



Board of Appeals - Jul 09 2026 Minutes

Thursday, July 9, 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

AJ Cheney, Planner II - LUGM

Amy Carter, Video Production Manager

3. AGENDA

A. July 9, 2026 Board of Appeals Meeting Agenda

4. PUBLIC HEARINGS:

A. VAAP26-0485/Schoenbauer

“In the matter of VAAP26-0485, the Schoenbauer 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 pursuant to Section 71.8.3 to disturb the 100' Critical Area Buffer for a 12' x 18' deck attached to an existing dwelling."

Moved by: Donald LaRocco; seconded by: John Brown

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

Not Present at Vote: Michael Valcke

Motion Carries 5-0

B. VAAP26-0633/Cole & Le

"In the matter of VAAP26-0633, the Cole and Le Property, having made a finding that the standards for granting a variance and the objectives of Section 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 the repair of a sunroom, deck, and porch attached to an existing dwelling."

Moved by: Rita Weaver; seconded by: John Brown

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

Not Present at Vote: Michael Valcke

Motion Carries 5-0

5. REVIEW AND APPROVAL OF ORDERS:

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

Motion to approve VAAP25-1354 & 25-1355/ Tall Timbers Order

Moved by: Donald LaRocco; seconded by: Rita Weaver

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

Not Present at Vote: Michael Valcke

Motion Carries 5-0

B. VAAP25-1709/Kocinski Order

Motion to approve VAAP25-1709/Kocinski Order

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 Carries 5-0

6. REVIEW AND APPROVAL OF MINUTES

A. June 11, 2026 BOA meeting minutes

Motion to approve the June 11, 2026 BOA meeting minutes

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 Carries 5-0

7. ADJOURNMENT

A. Adjourn the Board of Appeals Meeting for July 9, 2026

Motion to adjourn July 9, 2026 Board of Appeals Meeting at 7:45 pm

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