

## **Board of Appeals Meeting (Thursday, August 14, 2025)**

*Generated by Appeals Bd on Friday, August 15, 2025*

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

A. August 14, 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 (Mr. Hayden was not here for hearing so he recused himself from the vote for VAAP24-1611/Keefe Order.)

John Brown, Vice Chair

Rita Weaver, Member

Ronald Payne, Sr., Member

Donald LaRocco, Member

Michael Valcke, Alternate Member (Mr. Valcke sat in place for Mr. Hayden at hearing and now the vote for VAAP24-1611/Keefe Order.)

Steve Scott, Board Attorney

#### **SMCG Supporting Staff**

Zach Tiblin, Assistant County Attorney

Stacy Clements, Planner IV - LUGM

Amanda Yowell, Planner IV - LUGM

Nick Colvin, Planner II - LUGM

Andrew Beckman, Video Media Producer

### **3. AGENDA:**

A. August 14, 2025 Board of Appeals Agenda

### **4. PUBLIC HEARINGS:**

#### **A. VAAP25-1100/Hines**

“In the matter of VAAP 25-1100, the Hines Property, 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 51.2.4.c to reduce the setback from 10’ to 5’ between a principal structure and an accessory structure and Section 51.3.122.a (2) to reduce the 10-foot setback from the rear property line from 10’ to 6’ to construct a pool.”

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

#### **B. VAAP24-2243/Neville-Byers**

“In the matter of VAAP24-2243, the Byers and Neville 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 to construct a porch.”

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

#### **C. VAAP25-1027/Klika**

“In the matter of VAAP25-1027, the Klika 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 a new dwelling with a deck, patio, and parking pad.”

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

## **5. REVIEW AND APPROVAL OF MINUTES:**

### **A. July 24, 2025 BOA Meeting Minutes**

"Motion to approve the July 24, 2025 BOA meeting minutes."

Correction to reflect Donald LaRocco as full Member.

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

## **6. REVIEW AND APPROVAL OF ORDERS:**

### **A. VAAP24-0304/Pembroke 140-Unit Townhouse Order**

"I move to approve and for Chairman, George Allan Hayden, Sr., to sign the VAAP 24-0304/Pembroke 140-Unit Townhouse Order."

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

### **B. VAAP24-1611/Keefe Order**

"I move to approve and for Vice Chairman, John Brown, to sign the VAAP24-1611/Keefe Order."

Motion by Donald LaRocco, second by Rita Weaver

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rita Weaver, Michael Valcke, Donald LaRocco, John Brown

**Note:** George Allan Hayden, Sr. recused himself from vote, since he was not at this hearing. Michael Valcke sat in Mr. Hayden's seat for hearing and now for the vote of Yea.

## **7. ADJOURNMENT:**

### **A. Adjourn the August 14, 2025 Board of Appeals meeting**

"I move to adjourn the August14, 2025 Board of Appeals meeting at 8:11 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