



**Thursday, July 11, 2024
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 no later than 12:00 p.m. on July 10, 2024

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

c. Via a three-minute video clip to publicmtgs@stmaryscountymd.gov no later than 12:00 pm, July 3, 2024

1. CALL TO ORDER:

A. July 11, 2024 Board of Appeals Meeting

2. ROLL CALL:

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

3. AGENDA:

A. July 11, 2024 Board of Appeals Agenda

4. PUBLIC HEARINGS:

A. GASS VAAP 24-0709; Variance from Section 71.8.3 to disturb the 100' Critical Area Buffer to construct a deck with steps.

B. WOODS RENTAL PROPERTIES, LLC VAAP 24-0974; Variance from Schedule 32.1 for a reduction of the mandatory rear yard setback from 20' to 10'.

C. MAGRUDER & BEAUCHAMP VAAP 24-1004; Variance from Schedule 32.1 for a reduction of the mandatory front yard setback from 25' to 0' and the side yard setback from 5' to 0' in the RPD and a variance from Section 51.2.4.c to reduce the minimum setback for detached accessory structures from the principal structure from 10' to 6' to replace a shed.

D. VILLAGES AT CLARKS MILL VAAP 23-0225; Variance from Schedule 32.1 for a reduction of the Open Space requirements from 50% to 20% and a variance from Section 63.3 and Schedule 50.4 for a reduction of the "B" Buffer Yard along the south property line from 65' to 32.5'.

5. REVIEW AND APPROVAL OF MINUTES:

A. Review and Approve the June 27, 2024 BOA Meeting Minutes

6. REVIEW AND APPROVAL OF ORDERS:

A. ATKINSON & LAYMAN ORDER VAAP 23-2702

7. ADJOURNMENT:

A. Adjourn the July 11, 2024 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.