



**Thursday, January 27, 2022  
Board of Appeals Meeting**

**TENTATIVE AGENDA; PUBLIC HEARING GUIDELINES ARE SUBJECT TO CHANGE WITHOUT NOTICE:**  
Public meetings are now open to the public. In lieu of in person attendance citizens may listen only to the meeting, by calling 301-579-7236; access code: 963443# or view the meeting remotely on Channel 95 and YouTube. For additional information please contact Sherrie.Young@stmarysmd.com. Comments may be submitted to the Board, by the following methods: \*Must include contact information: Name, Address, Phone Number and Email to be accepted for the record.

- a. In Person at the Chesapeake Building Commissioners' Meeting Room during hearing for Public Testimony.
- b. Comments via Telephone call 301-475-4200 x 1234, when the Chairman opens the floor for Public Testimony.
- c. Email: Sherrie.Young@stmarysmd.com Written Comments no later than 12:00 pm on Wednesday, January 26, 2022.
- d. US Mail: SMCG, Department of Land Use & Growth Management - BOA, PO Box 653 Leonardtown, MD, 20650
- e. Submit a Video Clip 3-minute to publicmtgs@stmarysmd.com no later than 12:00 pm on Friday, January 21, 2022.

All submissions will be considered by the Board of Appeals at the Public Hearing. Public Hearing Guidelines are subject to change.

Meeting of: Board of Appeals

Location: Chesapeake Building, 41770 Baldrige St., Leonardtown, MD

Time: 6:30 p.m. TIMES ARE APPROXIMATE

**1. CALL TO ORDER:**

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- A. January 27, 2022, Board of Appeals Meeting

**2. ROLL CALL:**

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- A. Attendance of Members, Staff Support, Applicants, Representatives and Speakers

**3. AGENDA:**

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- A. Board of Appeals January 27, 2022, Agenda

**4. PUBLIC HEARINGS:**

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- A. HOCKEY PROPERTY VAAP 21-1268; The Applicant requests a variance from Section 71.8.3 to disturb the Critical Area Buffer to construct a 47 linear foot retaining wall.
- B. Crowley PROPERTY VAAP 21-1319; The Applicant requests a variance from Section 71.8.3 to disturb the Critical Area Buffer to construct a new dwelling.
- C. YAZDAN PROPERTY 21-1863; The Applicant requests a variance from Section 71.8.3 to disturb the Critical Area Buffer to construct a replacement dwelling.
- D. SIMMS PROPERTY, VAAP 21-1886; The Applicant requests a variance from Section 71.8.3 to disturb the Critical Area Buffer to regrade 585 square feet of an existing riparian access road using 190 square feet of soil from an adjacent vegetated bank.

**5. REVIEW AND APPROVAL OF MINUTES:**

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- A. January 13, 2022, Board of Appeals Meeting Minutes

**6. REVIEW AND APPROVAL OF ORDERS:**

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- A. VAAP 21-1100003 BRACKETT SUBDIVISION APPEAL & VARIANCE ORDER; Motion to Reconsider Brackett Order
- B. ZAAP 21-1170 GWYNN APPEAL OF KLUG PROPERTY EVENTS ORDER
- C. ZAAP 20-13200012 MECHANICSVILLE DOLLAR GENERAL APPEAL ORDER
- D. VAAP 21-2589 HOUCHENS & KING ORDER
- E. VAAP 21-2508 POTEAT ORDER

**7. ADJOURNMENT:**

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- A. Adjourn the January 27, 2022, Board of Appeals meeting

Appropriate accommodations for individuals with special needs will be provided upon request. In order to meet these requirements, we respectfully ask for one week's prior notice. Please contact Sherrie Young at 301-475-4200, Ext 71522. 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 Public Hearings. These are public meetings and attendance at these meetings automatically grants St. Mary's County Government permission to broadcast your audio and visual image.