

**MINUTES OF THE ST. MARY'S COUNTY BOARD OF APPEALS MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Thursday, July 14, 2016**

Members present were: George Allan Hayden, Chairman; John Brown, Co-Chair; William Greene; Wayne Miedzinski; and Ronald Payne. Alternate Stuart Egeli was present as well.

Yvonne Chaillet, Bill Hunt, and Ashley Renshaw were present from the Department of Land Use and Growth Management as well as George Sparling from the County Attorney's Office.

**PUBLIC HEARINGS**

**VAAP # 15-2478, Feicht Property**

**Location:** 45392 Sypher Road, California, MD

**Tax Map:** 27      **Grid:** 24      **Parcel:** 505      **Election District:** 8

**Acreage:** 44,475 square feet

**Zoning:** Residential, Low-Density-Transitional (RL-T) District, Limited Development Area (LDA) Overlay

**Owner:** Paul Anthony Feicht, III and Andy Feicht (The "Applicants")

A continuance was requested by Chris Longmore, representative for the applicants.

*Mr. Brown made a motion to continue VAAP # 15-2478, Feicht Property until September 8, 2016. Mr. Greene seconded. The motion passed unanimously.*

**CUAP #15-135-008, Browne/Williams Property, Commercial Communication Tower**

**Location:** 21790 Point Lookout Road, Leonardtown, MD

**Tax Map:** 50      **Grid:** 13      **Parcel:** 300      **Lot:** 500-5      **Election District:** 2

**Acreage:** 5.00 acres

**Zoning:** Rural Preservation District (RPD)

**Owner:** Justin Daniel Browne and Bonnie Jean Williams

**Applicant:** Telecom Capital Group, LLC

**Agent:** Patrick Mudd, P.E., Mudd Engineering, LLC

A continuance was requested by Pat Mudd, representative for the applicants.

*Mr. Brown made a motion to continue CUAP #15-135-008 Browne/Williams Property until October 13, 2016. Mr. Miedzinski seconded. The motion passed unanimously.*

**VAAP #16-0687, Taylor and Heatwole Property**

**Location:** 48206 Waterview Drive, St. Inigoes, MD

**Tax Map:** 63      **Grid:** 21      **Parcel:** 301      **Lot:** 4      **Election District:** 1

**Acreage:** 1.09 acres

**Zoning:** Rural Preservation District (RPD), Limited Development Area (LDA) Overlay

**Owner:** Matthew Taylor and Amanda Heatwole (the "Applicants")

*Mr. Brown made a motion to continue VAAP #16-0687 until August 11, 2016 to give the applicant time to provide the Board with a plan of the property showing the deck that will be built, location of footers (all of them), the distance between the house and last footer (shown on photo 5), comment letter from Soil Conservation, details on the construction of deck. Mr. Miedzinski seconded. The motion passed unanimously.*

**Nonconforming Use Case #16-131-006, Futcha, LLC Property**

**Location:** 28265 Three Notch Road, Mechanicsville, MD

**Tax Map:** 09      **Grid:** 07      **Parcel:** 75      **Election District:** 5

**Acreage:** 17,424 square feet

**Zoning:** Town Center Mixed Use (TMX) District

**Owner:** Futcha, LLC (the "Applicant") (Jason Burroughs and Louis Nicholas, owners)

**Agent:** Laura Clarke, Clarke Consulting, LLC