



Board of Appeals - Jun 11 2026 Minutes

Thursday, June 11, 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 (Absent)

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

AJ Cheney, Planner II - LUGM

Amy Carter, Video Production Manager

3. AGENDA

A. June 11, 2026 Board of Appeals Meeting Agenda

4. PUBLIC HEARINGS:

A. VAAP25-1709/Kocinski

In the matter of VAAP25-1709, the Kocinski 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 71.5.2.b to disturb the expanded 100' Wetland Buffer for a garage.

Moved by: Michael Valcke; seconded by: John Brown

Yea: John Brown, Ronald Payne Sr, George Hayden Sr, Donald LaRocco, and Michael Valcke

Not Present at Vote: Rita Weaver

Motion Carries 5-0

B. VAAP26-0180/Anthony & Guidry

In the matter of VAAP26-0180, the Anthony & Guidry property, move to continue to the August 13, 2026 at 6:30 PM in the Chesapeake Building, located at 41770 Baldrige Street, Leonardtown, Maryland.

Moved by: Michael Valcke; seconded by: Donald LaRocco

Yea: John Brown, Ronald Payne Sr, George Hayden Sr, Donald LaRocco, and Michael Valcke

Not Present at Vote: Rita Weaver

Motion Carries 5-0

C. VAAP23-2702/Atkinson & Layman

In the matter of VAAP 23-2702, the Atkinson & Layman Property, having made a finding that the standards for granting After-the-Fact variance and the objectives of Sections 24.4 of the St. Mary's County Comprehensive Zoning Ordinance have not been met, I move to deny the variance request from Section 41.5.3.i.(1) to exceed lot coverage limit for hot tab and concrete pad.

Moved by: Michael Valcke; seconded by: Donald LaRocco

Yea: Ronald Payne Sr, George Hayden Sr, Donald LaRocco, and Michael Valcke

Nay: John Brown

Not Present at Vote: Rita Weaver

Motion Carries 4-1

5. REVIEW AND APPROVAL OF ORDERS:

Motion to approve the Board of Appeals Orders

A. VAAP25-2622/Nissen Order

Motion to approve the Order

Moved by: John Brown; seconded by: Donald LaRocco

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

Not Present at Vote: Rita Weaver and Michael Valcke

Motion Carries 4-0

B. VAAP25-1939/Hewitt & Hill Order

Motion to approve the Order

Moved by: John Brown; seconded by: Donald LaRocco

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

Not Present at Vote: Rita Weaver and Michael Valcke

Motion Carries 4-0

C. CUAP25-0401/Drayden Monopole Order

Motion to approve the Order with clerical change

Moved by: John Brown; seconded by: Donald LaRocco

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

Not Present at Vote: Rita Weaver and Michael Valcke

Motion Carries 4-0

D. ZAAP24-0400 & ZAAP25-0216/Bradleybrooke Concept Site Plan & Preliminary Major Subdivision Plat Order

Motion to approve the ZAAP24-0400 & ZAAP25-0216/Bradleybrooke Concept Site Plan & Preliminary Major Subdivision Plat Order with clerical changes

Moved by: Michael Valcke; seconded by: John Brown

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

Not Present at Vote: Rita Weaver and Donald LaRocco

Motion Carries 4-0

6. REVIEW AND APPROVAL OF MINUTES

A. April 23, 2026 BOA Meeting Minutes as corrected

Motion to reapprove the April 23, 2026BOA meeting minutes as corrected

Moved by: Donald LaRocco; seconded by: Michael Valcke

Yea: John Brown, Ronald Payne Sr, George Hayden Sr, Donald LaRocco, and Michael Valcke

Not Present at Vote: Rita Weaver

Motion Carried 5-0

B. May 14, 2026 BOA Meeting Minutes

Motion to approve the May 14, 2026 BOA Meeting Minutes

Moved by: Donald LaRocco; seconded by: John Brown

Yea: John Brown, Ronald Payne Sr, George Hayden Sr, Donald LaRocco, and Michael Valcke

Not Present at Vote: Rita Weaver

Motion Carried 5-0

7. ADJOURNMENT

A. Adjourn the June 11, 2026 Board of Appeals meeting at 9:07 pm

Motion to adjourn

Moved by: Michael Valcke; seconded by: Donald LaRocco

Yea: John Brown, Ronald Payne Sr, George Hayden Sr, Donald LaRocco, and Michael Valcke

Not Present at Vote: Rita Weaver

Motion Carried 5-0