



## **Board of Appeals - Feb 12 2026 Minutes**

Thursday, February 12, 2026 at 6:30 PM

Chesapeake Building, 41770 Baldrige St., Leonardtown, MD

### **1. CALL TO ORDER**

### **2. ROLL CALL**

#### **Board of Appeals Members**

George Allan Hayden, Sr., Chair

John Brown, Vice Chair

Rita Weaver, Member

Donald LaRocco, Member

Michael Valcke, Alternate Member

Steve Scott, Board Attorney

Ronald Payne, Member (Absent)

#### **SMCG Supporting Staff**

John Sterling Houser, Deputy County Attorney

Stacy Clements, Planner IV - LUGM

Dula Wereti, Planner III – LUGM

Nick Colvin, Planner II - LUGM

Amy Carter, Video Media Producer

### **3. AGENDA**

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

A. VAAP25-2594/Blackerby

In the matter of VAAP 25-2594, the Blackerby Property, having made a finding that the standards for granting a variance and the objectives of Section 32.1 of the St. Mary's County Comprehensive Zoning Ordinance have been met, I move to approve the variance request from Section 32.1 from the required 25' front setback to construct a carport addition.

*Moved by:* Michael Valcke

*Seconded by:* Donald LaRocco

**Yea:** John Brown, Rita Weaver, George Hayden Sr,  
Donald LaRocco, and Michael Valcke

**Motion Carries 5-0**

- B. VAAP25-1847/Redden - Continuance from 01/08/2026 BOA  
Motion to continue VAAP25-1847/Redden Property, to the Board of Appeals April 9, 2026 meeting at 6:30pm in the Commissioners meeting room located at Chesapeake Building, 41770 Baldrige St., Leonardtown, MD.

*Moved by:* Michael Valcke

*Seconded by:* John Brown

**Yea:** John Brown, Rita Weaver, George Hayden Sr,  
Donald LaRocco, and Michael Valcke

**Motion Carries 5-0**

- C. VAAP25-0180/Klamer and Gagnon

In the matter of VAAP 25-0180, the Klamer and Gagnon 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 100' Critical Area Buffer for a house and driveway.

*Moved by:* John Brown

*Seconded by:* Michael Valcke

**Yea:** John Brown, Rita Weaver, George Hayden Sr,  
Donald LaRocco, and Michael Valcke

**Motion Carries 5-0**

**5. REVIEW AND APPROVAL OF MINUTES**

A. January 8, 2026, BOA Meeting Minutes

*Motion to approve January 8, 2026 BOA Meeting Minutes*

*Moved by:* Donald LaRocco

*Seconded by:* Rita Weaver

**Yea:** John Brown, Rita Weaver, George Hayden Sr,  
Donald LaRocco, and Michael Valcke

**Motion Carries 5-0**

**6. REVIEW AND APPROVAL OF ANNUAL REPORT:**

A. 2025 Board of Appeals Annual Report

*Motion to approve and sign the 2025 Board of Appeals Annual Report*

*Moved by:* John Brown

*Seconded by:* Donald LaRocco

**Yea:** John Brown, Rita Weaver, George Hayden Sr,  
and Donald LaRocco

**Abstain:** Michael Valcke

**Motion Carries 4-0-1**

**7. REVIEW AND APPROVAL OF ORDERS:**

A. VAAP25-1239/Dotson Order

*Motion to approve and sign the VAAP25-1239/Dotson Order*

*Moved by:* Donald LaRocco

*Seconded by:* Rita Weaver

**Yea:** John Brown, Rita Weaver, George Hayden Sr,  
Donald LaRocco, and Michael Valcke

**Motion Carries 5-0**

B. VAAP25-2136/Tancreto Order

*Motion to approve and sign the VAAP25-2136/Tancreto Order*

*Moved by:* Donald LaRocco

*Seconded by:* John Brown

**Yea:** John Brown, Rita Weaver, George Hayden Sr,  
Donald LaRocco, and Michael Valcke

**Motion Carries 5-0**

C. VAAP25-1468/Gill & Waddingham Order

*Motion to approve and sign the VAAP25-1468/Gill &  
Waddingham Order*

*Moved by:* Donald LaRocco

*Seconded by:* Rita Weaver

**Yea:** John Brown, Rita Weaver, George Hayden Sr,  
Donald LaRocco, and Michael Valcke

**Motion Carries 5-0**

## **8. ADJOURNMENT**

A. Adjourn the February 12, 2026 BOA Meeting

Motion to adjourn the February 12, 2026 BOA Meeting at 8:26  
pm

*Moved by:* Michael Valcke

*Seconded by:* Rita Weaver

**Yea:** John Brown, Rita Weaver, George Hayden Sr,  
Donald LaRocco, and Michael Valcke

**Motion Carries 5-0**