

**ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT**

Phillip J. Shire, Director

William B. Hunt, AICP, Deputy Director



COMMISSIONERS OF ST. MARY'S COUNTY

James R. Guy, President

Michael L. Hewitt, Commissioner

Tom Jarboe, Commissioner

Todd B. Morgan, Commissioner

John E. O'Connor, Commissioner

AGENDA

ST. MARY'S COUNTY BOARD OF APPEALS

6:30 P.M., June 11, 2015

Main Meeting Room, Chesapeake Building

41770 Baldrige Street

Leonardtown, Maryland

- I. Call to Order**
- II. Agenda Review: Additions-Deletions**
- III. Consideration of the Report of the Hearing Examiner:**
 1. In the Matter of the Appeal by David C. ("Chris") Quade and Carol C. Stockman-Quade of the Planning Director's approval of the site plan for Jeff's Tree Service, Case No. ZAAP #14-131-0042
- IV. Public Hearings:**
 1. **Application/Case No.** VAAP #14-1817, [Tippett Property](#)
Property owner: Thomas P., Jr. and Margaret Elizabeth Tippett
Location: 21690 Joe Hazel Road, Leonardtown, MD
Parcel ID: tax map: 39 grid: 24 parcel: 117
Election District: 3
Zoning: Rural Preservation (RPD) District, Limited Development Area (LDA)
Acreage: .35 acres
Action Requested: Variance from Section 71.8.3 of the Comprehensive Zoning Ordinance to disturb the Critical Area Buffer to construct a replacement deck.
 2. **Application/Case No.** VAAP #13-132-010, [Lexington Park Ford](#)
Property owner: Kody Holdings, LLC, Tim Kody
Location: 22667 Three Notch Road, California, MD 20619
Parcel ID: tax map: 43 grids: 01 and 02 parcels: 10 and 414
Election District: 8
Zoning: Corridor Mixed Use (CMX) District and Community Commercial (CC) District
Acreage: 6.94 acres
Action Requested: Variances from Schedule 63.3.b of the Comprehensive Zoning Ordinance to: 1) reduce the required buffer yard from an arterial road; and 2) reduce the required buffer yard in the southeast corner of the property where it fronts proposed FDR Boulevard.

3. **Application/Case No.** CUAP #15-135-001, [Lewis Bowles Property, Commercial Communication Tower](#)
Property owner: Lewis C. Bowles, Jr.
Location: 27550 Mechanicsville RD, Mechanicsville, MD
Parcel ID: tax map: 12 grid: 06 parcel: 15
Election District: 5
Zoning: Rural Preservation (RPD) District
Acreage: 72.98 acres
Action Requested: Conditional Use Approval pursuant to Chapter 25 of the Comprehensive Zoning Ordinance to construct a commercial communication tower

4. **Application/Case No.** CUAP #15-135-002, [James M. Bowles Property, Commercial Communication Tower](#)
Property owner: James M. Bowles
Location: 40483 Parsons Mill RD, Leonardtown, MD
Parcel ID: tax map: 19 grid: 19 parcel: 135
Election District: 3
Zoning: Rural Preservation District (RPD) and Village Center Mixed Use (VMX) District
Acreage: 66.64 acres
Action Requested: Conditional Use Approval pursuant to Chapter 25 of the Comprehensive Zoning Ordinance to construct a commercial communication tower

V. Review/Approval of Minutes and Orders

VI. Adjournment

For more information, please call Yvonne Chaillet, Zoning Administrator, at 301-475-4200, ext. 1523, or e-mail at Yvonne.Chaillet@stmarysmd.com.