

Board of Appeals Meeting (Thursday, May 8, 2025)

Generated by Sherrie Young, BOA Recording Secretary on Friday, May 9, 2025

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

A. May 08, 2025 Board of Appeals Meeting

2. ROLL CALL:

A. Attendance of Members and Staff Support

Board of Appeals Members

George Allan Hayden, Sr., Chair

John Brown, Vice Chair

Rita Weaver, Member

Ronald Payne, Sr., Member

Donald LaRocco, Alternate Member

Steve Scott, Board Attorney

Vacant, Member Chair

SMCG Supporting Staff

John Sterling Houser, Deputy County Attorney

Amanda Yowell, Planner IV - LUGM

Stacy Clements, Planner IV - LUGM

Jim Gotsch Director - DPW&T

Amy Carter, Video / Media Producer

3. VICE-CHAIR ELECTION:

A. Board To Nominate and Elect Vice-Chair

"I move to nominate John Brown for BOA Vice-Chair."

Motion by Rita Weaver, second by Donald LaRocco.

Final Resolution: Motion Carries

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

Abstain: John Brown

4. AGENDA:

A. May 08, 2025 Board of Appeals Agenda

5. PUBLIC HEARINGS:

A. RAYMOND VAAP 25-0207; Variances from St. Mary's Comprehensive Zoning Ordinance Schedule 32.1 to reduce the front setback from 25' to 10' for a replacement shed and Section 71.8.3 to disturb the 100' Critical Area Buffer for a patio.

"In the matter of VAAP 25-0207, Raymond Property, having made a finding that the standards for granting a variance and the objectives of Sections 24.4 and Section 24.3 of the St. Mary's County Comprehensive Zoning Ordinance have been met, I move to approve the variance requests from Schedule 32.1 to reduce the front setback from 25' to 10' for a replacement shed and Section 71.8.3 to disturb the 100' Critical Area Buffer for a patio."

Motion by Rita Weaver, second by John Brown.

Final Resolution: Motion Carries

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

B. WILLIAMS REFUGE VAAP 24-0244; Variance from the St. Mary's Comprehensive Subdivision Ordinance Section 30.14.5.c to add an additional lot onto a private right-of-way and Section 30.14.6 from the private road standards.

"In the matter of VAAP 24-0244, Williams Refuge Minor 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 14 lots and parcels to be served by Plum Way and East Plum Way without upgrading the private Right-of-Ways to meet County Road Standards."

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

C. PORTNOY VAAP 25-0178; Variance from the St. Mary’s Comprehensive Zoning Ordinance Section 71.8.3 to disturb the Expanded 100’ Critical Area Buffer to replace a swimming pool deck, repair a retaining wall and replace another retaining wall. “In the matter of VAAP 25-0178, Portnoy 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 71.8.3 to replace a swimming pool deck, repair a retaining wall and replace another retaining wall.”

Motion by John Brown, second by Donald LaRocco.

Final Resolution: Motion Carries

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

D. STEVENSON VAAP 25-0169; Variance from the St. Mary’s Comprehensive Zoning Ordinance Section 71.5.2.b to disturb the Expanded 100’ Wetland Buffer for a home addition.

“In the matter of VAAP 25-0169, the Stevenson Property, having made a finding that the standards for granting a variance and the objectives of Sections 24.3 of the St. Mary’s County Comprehensive Zoning Ordinance have been met, I move to approve the variance request from Section 71.5.2 to disturb the expanded non-tidal wetland buffer for a home addition.”

Motion by Rita Weaver, second by Ronald Payne Sr.

Final Resolution: Motion Carries

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

6. REVIEW AND APPROVAL OF MINUTES:

A. Review and Approve the April 10, 2025, BOA Meeting Minutes

"I move to approve the April 10, 2025, BOA meeting minutes."

Motion by Rita Weaver, second by John Brown.

Final Resolution: Motion Carries

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

B. Review and Approve the April 24, 2025 BOA Meeting Minutes

"I move to approve the April 10, 2025, BOA meeting minutes."

Motion by John Brown, second by Donald LaRocco.

Final Resolution: Motion Carries

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

7. ADJOURNMENT:

A. Adjourn the May 08, 2025 Board of Appeals meeting

"I move to adjourn the May 08, 2025 Board of Appeals meeting at 8:00 pm."

Motion by Donald LaRocco, second by Ronald Payne Sr.

Final Resolution: Motion Carries

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