



Board of Appeals - Aug 13 2026 Minutes

Thursday, August 13, 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

Ronald Payne, Sr., Member

Donald LaRocco, Member

Michael Valcke, Alternate Member

Steve Scott, Board Attorney

Rita Weaver, Member (Absent)

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. August 13, 2026 Board of Appeals Meeting Agenda

4. PUBLIC HEARINGS

A. VAAP25-1644/Hawkins

In the matter of VAAP25-1644, the Hawkins 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 septic system.

Moved by: John Brown; 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

B. VAAP26-0509/Schmidt & Rent

Motion One (1)

In the matter of VAAP26-0509, The Schmidt and Rent Property, having made a finding that the standards for granting a variance and the objectives of Section 71.8.3 of the St. Mary's Comprehensive Zoning Ordinance to disturb the 100' Critical Area Buffer for a screened porch, deck, pool and stairs have been met, I move to approve.

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

Motion Two (2)

In the matter of VAAP26-0509, The Schmidt and Rent Property, having made a finding that the Conditional Use approval accordance with Section 52.3.3.e to expand an existing nonconforming structure more than 25 percent, I move to approve for Conditional Use.

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. VAAP26-0180/Henderson

In the matter of VAAP26-0180, the Henderson property, I move to approve the request to continue the case to October 8, 2026 at 6:30 pm in the St. Mary's County Commissioners Meeting Room located in the Chesapeake Building 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

5. **HOUSE BILL 247 NEW CRITICAL AREA VARIANCE REQUIREMENTS**

6. **REVIEW AND APPROVAL OF MINUTES**

- A. July 9, 2026 BOA Meeting Minutes
Motion to approve the 7/9/2026 BOA meeting minutes
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**

7. REVIEW AND APPROVAL OF ORDERS

Motion to approve the Board of Appeals Orders

- A. VAAP23-2702/Atkinson & Layman Order
Motion to Approve as amended
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**
- B. VAAP26-0485/Schoenbauer Order
Motion to Approve as written
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**
- C. VAAP26-0633/Cole & Le Order
Motion to Approve as amended
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**

8. ADJOURNMENT

- A. Adjourn the 8/13/2026 Board of Appeals Meeting
Motion to adjourn 8/13/2026 Board of Appeals Meeting at 8:48 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**