



**Thursday, March 13, 2025  
Board of Appeals Meeting**

**TENTATIVE AGENDA; PUBLIC HEARING GUIDELINES ARE SUBJECT TO CHANGE WITHOUT NOTICE AND TIMES ARE APPROXIMATE.**

**Meeting of: Board of Appeals**

**Time: 6:30 p.m.**

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

**Public hearings may be viewed on Channel 95 and YouTube. Members of the press may attend.**

**In lieu of appearance, comments may be submitted as follows:**

**a. Via e-mail to [Sherrie.Young@stmaryscountymd.gov](mailto:Sherrie.Young@stmaryscountymd.gov) no later than 12:00 p.m. on March 12, 2025**

**b. Via US mail to Board of Appeals, PO Box 653, Leonardtown, MD, 20650**

**1. CALL TO ORDER:**

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A. March 13, 2025 Board of Appeals Meeting

**2. ROLL CALL:**

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A. Attendance of Members & Staff Support

**3. AGENDA:**

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A. March 13, 2025 Board of Appeals Agenda

**4. PUBLIC HEARINGS:**

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A. SOHN VAAP 24-2067; Variance from St. Mary's County Comprehensive Zoning Ordinance (CZO) Section 41.5.3.i. (1) to exceed lot coverage limits for additions to the existing house and to add guest quarters.

B. REING VAAP 24-1624; Variance from Section 41.5.3.i.(1) to exceed lot coverage limits and Section 71.8.3. for development in the 100' Critical Area Buffer to replace a patio and decks.

C. CULLISON VAAP 24-0338; Variance from Section 30.14.5(c) of the St. Mary's Comprehensive Subdivision Ordinance from the private road standards.

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

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A. Review and Approve the February 13, 2025 BOA Meeting Minutes

B. Review and Approve the February 27, 2025 BOA Meeting Minutes

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

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A. SAULER ORDER VAAP 24-2192

B. MCLAUGHLIN ORDER VAAP 23-0534

**7. ADJOURNMENT:**

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A. Adjourn the March 13, 2025 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 1522. 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.