

**Board of Appeals Meeting (Thursday, October 10, 2024)**

*Generated by Sherrie Young, BOA Recording Secretary on Friday, October 11, 2024*

**1. CALL TO ORDER:**

- A. October 10, 2024 Board of Appeals Meeting  
Meeting called to order at 6:32 PM

**2. ROLL CALL:**

- A. Attendance of Members, Staff Support, Applicants, Representatives and Speakers

**Board of Appeals Members Via: CSMC Meeting Room**

George Allan Hayden, Sr., Chair  
Rich Richardson, Member  
Rita Weaver, Member  
Ronald Payne, Sr., Member  
Conor Loughran, Alternate Member  
Steve Scott, Board Attorney

Excused

Guy Bradley, Vice Chair

**SMCG Supporting Staff to be in Attendance Via: CSMC Meeting Room**

John Sterling Houser, Deputy County Attorney  
Amanda Yowell, Zoning Administrator - LUGM  
Stacy Clements, Planner III - LUGM  
Nick Colvin, Planner II - LUGM  
Jim Gotsch, Director - DPW&T

**Via: Media Control Room**

Andrew Beckman, Video / Media Producer

**Applicants, Representatives & Speakers to be in Attendance Via: CSMC Meeting Room/ ZOOM**

Raymond Fairgrieve (ZOOM)  
Erin De La Paz (ZOOM)  
Ralph Suit, John Krause Construction (ZOOM)  
Cary Vincent Baumgartner  
Glenn Gass  
Chris Longmore, Esq.

**3. AGENDA:**

- A. October 10, 2024 Board of Appeals Agenda

**4. PUBLIC HEARINGS:**

**B. FAIRGRIEVE VAAP 24-1444;** Variance from Schedule 32.1 for a reduction of the mandatory front yard setback from 25 feet to 17 feet in the RNC for a front porch addition onto a principal structure.

“In the matter of VAAP 24-1444, the Fairgrieve 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 requests for a reduction of the mandatory front yard setback from 25 feet to 17 feet in the RNC for a front porch addition and steps onto a principal structure.

Motion by Rich Richardson, second by Rita Weaver.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rich Richardson, Rita Weaver, George Allan Hayden Sr, Conor Loughran

**C. BAUMGARTNER VAAP 23-2460;** Variance from Section 71.8.3 to disturb the 100' Critical Area Buffer to construct a deck with steps.  
"In the matter of VAAP 23-2460, Baumgartner 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 to disturb the Critical Area Buffer to construct a deck with steps."

Motion by Rich Richardson, second by Conor Loughran.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rich Richardson, Rita Weaver, George Allan Hayden Sr, Conor Loughran

**D. ROYAL FARMS OAK CREST -CALIFORNIA CUAP 24-1484;** Conditional Use approval per Section 65.4.01.b.i(2) to exceed the allowable height of 20 feet for a permanent, freestanding, on-premises sign on nonresidential property by up to 10 feet (maximum height of 30 feet).

"In the matter of CUAP 24-1484, Royal Farms Oak Crest, having made a finding that the standards for granting a conditional use and the objectives of Section 65.4 of the St. Mary's County Comprehensive Zoning Ordinance have been met, I move to approve the request to exceed the allowable height of 20 feet for a permanent, freestanding, on-premises sign on nonresidential property by up to 10 feet for a maximum height of 30 feet."

Motion by Rich Richardson, second by Rita Weaver.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rich Richardson, Rita Weaver, George Allan Hayden Sr, Conor Loughran

## **5. REVIEW AND APPROVAL OF MINUTES:**

**A. Review and Approve the September 19, 2024 BOA Meeting Minutes**

"I move to approve the minutes of the September 19, 2024 BOA meeting."

Motion by Rich Richardson, second by Rita Weaver.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rich Richardson, Rita Weaver, George Allan Hayden Sr, Conor Loughran

## **6. REVIEW AND APPROVAL OF ORDERS:**

**A. VANDEVANDER ORDER VAAP 24-0191**

"I move to approve and for Chairman, George Allan Hayden, Sr., to sign the VANDEVANDER ORDER VAAP 24-0191."

Motion by Rita Weaver, second by Conor Loughran.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rich Richardson, Rita Weaver, George Allan Hayden Sr, Conor Loughran

**B. ROYAL FARMS CHARLOTTE HALL ORDER CUAP 24-0374**

"I move to approve and for Chairman, George Allan Hayden, Sr., to sign the ROYAL FARMS CHARLOTTE HALL ORDER CUAP 24-0374."

Motion by Conor Loughran, second by Rich Richardson.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rich Richardson, Rita Weaver, George Allan Hayden Sr, Conor Loughran

**C. ROYAL FARMS LEXINGTON PARK ORDER VAAP 24-0375**

"I move to approve and for Chairman, George Allan Hayden, Sr., to sign the ROYAL FARMS LEXINGTON PARK ORDER VAAP 24-0375."

Motion by Conor Loughran, second by Rita Weaver.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rich Richardson, Rita Weaver, George Allan Hayden Sr, Conor Loughran

**D. FERBER ORDER VAAP 22-2084**

"I move to approve and for Chairman, George Allan Hayden, Sr., to sign the FERBER ORDER VAAP 22-2084."

Motion by Conor Loughran, second by Rita Weaver.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rich Richardson, Rita Weaver, George Allan Hayden Sr, Conor Loughran

**E. STAUFFER BUTCHER BARN ORDER CUAP 24-0207**

"I move to approve and for Chairman, George Allan Hayden, Sr., to sign the STAUFFER BUTCHER BARN ORDER CUAP 24-0207."

Motion by Conor Loughran, second by Rita Weaver.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rich Richardson, Rita Weaver, George Allan Hayden Sr, Conor Loughran

**7. ADJOURNMENT:**

**A.** Adjourn the October 10, 2024 Board of Appeals meeting

"I move to adjourn the October 10, 2024 Board of Appeals meeting at 7:53 pm."

Motion by Conor Loughran, second by Rita Weaver.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rich Richardson, Rita Weaver, George Allan Hayden Sr, Conor Loughran