

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

Generated by Appeals Bd on Friday, February 14, 2025 (Corrected on March 13, 2025)

1. CALL TO ORDER: Meeting called to order at 6:31 PM

A. February 13, 2025 Board of Appeals Meeting

2. ROLL CALL:

A. Attendance of Members, Staff Support, Applicants, Representatives and Speakers

Board of Appeals Members

George Allan Hayden, Sr., Chair

Guy Bradley, III, Vice Chair

John Brown, Member (**RECUSED for RIVERSIDE TOWNHOMES ZAAP & VAAP 24-0018**)

Rita Weaver, Member

Ronald Payne, Sr., Member

Donald LaRocco, Alternate Member

Steve Scott, Board Attorney

SMCG Supporting Staff

John Sterling Houser, Assistant County Attorney

Amanda Yowell, Planner IV - LUGM

Stacy Clements, Planner III - LUGM

Jessie Harper, Engineer - DPW&T

Andrew Beckman, Video / Media Producer

3. AGENDA:

A. February 13, 2025 Board of Appeals Agenda

4. PUBLIC HEARINGS:

A. 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, I move to approve the request to continue this case to March 13, 2025."

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

B. SAULER VAAP 24-2192; Variance from the St. Mary's County Subdivision Ordinance Section 71.8.3 to disturb the 100' Critical Area Buffer to construct a deck.

"In the matter of VAAP 24-2192, Sauler 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 / have not) been met, I move to (approve / deny) the variance request from Section 71.8.3 to disturb the 100' Critical Area Buffer to construct a deck."

Motion by Ronald Payne Sr, 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. MCLAUGHLIN VAAP 23-0534; Variance from the St. Mary's County Subdivision Ordinance Section 71.8.3 to disturb the 100' Critical Area Buffer for after the fact placement of fill material and clearing.

"In the matter of VAAP 23-0534, McLaughlin 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 / have not) been met, I move to (approve / deny) the variance request from Section 71.8.3 to disturb the 100' Critical Area Buffer for after the fact placement of fill material and stone."

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

D. RIVERSIDE TOWNHOMES APPEAL ZAAP 24-0018; Appeal of the decision of the St. Mary's County Planning Commission on November 18, 2024, denying the Concept Site Plan.

"In the matter of CONCEPT SITE PLAN # CSP24-0018 Riverside 42 Townhouse Units, I move to continue this hearing to March 27, 2025"

Motion by Guy Bradley, second by Rita Weaver.

Final Resolution: Motion Carries

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

Not Present at Vote: John Brown

E. RIVERSIDE TOWNHOMES VAAP 24-0018; Variances from Section 63.3.b to remove the required 65' Type "B" bufferyard and replace the buffer with a 10' landscaped buffer with a 6' privacy fence and from Section 51.3.14.a(4) to remove the required 75' setback along the boundary with lot 500-22 of By the Mill Subdivision and replace it with a 25' setback

"In the matter of VAAP 24-0018, Riverside Townhomes, I move to continue this hearing to March 27, 2025"

Motion by Guy Bradley, second by Rita Weaver.

Final Resolution: Motion Carries

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

Not Present at Vote: John Brown

5. REVIEW AND APPROVAL OF MINUTES:

A. Review and Approve the January 9, 2025 BOA Meeting Minutes

"I move to approve the minutes of the January 9, 2025 BOA meeting."

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

B. Review and Approve the January 23, 2025 BOA Meeting Minutes

"I move to approve the minutes of the January 23, 2025 BOA meeting."

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

6. REVIEW AND APPROVAL OF ORDERS:

A. QUADE ORDER VAAP 24-1125

"I move to approve and for Chairman, George Allan Hayden, Sr., to sign the QUADE ORDER VAAP 24-1125."

Motion by Ronald Payne Sr, second by Rita Weaver.

Final Resolution: Motion Carries

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

Not Present at Vote: Donald LaRocco

B. MOLL DYER MINOR SUBDIVISION ORDER VAAP 24-0144

"I make a motion to approve and for Chairman, George Allan Hayden, Sr., to sign the MOLL DYER MINOR SUBDIVISION ORDER VAAP 24-0144."

Motion by Guy Bradley, second by Rita Weaver.

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. TIPPETT ORDER VAAP 23-1003

"I move to approve and for Chairman, George Allan Hayden, Sr., to sign the TIPPETT ORDER VAAP 23-1003."

Motion by Guy Bradley, second by Rita Weaver.

Final Resolution: Motion Carries

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

Not Present at Vote: Donald LaRocco

7. ADJOURNMENT:

Action, Procedural: A. Adjourn the February 13, 2025 Board of Appeals meeting

"I move to adjourn the February 13, 2025 Board of Appeals meeting at 9:59 pm."

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