



Board of Appeals - Mar 12 2026 Minutes

Thursday, March 12, 2026 at 6:30 PM

Chesapeake Building, 41770 Baldrige St., Leonardtown, MD

1. CALL TO ORDER

2. ROLL CALL

A. Attendance of Members and 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 (Absent)

Steve Scott, Board Attorney

SMCG Supporting Staff

John Sterling Houser, Deputy County Attorney

Stacy Clements, Planner IV - LUGM

Nick Colvin, Planner II - LUGM

Leenika Belfield-Martin, Video Media Producer

Daniel Saucier, Video Media Producer

3. AGENDA

4. PUBLIC HEARINGS:

A. VAAP25-0395/Next Door Pour

Variance from the St. Mary's County Comprehensive Zoning Ordinance (CZO) Section 32.1 from the required 50' front setback and 15' side setback for the Rural Service Center

(RSC) zoning.

In the matter of VAAP 25-0395, the Next Door Pour 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 the 50' front setback to 18' and the 15' side setback to 5' in the RSC Zone.

Moved by: Donald LaRocco; seconded by: Rita Weaver

Motion Carries

B. VAAP25-0341/Norris

Pursuant to Chapter 20, Section 20.3.3 of the Subdivision Ordinance (SO), the Applicant is seeking a variance from the private road standards of Section 30.14.5.

In the matter of VAAP 25-0341, Norris Minor Subdivision, having made a finding that the granting of this variance is in accordance with the purpose and intent of the St. Mary's County Subdivision Ordinance, I move to approve the variance request to add two additional lots to be served by Cryer Farm Lane and Robert Norris Lane without upgrading either road to public (County) road standards.

Moved by: Rita Weaver; seconded by: Donald LaRocco

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

Motion Carries 5-0

C. VAAP25-0350/Dennis Point Marina

Variance from the St. Mary's Comprehensive Zoning Ordinance Section 71.8.3.b(1) to impact the Critical Area Buffer to replace an existing trailer with a new building.

In the matter of VAAP 25-0180, Dennis Point Marina, 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.b(1) to impact the Critical Area Buffer to replace an existing trailer with a new building to be used as storage and rental building for kayaks, paddle boards, row boats, and peddle boats.

Moved by: Donald LaRocco; seconded by: Rita Weaver

Motion Carries

5. REVIEW AND APPROVAL OF MINUTES

A. **February 26, 2026** BOA Minutes

Motion to approve the **February 26, 2026** BOA meeting minutes

Moved by: John Brown; seconded by: Donald LaRocco

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

Motion Carries 5-0

6. ADJOURNMENT

A. Adjourn the DATE Board of Appeals meeting

Motion to adjourn

Moved by: Donald LaRocco; seconded by: Rita Weaver

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

Motion Carries 5-0