

**MINUTES OF THE ST. MARY'S COUNTY BOARD OF APPEALS MEETING  
CHESAPEAKE BUILDING \* LEONARDTOWN, MARYLAND  
Thursday, November 17, 2011**

Members present were Howard Thompson, Chairman; Wayne Miedzinski, Veronica Neale, George T. Edmonds and Ronald Payne. Randy Guy arrived late. Department of Land Use & Growth Management (LUGM) staff present were Yvonne Chaillet, Zoning Administrator; Kelly Palmer, Environmental Planner; and Jada Stuckert, Recording Secretary. Attorney George Sparling 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 #11-1365 - Good**

Ms. Kelly Palmer, LUGM was sworn for the record. The applicant is requesting a variance to disturb the Critical Area Buffer to replace an existing shed with a larger shed. The property contains 20,516 square feet; is zoned Rural Preservation District, Limited Development Area Overlay; and is located at 16459 Sayre Point Lane, Piney Point, Maryland; Tax Map 69, Grid 9, Parcel 174.

Owner: Wayne and Leslie Good

The property and variance request were advertised in The Enterprise on November 2, 2011 and November 9, 2011. Ms. Palmer submitted the certification of property posting and mailing receipts for the record, *hereby labeled as Exhibit 1 by the Recording Secretary*. Ms. Palmer gave an overview of the staff report dated November 9, 2011 and the specific standards for granting variances in the Critical Area and the 100-foot Critical Area Buffer. Ms. Palmer submitted the staff report for the record, *hereby labeled as Exhibit 2 by the Recording Secretary*.

Mr. Wayne Good was sworn for the record. Mr. Good explained the cottage has been remodeled and expanded however the cottage is lacking storage. Mr. Good stated he would like the shed connected to the house rather than in the yard. Mr. Good submitted a photo of the property during an April storm for the record, *hereby labeled Exhibit 3 by the Recording Secretary*. Mr. Good submitted two photos of the existing shed for the record, *hereby labeled as Exhibit 4 by the Recording Secretary*. Mr. Good submitted two additional photos of the property and standing water on the property for the record, *hereby labeled as Exhibit 5 by the Recording Secretary*. Mr. Good stated the square footage of the property is 20,702 square feet and asked that this be noted in the record.

Chairman Thompson opened the hearing to public comment.

James Doussard was sworn for the record. Mr. Doussard stated he supports the variance request and affirmed statements that the storage area needs to be raised. Mr. Doussard stated he has lived on the island for 15 years and you absolutely have to put everything in storage; if not you risk having it blow into the creek.

Chairman Thompson closed the hearing to public comment. After discussion, Chairman Thompson asked that Attorney Sparling draft findings of fact in this case for the December 8, 2011 meeting meeting.

**ZAAP #09-0537 - Haynie**

Withdrawn

**MINUTES AND ORDERS APPROVED**

The minutes of October 27, 2011 were approved as recorded.

**The Board authorized the Chair to review and sign the following orders:**

None

**ADJOURNMENT**

The meeting was adjourned at 7:25 p.m.

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Jada Stuckert, Recording Secretary

Approved in open session: January 12, 2012

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Howard Thompson  
Chairman