

Board of Appeals Meeting (Thursday, March 13, 2025)

Generated by Sherrie Young on Friday, March 14, 2025

1. CALL TO ORDER: Meeting called to order at 6:30 PM

A. March 13, 2025 Board of Appeals Meeting

2. ROLL CALL:

A. Attendance of Members & Staff Support

Board of Appeals Members

George Allan Hayden, Sr., Chair

Guy Bradley, Vice Chair (**RECUSED for CULLINSON VAAP 24-0338**)

John Brown, Member

Rita Weaver, Member

Ronald Payne, Sr., Member

Donald LaRocco, Alternate Member

Steve Scott, Board Attorney

SMCG Supporting Staff to be in Attendance

John Sterling Houser, Deputy County Attorney

Amanda Yowell, Planner IV - LUGM

Stacy Clements, Planner III - LUGM

Jesse Harper, Engineer - DPW&T

Amy Carter, Video / Media Producer

Andrew Beckman, Video / Media Producer

Christy Hollinger, METCOM

3. AGENDA:

A. March 13, 2025 Board of Appeals Agenda

4. PUBLIC HEARINGS:

A. SOHN VAAP 24-2067; Variance from St. Mary's County Comprehensive Zoning Ordinance (CZO) Section 41.5.3.i.(1) to exceed lot coverage limits for additions to the existing house and to add guest quarters.

"In the matter of VAAP 24-2067, the Sohn Property, having made a finding that the standards for granting a variance and the objectives of Sections 24.4 of the St. Mary's County Comprehensive Zoning Ordinance have been met, I move to approve the variance request from Section 41.5.3.i.(1) to exceed lot coverage limits for additions to the existing house and to add guest quarters."

Motion by John Brown, second by Guy Bradley.

Final Resolution: Motion Carries

Yea: Guy Bradley, Rita Weaver, George Allan Hayden Sr, John Brown

Nay: Ronald Payne Sr

Not Present at Vote: Donald LaRocco

B. REING VAAP 24-1624; Variance from Section 41.5.3.i.(1) to exceed lot coverage limits and Section 71.8.3. for development in the 100' Critical Area Buffer to replace a patio and decks.

"In the matter of VAAP 24-1624, the Reing Property, having made a finding that the standards for granting a variance and the objectives of Sections 24.4 of the St. Mary's County

Comprehensive Zoning Ordinance have been met, I move to approve the variance request from Section 41.5.3.i.(1) to exceed lot coverage limits and from Section 71.8.3. for development in the 100' Critical Area Buffer to replace a patio and decks."

Motion by Guy Bradley, second by John Brown.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rita Weaver, George Allan Hayden Sr, John Brown

Not Present at Vote: Donald LaRocco

C. CULLISON VAAP 24-0338; Variance from Section 30.14.5(c) of the St. Mary's Comprehensive Subdivision Ordinance from the private road standards.

"In the matter of VAAP 24-0338, Cullison Subdivision, having made a finding that the granting of this variance is in accordance with the purpose and intent of the St. Mary's County Subdivision Ordinance, I move to approve the variance request to allow 8 lots and 4 farmsteads to be served by Montana Way without upgrading Montana Way to meet County Road Standards."

Motion by John Brown, second by Rita Weaver.

Final Resolution: Motion Carries

Yea: Rita Weaver, George Allan Hayden Sr, Donald LaRocco, John Brown

Nay: Ronald Payne Sr

Not Present at Vote: Guy Bradley

5. REVIEW AND APPROVAL OF MINUTES:

A. Review and Approve the February 13, 2025 BOA Meeting Minutes

"I move to approve the minutes of the February 13, 2025 BOA meeting."

Motion by John Brown, second by Ronald Payne Sr.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rita Weaver, George Allan Hayden Sr, Donald LaRocco, John Brown

Not Present at Vote: Guy Bradley

B. Review and Approve the February 27, 2025 BOA Meeting Minutes

"I move to approve the minutes of the February 27, 2025, BOA meeting."

Motion by Rita Weaver, second by Donald LaRocco.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rita Weaver, George Allan Hayden Sr, Donald LaRocco, John Brown

Not Present at Vote: Guy Bradley

6. REVIEW AND APPROVAL OF ORDERS:

A. SAULER ORDER VAAP 24-2192

"I move to approve and for Chairman, George Alan Hayden, Sr., to sign the SAULER ORDER VAAP 24-2192."

Motion by Ronald Payne Sr, second by John Brown.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rita Weaver, George Allan Hayden Sr, Donald LaRocco, John Brown

Not Present at Vote: Guy Bradley

B. MCLAUGHLIN ORDER VAAP 23-0534

"I move to approve and for Chairman, George Alan Hayden, Sr., to sign the MCLAUGHLIN ORDER VAAP 23-0534."

Motion by Ronald Payne Sr, second by John Brown.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rita Weaver, George Allan Hayden Sr, Donald LaRocco, John Brown
Not Present at Vote: Guy Bradley

7. ADJOURNMENT:

A. Adjourn the March 13, 2025 Board of Appeals meeting

"I move to adjourn the March 13, 2025 Board of Appeals meeting at 9:51 pm."

Motion by Rita Weaver, second by Donald LaRocco.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rita Weaver, George Allan Hayden Sr, Donald LaRocco, John Brown

Not Present at Vote: Guy Bradley