

Board of Appeals Meeting (Thursday, November 14, 2024)

Generated by Sherrie Young, BOA Recording Secretary on Friday, November 15, 2024

1. CALL TO ORDER: Meeting called to order at 6:47 PM

A. November 14, 2024 Board of Appeals Meeting

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

Guy Bradley, Vice Chair

Rich Richardson, Member

Rita Weaver, Member

Ronald Payne, Sr., Member

Conor Loughran, Alternate Member

Steve Scott, Board Attorney

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

Via: Media Control Room

Amy Carter, Video / Media Producer

Andrew Beckman, Video / Media Producer

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

Steve Morris

Douglas Hallgren

Wayne Hunt, LSR, Inc.

Chris Longmore, Esq.

Henry Hess

Wayne Davis, WM Davis

Pat Mudd, Mudd Engineer

3. AGENDA:

A. November 14, 2024 Board of Appeals Agenda

4. PUBLIC HEARINGS:

A. MORRIS VAAP 23-1384: Variance from Section 41.5.3.i.(1) to exceed lot coverage limits to construct a pole barn.

“In the matter of VAAP 23-1384, the Morris 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 41.5.3.i.(1) to exceed lot coverage limits to construct a pole barn.”

Motion by Rich Richardson, second by Guy Bradley.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rich Richardson, Rita Weaver, George Allan Hayden Sr

B. HALLGREN VAAP 24-0666; Variances from Section 41.5.3.i.(1) to exceed lot coverage limits and 71.8.3 to disturb the Critical Area Buffer for a replacement house.

“In the matter of VAAP 24-0666, the Hallgren 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 41.5.3.i.(1) to exceed lot coverage limits for a replacement house and pool and 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 for a replacement house and pool.”

Motion by Guy Bradley, second by Rita Weaver.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rich Richardson, Rita Weaver, George Allan Hayden Sr

C. HONDA-KIA DEALERSHIP VAAP 23-0265; Variance from Schedule 63.3.a to reduce the 30’ “C” type buffer yard required along the northwestern and southeastern boundaries.

“In the matter of VAAP 23-0265, Honda & Kia Dealership, having made a finding that the standards for granting a variance and the objectives of 24.3 of the St. Mary’s County Comprehensive Zoning Ordinance have been met, I move to approve the variance request from Schedule 63.3.a to remove 371 feet of the required 30’ “C” type buffer yard along the southeastern project boundary.

“In the matter of VAAP 23-0265, Honda & Kia Dealership, having made a finding that the standards for granting a variance and the objectives of 24.3 of the St. Mary’s County Comprehensive Zoning Ordinance have not been met, I move to deny the variance request from Schedule 63.3.a to remove 399 feet of the required 30’ “C” type buffer yard required along the northwestern project boundary.”

Motion by Guy Bradley, second by Rita Weaver.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rich Richardson, Rita Weaver, George Allan Hayden Sr

D. HESS VAAP 24-2147; Variance from Section 71.9.6.h of the St. Mary’s Comprehensive Zoning Ordinance to reduce the southern extended property lateral line setback from 25 feet to 10 feet to construct a pier.

“In the matter of VAAP 24-2147, the Hess 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 to reduce the extended property lateral line setbacks from 25 feet to 10 feet to construct a pier.”

Motion by Rich Richardson, second by Rita Weaver.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rich Richardson, Rita Weaver, George Allan Hayden Sr

5. REVIEW AND APPROVAL OF MINUTES:

A. Review and Approve the October 10, 2024 BOA Meeting Minutes

"I move to approve the minutes of the October 10, 2024 BOA meeting."

Motion by Ronald Payne Sr, second by Rich Richardson.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rich Richardson, Rita Weaver, George Allan Hayden Sr

6. REVIEW AND APPROVAL OF ORDERS:

A. FAIRGRIEVE ORDER VAAP 24-1444

"I move to approve and for Chairman, George Allan Hayden, Sr., to sign the FAIRGRIEVE ORDER VAAP 24-1444."

Motion by Guy Bradley, second by Rich Richardson.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rich Richardson, Rita Weaver, George Allan Hayden Sr

B. BAUMGARTNER ORDER VAAP 23-2460

"I move to approve and for Chairman, George Allan Hayden, Sr., to sign the BAUMGARTNER ORDER VAAP 23-2460."

Motion by Guy Bradley, second by Rita Weaver.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rich Richardson, Rita Weaver, George Allan Hayden Sr

C. ROYAL FARMS ORDER CUAP 24-1484 - OAK CREST - CALIFORNIA

"I move to approve and for Chairman, George Allan Hayden, Sr., to sign the ROYAL FARMS ORDER CUAP 24-1484 - OAK CREST - CALIFORNIA."

Motion by Guy Bradley, second by Rita Weaver.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rich Richardson, Rita Weaver, George Allan Hayden Sr

7. ADJOURNMENT:

A. Adjourn the November 14, 2024 Board of Appeals meeting

"I move to adjourn the November 14,2024 Board of Appeals meeting at 9:05 pm."

Motion by Rich Richardson, second by Rita Weaver.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rich Richardson, Rita Weaver, George Allan Hayden Sr