

NO. 2-98

A Resolution Approving and
The Rezoning of Property
Located at 22811 Washington
Street

RESOLUTION

WHEREAS, the owners of the property located at 22811 Washington Street have requested that this property be rezoned from the R-MF Multiple-Family Residential Zoning District, to the C-O, Commercial Office Zoning District; and

WHEREAS, the applicants have argued that there has been significant changes in the neighborhood since the adoption of the Comprehensive Plan, to wit, the following:

Establishment of the Community College at St. Mary's County,

Location of the St. Mary's County Health Department,

Expansion of Father Andrew White School.

WHEREAS, the Leonardtown Planning and Zoning Commission has recommended the property be rezoned with certain conditions; and

WHEREAS, the Leonardtown Town Council agrees that there has been a substantial change in the character of the neighborhood since the adoption of the most recent Comprehensive Plan.

NOW, BE IT THEREFORE RESOLVED by the Town Council of Leonardtown, Maryland, on this date of March 9, 1998, that the Town Council approves the rezoning of the property located at 22811 Washington Street to the C-O, Commercial Office Zoning District, subject to the following conditions:

1. If the property is developed, a landscaping plan must be approved the Planning and Zoning Commission which (a) provides a 50 ft. grass and landscaped buffer in the front yard adjoining Washington Street and (b) provides a visual screen from Church street.

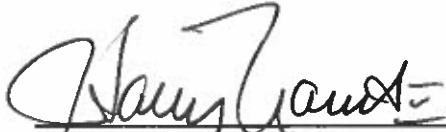
2. Maintain the existing picket style fence, or, if the fence style is changed, the new style must be approved by the Planning and Zoning Commission.

3. No parking will be permitted between the front of the building and Washington Street. Any parking in the side yards will be screened from Washington and Church

Streets by a vegetative buffer.

4. If the existing structure is removed, any new structure shall be in a traditional, residential style approved by the Planning and Zoning Commission.

5. Access to adjoining commercial properties shall be investigated and provided, if possible.

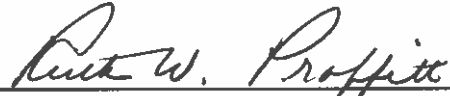


J. Harry Norris, III, Mayor

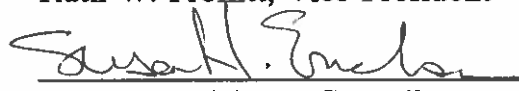


Bernard Y. Delahay, Councilman

Daniel W. Muchow, Councilman



Ruth W. Proffitt, Vice President



Susan H. Erichsen, Councilwoman



Walter Wise, Councilman

ATTEST:



Robert O. Guyther

