



Board of Appeals - May 14, 2026 Minutes

Thursday, May 14, 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

Steve Scott, Board Attorney

SMCG Supporting Staff

John Sterling Houser, Deputy County Attorney

Stacy Clements, Planner IV - LUGM

Dula Wereti, Planner III - LUGM

Sianli Blasco, Planner III - LUGM

Nick Colvin, Planner II - LUGM

John B Norris, III, PE, Director - DPW&T

Daniel Saucier, Video Production Technician

3. AGENDA

A. May 14, 2026 Board of Appeals Meeting Agenda

4. PUBLIC HEARINGS:

A. VAAP25-1354 & 25-1355/Tall Timbers Tavern

In the matter of VAAP 25-1354 & 25-1355, the Tall Timbers Tavern, 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 71.5.2.b to disturb the expanded 100' Wetland Buffer for overflow parking area.

Condition: Provide a crosswalk from the proposed parking area across old Tall Timbers Road in accordance with St. Mary's County standards.

Moved by: Rita Weaver; seconded by: John Brown

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

Nay: Donald LaRocco

Motion Carries 4-1

B. CUAP25-0401/Drayden Monopole

In the matter of CUAP 26-0401, Drayden Communications Tower, having made a finding that the standards for granting a conditional use and the objectives of Section 51.3.91 of the St. Mary's County Comprehensive Zoning Ordinance have been met, I move to approve the request to allow the proposed Communication Tower, Commercial (Use 91) within the Rural Preservation District.

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

C. VAAP25-2622/Nissen

In the matter of VAAP25-2622 Nissen 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.b(1) to impact the Critical Area Buffer to remove existing houses, porch, walk/pad, septic and build new house, porch, driveways and septic.

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

D. VAAP25-1939/Hewitt & Hill

In the matter of VAAP 25-1939, the Hewitt 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 15' side setback to 8' on the northern (Right) side of the property and 12' on the southern (Left) side of the property in

the RPD Zone.

Moved by: Donald LaRocco; seconded by: John Brown

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

Motion Carries 5-0

5. REVIEW AND APPROVAL OF ORDERS:

Board of Appeals Orders moved to the June 11, 2026 meeting

- A. ZAAP24-0400/Bradleybrooke Concept Order
- B. ZAAP25-0216/ Bradleybrooke Major Subdivision Order

6. REVIEW AND APPROVAL OF MINUTES

- A. Approve the **April 23, 2026** BOA meeting minutes

Motion to approve the April 23, 2026 BOA meeting minutes

Moved by: Michael Valcke; seconded by: Rita Weaver

Yea: John Brown, Ronald Payne Sr, Rita Weaver, and George Hayden Sr, and Michael Valcke

Motion Carries 5-0

7. ADJOURNMENT

- A. Adjourn the May 14, 2026 Board of Appeals meeting

Motion to adjourn

Moved by: Rita Weaver; seconded by: Michael Valcke

Yea: John Brown, Ronald Payne Sr, Rita Weaver, and George Hayden Sr, and Michael Valcke

Motion Carries 5-0