



Commissioners of Leonardtown

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LASCHELLE E. McKAY
Town Administrator

DANIEL W. BURRIS
Mayor

Commissioners of Leonardtown Leonardtown Planning and Zoning Commission Meeting May 21, 2012 ~ 4:00 p.m.

Attendees: Jean Moulds, Chairperson
Heather Earhart, Member
Jack Candela, Member
Tom Collier, Alternate

Absent: Glen Mattingly, Member

Also in attendance were Town staff members: Laschelle McKay, Town Administrator; Jackie Post, Fiscal Clerk; Teri Dimsey, Recording Secretary and DeAnn Adler, Plans Reviewer. A complete list of other attendees is available on file at the Leonardtown Town Office.

Chairman Moulds called the meeting to order at 4:00 p.m. The minutes for the April 16, 2012 meeting were presented for approval by Chairman Moulds.

Member Candela moved to approve the April 16, 2012 minutes as submitted; seconded by Member Earhart, no further discussion; motion passed unanimously.

Town Administrator's Report – Laschelle McKay

Ms. McKay discussed items that were on the Town Council agenda for the month of May (see the May Town Council meeting minutes for more detail).

New Business:

Case # 45-12 – Boundary Line Adjustment Plat for Lots 256 through 258 at Leonard's Grant – Phase 5a – Tax Map 121, Parcel 53

Owner: Quality Built Homes
Surveyors: R.A. Barrett & Assoc., Inc.

Ms Adler introduced the project, stating that R.A. Barrett surveyors staked out a proposed home on Lot 256 for Quality Built Homes. During the stakeout an error was made and the proposed home was mistakenly rotated over the adjacent Lot 257 side property line and encroached slightly (approximately 0.42 feet) onto the 25' front building restriction line (BRL).

To rectify the situation the applicant is requesting a boundary line adjustment plat (BLAP) to reduce the front BRL on Lot 256 from 25' to 24' and to adjust the side property lines of Lots 256, 257 and 258 (see enclosed drawings) to accommodate this mistake. Quality Built Homes is still the owner of all of the affected lots.

She also stated the Mr. Dean Wilkinson, from R. A. Barrett, was here today to answer any questions you all might have.

Mr. Candela stated that what concerned him is that we will set a bad precedent when we start allowing exceptions to the building restriction lines.

Ms. McKay stated that in a PUD the BRL's are set by the developer, not by code, and they allow much more flexibility than in a regular single family subdivision. You can have exceptions and there are no set BRL rules they must follow, the developer gets to decide (working with the town). The developer sets his BRL's at the beginning of the project, but it is completely flexible within a PUD.

This satisfied Mr. Candela's concerns.

Member Earhart made a motion on this case, #45-12, to approve the BLAP as presented. Member Candela seconded the motion, no further discussion; motion passed unanimously.

Review of Monthly In-House Permits – No comments

Review of Approved Town Council Meeting Minutes – No comments

Chairman Moulds entertained a motion to close the meeting at 4:11 p.m. Member Candela made the motion, it was seconded by Member Earhart, no further discussion, motion passed unanimously.

Respectfully Submitted:

DeAnn Adler

Approved:

Jean Moulds, Chairperson

Jack Candela, Member

Glen Mattingly, Member

Thomas Collier, Alternate

Heather Earhart, Member