Annual report is due to the State by July 1, 2017. She asked that all Commission members go online and complete the training and send her an email once it has been completed. Upon the completion of each Commission Member she can submit the Annual Report.

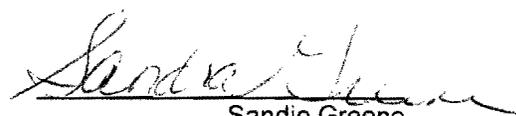
Ms. Easley stated that she was aware that several members have already completed the requirement; however their names are not showing on the list. By the members emailing her with their completion information she can update the State list.

ADJOURNMENT

Mr. Stuart Egeli made the motion to adjourn the meeting. Mr. Wayne Miedzinski seconded the motion. The meeting was adjourned at approximately 7:45 p.m.

Approved in open session: June 8, 2017


George Allan Hayden
Chairman


Sandie Greene
Recording Secretary