

Board of Appeals Meeting (Thursday, June 26, 2025)

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

A. June 26, 2025 Board of Appeals Meeting

2. ROLL CALL:

A. Attendance of Members, Staff Support

Board of Appeals Members Via: CSMC Meeting Room

George Allan Hayden, Sr., Chair

John Brown, Vice-Chair

Rita Weaver, Member

Ronald Payne, Sr., Member

Donald LaRocco, Alternate Member

Steve Scott, Board Attorney (**Recused from case: VAAP 24-0304 / Pembroke 140-Unit Townhouse**)

SMCG Supporting Staff to be in Attendance Via: CSMC Meeting Room

John Sterling Houser, Deputy County Attorney

Stacy Clements, Planner IV - LUGM

Amanda Yowell, Planner IV - LUGM

Jesse Harper, Engineer III - DPW&T

Amy Carter, Video / Media Producer

3. AGENDA:

A. June 26, 2025 Board of Appeals Agenda

4. PUBLIC HEARINGS:

A. VAAP 25-0400 / Beidleman

“In the matter of VAAP 25-0400, the Beidleman 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. for development in the 100’ Critical Area Buffer to replace a house, patio and decks.”

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. VAAP 25-0306 / Parsons

“In the matter of VAAP 25-0306, the Parsons 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 disturb the 100’ Critical Area Buffer to construct a deck.”

Motion by Donald LaRocco, second by John Brown.

Final Resolution: Motion Carries

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

C. VAAP 24-0304 / Pembroke 140-Unit Townhouse

“In the matter of VAAP 24-0304, Pembroke 140-Unit Townhouse, having made a finding that the standards for granting a variance and the objectives of Section 24.3 of the St. Mary’s County Comprehensive Zoning Ordinance have been met, I move to approve the variance request from Section 71.7.4.c to disturb the expanded stream buffer.”

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. CUAP 25-0035 / Drift Inn Communication Tower

“In the matter of CUAP 25-0035, Drift Inn Communications Tower, I move to continue this case to July 24, 2025 at 6:30 pm in the Chesapeake Building, Commissioners Meeting Room at 41770 Baldrige St., Leonardtown, MD.

Motion by Donald LaRocco, second by John Brown.

Final Resolution: Motion Carries

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

5. REVIEW AND APPROVE MINUTES:

A. Review and Approve the June 12, 2025, BOA Meeting Minutes

"I move to approve the minutes of the June 12, 2025, BOA meeting."

Motion by Donald LaRocco, second by John Brown.

Final Resolution: Motion Carries

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

6. ADJOURNMENT:

A. Adjourn the June 26, 2025 Board of Appeals meeting

"I move to adjourn the June 26, 2025 Board of Appeals meeting at 9:53 pm."

Motion by Donald LaRocco, second by Rita Weaver.

Final Resolution: Motion Carries

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