



**Thursday, April 10, 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 April 9, 2025**

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

**1. CALL TO ORDER:**

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A. April 10, 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. April 10, 2025 Board of Appeals Agenda

**4. PUBLIC HEARINGS:**

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A. TIDAL WAVE AUTO SPA ZAAP 23-0309; Continued from the 1/9/2025 and 2/27/2025 Board of Appeals Meeting; Appeal the decision of the St. Mary's County Planning Commission on October 7, 2024, denying Concept Plan approval.

B. TIDAL WAVE AUTO SPA VAAP 23-0309; Continued from the 1/9/2025 and 2/27/2025 Board of Appeals Meeting; Variances from Schedule 63.3.a to reduce the 32.5' half of the "B" type buffer yard required along the northwestern boundary adjacent to Lots 20 & 21 to a 10' buffer yard with a fence, Schedule 32.1 to reduce the landscaping requirement from 20% to 10.3%, Section 63.2.6.c to reduce parking landscaping requirement from 10% of net parking area to 6.5%, and Section 64.3.6 to eliminate the required extra landscaping of 1,600 sq. ft. (to mitigate 8 extra parking spaces).

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

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

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

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

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A. SOHN ORDER VAAP 24-2067

B. REING ORDER VAAP 24-1624

C. CULLISON ORDER VAAP 24-0338

**7. ADJOURNMENT:**

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A. Adjourn the April 10, 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.