

**MINUTES OF THE ST. MARY'S COUNTY BOARD OF APPEALS MEETING
ROOM 14 * GOVERNMENTAL CENTER * LEONARDTOWN, MARYLAND
Thursday, February 28, 2008**

Members present were Wayne Miedzinski, Ronald Delahay, and Veronica Neale, George T. Edmonds and Ronald Payne were also present. Department of Land Use & Growth Management (LUGM) staff present were Yvonne Chaillet, Zoning Administrator; Kelly Seebold, Planner I; and Jada Stuckert, Recording Secretary. Christy Holt Chesser, County Attorney was also present.

A sign-in sheet is on file at LUGM. All participants in all cases were sworn in. The Chair called the meeting to order at 6:30 p.m.

PUBLIC HEARINGS

VAAP #07-3063 – CRG Capital LLC

The applicant is requesting variance to clear more than 30 percent of the existing vegetation to construct a single-family dwelling and appurtenances. The property contains 15,000 square feet; is zoned Residential Neighborhood Conservation District (RNC), Limited development Area (LDA) Overlay; and is located at 29847 Grant Road, Mechanicsville, Maryland; Tax Map A, Block 02 Parcel 56.

Owner: CRG Capital LLC
Present: Barrett Vukmer

The property and variance was advertised in The Enterprise on February 13, 2008 and February 20, 2008.

Mr. Vukmer gave an overview of the clearing stating it has been minimized and this is a grandfathered lot. Mr. Vukmer stated this is a normal case with no outstanding issues.

Ms. Chaillet read the staff report which recommended approval of the variance to clear more than 30% of woodland on the property.

Mr. Miedzinski opened the hearing to public comment. Ms. Debra Fitzwater stated every time there is clearing or new development in Golden Beach some of the wells go dry. Ms. Fitzwater stated she is renovating her home and the cost of a new well is not included in her budget. Ms. Fitzwater asked what kind of responsibility the developer has if her well goes dry? Mr. Fitzwater stated there has already been a well drilled two lots down and explained he is echoing his wife's concerns. Mr. Vukmer stated wells drilled today are drilled to a different depth which is a different aquifer. Mr. Vukmer stated because it would be a different aquifer is shouldn't have an effect on neighboring properties.

After discussion ***Ms. Neale made a motion in the matter of VAAP #07-3063, CRG Capital LLC to table the discussion to March 27, 2008 to obtain the proper information concerning the well from the Health Department and Mr. Delahay seconded. The motion passed by a 5-0 vote.***

MINUTES AND ORDERS APPROVED

The minutes of February 14, 2008 were approved as recorded.

The Board authorized the Chair to review and sign the following orders outside the public meeting:

**ZAAP #07-0118 – Rice
VAAP #07-2539 – Anderson**

VAAP #07-1251 – Windsor
VAAP #07-3074 – Shreeve
CUAP #07-131-032 - Byler Mining
VAAP #07-131-032 - Byler Mining

ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

Jada Stuckert, Recording Secretary

Approved in open session: March 27, 2008

George Allan Hayden
Chairman