



**Thursday, May 13, 2021  
Board of Appeals Meeting**

**THIS AGENDA IS TENTATIVE AND SUBJECT TO CHANGE WITHOUT NOTICE - TIMES ARE APPROXIMATE**

Public meetings are now open to the public as long as social distancing guidelines can be maintained and the Commissioners' Meeting Room capacity limits do not exceed 32 people. ZOOM Teleconference will also be available for Applicant use. Everyone in attendance must adhere to the social distancing guidelines and wear a mask at all times except when speaking, consuming food/drink or have a disability. If social distancing guidelines or occupancy room capacity limits cannot be followed, the meeting may be rescheduled. Citizens may listen to the meeting by calling 301-579-7236; access code: 963443#. The public is strongly encouraged to 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:

- a. In Person (32 Maximum room capacity) at the Chesapeake Building Commissioners' Meeting Room
- b. Call 301-475-4200 x 1234 to speak via telephone during the public hearing.
- c. Email: Sherrie.Young@stmarysmd.com Written comments no later than 5:00 pm on May 12, 2021.
- d. US Mail: SMCG, Department of Land Use & Growth Management - BOA, PO Box 653 Leonardtown, MD, 20650
- e. Submit a 3-minute video clip to publicmtgs@stmarysmd.com no later than 5:00 pm on May 7, 2021.

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.

**1. CALL TO ORDER:**

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- A. May 13, 2021 Board of Appeals

**2. ROLL CALL:**

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- A. Attendance of Members, Presenters, Staff Support and Speakers

**3. AGENDA:**

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- A. Board of Appeals May 13, 2021 Agenda

**4. PUBLIC HEARING:**

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- A. HEROD PROPERTY VAAP 21-0149; Variance from Section 51.3.122.a(2) of the St. Mary's County Comprehensive Zoning Ordinance (CZO) to reduce the 10-foot setback to 7-feet for an inground pool (measured from edge of water) to the rear property line.

**5. PUBLIC HEARING:**

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- A. BAKHAJE VAAP 20-1247; Variance from Section 71.8.3 to disturb the Critical Area Buffer and from Section 71.5.2 to disturb the non-tidal wetland buffer to construct a single-family dwelling unit.

**6. PUBLIC HEARING:**

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A. CHAPTICO SUBSTATION CUAP 20-132-016; The Applicant requests conditional use approval pursuant to Chapter 25 of the Comprehensive Zoning Ordinance, for use type 97, Utility, Major within the Rural Preservation District (RPD).

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**7. PUBLIC HEARING:**

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A. THE GREENERY CUAP 21-131-006; The Applicant requests conditional use approval pursuant to Chapter 25 of the Comprehensive Zoning Ordinance, for use type 1, Agricultural Industry, Major within the Town Center Mixed (TMX) use district.

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

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A. Board of Appeals April 8, 2021 Meeting Minutes

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**9. REVIEW AND APPROVAL OF ORDER:**

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A. VAAP 20-2477 Bryner Property Order

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**10. REVIEW AND APPROVAL OF ORDER:**

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A. VAAP 20-2089 Hodskins Property Order

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**11. REVIEW AND APPROVAL OF ORDER:**

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A. CUAP 21-131-00001 Sloan Gravel Wash Plant Order

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**12. BOARD REQUEST:**

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A. Board Work Session: Information from Staff for Board discussion and choice of Topics, Speakers and Dates available list.

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**13. ADJOURN:**

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A. Adjournment of the May 13, 2021 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.