

IN THE ST. MARY'S COUNTY BOARD OF APPEALS

VAAP NUMBER 19-0861

JOHN AND SHARON HARWOOD

FIRST ELECTION DISTRICT

DATE HEARD: August 8, 2019

ORDERED BY:

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

ENVIRONMENTAL PLANNER: STACY CLEMENTS

DATE SIGNED: 8-29, 2019

Pleadings

John and Sharon Harwood, the applicants, seek a variance (VAAP # 19-0861) to: disturb the critical area buffer; to replace a garage on subject property.

Public Notification

The hearing notice was advertised in The Enterprise, a newspaper of general circulation in St. Mary's County, on July 24, 2019 and July 31, 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 Tuesday, August 6, 2019. Therefore, the Board finds and concludes that there has been compliance with the notice requirements.

Public Hearing

A public hearing was conducted at 6:30 p.m. on August 8, 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 about the proposed variance requested by the applicants.

The Property

The applicants own the subject property located at 17161 Jutland Drive, St. Inigoes, Maryland 20684. It is in the Rural Preservation District (RPD) and is known as