

Board of Appeals Meeting (Thursday, June 12, 2025)

Generated by Sherrie Young, BOA Recording Secretary on Friday, June 13, 2025

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

A. June 12, 2025 Board of Appeals Meeting

2. ROLL CALL:

A. Attendance of Members, Staff Support

3. AGENDA:

A. June 12, 2025 Board of Appeals Agenda

4. PUBLIC HEARINGS:

A. VAAP 24-0345 / The Cottage Apartments

"In the matter of VAAP 24-0345, The Cottage Apartments, having made a finding that the standards for granting a variance and the objectives of 24.3 of the St. Mary's County Comprehensive Zoning Ordinance have been met, I move to approve the variance request from Section 63.3. to reduce the required 65' Type "B" bufferyard to a 30' Type "C" bufferyard on the west side of the property adjacent to parcel 178, Lot 1."

Motion by Donald LaRocco, second by John Brown.

Final Resolution: Motion Carries

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

B. ZAAP 24-0997 / J. Whitson Rogers Appeal

"In the matter of ZAAP 24-0997, J. Whitson Rogers Appeal, I move to approve the request for postponement to the July 24, 2025 meeting of the St. Mary's County Board of Appeals located in the Commissioners of St. Mary's County meeting room, of the Chesapeake Building, 41770 Baldrige Street, Leonardtown Maryland."

Motion by John Brown, second by Donald LaRocco.

Final Resolution: Motion Carries

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

5. REVIEW AND APPROVAL OF ORDERS:

A. VAAP 25-0207 / Raymond Order

"I move to approve and for Chairman, George Allan Hayden, Sr., to sign the VAAP 25-0207 / Raymond Order."

Motion by Donald LaRocco, second by John Brown.

Final Resolution: Motion Carries

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

B. VAAP 25-0178 / Portnoy Order

"I move to approve and for Chairman, George Alan Hayden, Sr., to sign the VAAP 25-0178 / Portnoy Order."

Motion by Donald LaRocco, second by John Brown.

Final Resolution: Motion Carries

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

C. VAAP 25-0169 / Stevenson Order

"I move to approve and for Chairman, George Allan Hayden, Sr., to sign the VAAP 25-0169 / Stevenson Order."

Motion by Donald LaRocco, second by John Brown.

Final Resolution: Motion Carries

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

D. VAAP 24-0244 / Williams Refuge Order

"I move to approve and for Chairman, George Alan Hayden, Sr., to sign the VAAP 24-0244 / Williams Refuge Order."

Motion by Ronald Payne Sr, second by Donald LaRocco.

Final Resolution: Motion Carries

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

E. VAAP 21-1310002 / One Eyed Jacks Order

"I move to approve and for Chairman, George Allan Hayden, Sr., to sign the VAAP 21-1310002 / One Eyed Jacks Order."

Motion by Ronald Payne Sr, second by John Brown.

Final Resolution: Motion Carries

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

6. REVIEW AND APPROVAL OF MINUTES:

A. Review and Approve the May 22, 2025, BOA Meeting Minutes

"I move to approve the May 22, 2025 BOA meeting minutes."

Motion by Donald LaRocco, second by Ronald Payne Sr.

Final Resolution: Motion Carries

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

7. ADJOURNMENT:

A. Adjourn the June 12, 2025 Board of Appeals meeting

"I move to adjourn the June 12, 2025 Board of Appeals meeting at 7:15 pm."

Motion by Donald LaRocco, second by Ronald Payne Sr.

Final Resolution: Motion Carries

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