

**IN THE ST. MARY'S COUNTY BOARD OF APPEALS**

**VAAP NUMBER 17-110-005**

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**ANTHONY AND CANDLIST GREENWELL**

**FOURTH ELECTION DISTRICT**

**DATE HEARD: July 11, 2019**

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**ORDERED BY:**

**Mr. Hayden, Mr. Brown, Mr. Miedzinski and Ms. Delahay**

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**DATE SIGNED: August 8, 2019**

### **PLEADINGS**

Anthony and Candlist Greenwell, the Applicants, seek variances (VAAP # 17-110-005) to subdivide their farmstead and create Lots 25 and 26 in Phase Two of the Grandview Haven Subdivision without providing the required public water system. The requested variances are from Section 70.9.1.1 of the Comprehensive Zoning Ordinance and Section 30.6.4.f(5)a.i. of the Subdivision Ordinance.

### **PUBLIC NOTIFICATION**

The hearing notice was advertised in The Enterprise, a newspaper of general circulation in St. Mary's County, on June 26, 2019 and July 3, 2019. The hearing notice was also posted on the property. The file contains the certification of mailing to all adjoining landowners, even those located across a street. Each person designated in the application as owning land that is located within Two Hundred (200) feet of the subject property was notified by mail, sent to the address furnished with the application. The agenda was also posted on the County's website on Friday, July 5, 2019. Therefore, the Board finds and concludes that there has been compliance with the notice requirements.

### **FINDINGS**

A public hearing was conducted at 6:30 p.m. on July 11, 2019, at the St. Mary's County Governmental Center, 41770 Baldrige Street, Leonardtown, Maryland. All persons desiring to be heard were heard after being duly sworn, the proceedings were recorded electronically and the following was presented with regard to the proposed variance requested by the applicants.

#### **The Property**

That the applicants own the subject property located at 25853 Morganza Turner Road, Mechanicsville, Maryland 20659. It is located in the Rural Conservation District (RPD) and is