

Board of Appeals Meeting (Thursday, August 28, 2025)

Generated by Appeals Bd on Friday, August 29, 2025

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

A. August 28, 2025 Board of Appeals Meeting

2. ROLL CALL:

A. Attendance of Members, Staff Support

Board of Appeals Members

George Allan Hayden, Sr., Chair

John Brown, Vice Chair

Rita Weaver, Member

Ronald Payne, Sr., Member

Donald LaRocco, Member

Michael Valcke, Alternate Member

Steve Scott, Board Attorney

SMCG Supporting Staff

John Sterling Houser, Deputy County Attorney

Zach Tiblen, Assistant County Attorney

Brandy Glenn, Deputy Director - LUGM

Amanda Yowell, Planner IV - LUGM

Sianli Blasco, Planner III - LUGM

Andrew Cheney, Planner II - LUGM

Donald Mills, Acting Director - DPW&T

Jesse Harper, Engineer III - DPW&T

Amy Carter, Video Media Producer

Andrew Beckman, Video Media Producer

3. AGENDA:

A. August 28, 2025 Board of Appeals Agenda

4. PUBLIC HEARINGS:

A. VAAP25-1134/Burks

In the matter of VAAP25-1134, the Burks 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 expanded Critical Area Buffer to construct a pool with a patio.

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

Not Present at Vote: Michael Valcke

B. VAAP23-0267/Evergreen Disposal

In the matter of VAAP 23-0367, Evergreen Disposal, having made a finding that the standards for granting a general variance according to Section 24.3 and the objectives of Section 51.3.96.a.(3)(b) of the St. Mary's County Zoning Ordinance have been met, I move to approve the variance reducing the required location of 1,500 feet from the nearest home and the objectives of Section 51.3.96.a.(7) of the St. Mary's County Zoning Ordinance have been met, I move to approve to be located on a minor collector, Carpenter Lane.

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

Not Present at Vote: Michael Valcke

C. VAAP25-0035/Drift Inn Communications Tower

In the matter of VAAP 25-0035, Drift Inn Communications Tower, having made a finding that the standards for granting a general variance according to Section 24.3 and the objectives of Section 51.3.91.b(10) of the St. Mary's County Zoning Ordinance have been met, I move to approve the variance from the required setback distance of 100 percent of the height of the tower and required notarized statement of agreement or easement from adjoining properties.

Motion by John Brown, second by Rita Weaver

Final Resolution: Motion Carries

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

Nay: Donald LaRocco

Not Present at Vote: Michael Valcke

5. REVIEW AND APPROVAL OF MINUTES:

A. Review and Approve the August 14, 2025, BOA Meeting Minutes

Motion to approve the minutes of the August 14, 2025, BOA meeting.

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

Not Present at Vote: Michael Valcke

6. REVIEW AND APPROVAL OF ORDERS:

A. CUAP25-0035/Drift Inn Communication Tower Order

Motion to approve and for Chairman, George Allan Hayden, Sr., to sign the CUAP25-0035/Drift Inn Communication Tower Order.

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

Not Present at Vote: Michael Valcke

B. CUAP25-0023/Southern Waves Dispensary Order

Motion to approve and for Vice Chairman, John Brown, to sign the CUAP25-0023/Southern Waves Dispensary Order.

Motion by Donald LaRocco, second by Michael Valcke

Final Resolution: Motion Carries

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

Not Present at Vote: George Allan Hayden Sr

7. ADJOURNMENT:

A. Adjourn the August 28, 2025 Board of Appeals meeting

Motion to adjourn the August 28, 2025 Board of Appeals meeting at 9:26 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

Not Present at Vote: Michael Valcke