

**Board of Appeals Meeting (Thursday, December 12, 2024)**

*Generated by Sherrie Young, BOA Recording Secretary on Friday, December 13, 2024*

**1. CALL TO ORDER:** Meeting called to order at 6:30 PM

A. December 12, 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**

Guy Bradley, Vice Chair

Rich Richardson, Member

Ronald Payne, Sr., Member

Conor Loughran, Alternate Member

Steve Scott, Board Attorney

George Allan Hayden, Sr., Chair - Excused

Rita Weaver, Member - Excused

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

Zach Tiblin, Assistant County Attorney

Amanda Yowell, Zoning Administrator - LUGM

Stacy Clements, Planner III - LUGM

Jim Gotsch, Director -DPW&T

**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**

Matt Purcell

Kimberly Purcell

Greg Gardner - Via Zoom

Paul Shifflett- John Krause Construction - Via Zoom

Thomas Drury - Via Zoom

Sharon Drury - Via Zoom

**3. AGENDA:**

A. December 12, 2024 Board of Appeals Agenda

**4. PUBLIC HEARINGS:**

A. CULLISON VAAP 24-0338; POSTPONEMENT GRANTED

B. PURCELL VAAP 24-2120; Variance from the St. Mary's County Comprehensive Zoning Ordinance (CZO) Section 51.3.122.a (2) to reduce the 10-foot setback from the rear property line to construct an inground pool.

“In the matter of VAAP 24-2120, the Purcell 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 51.3.122.a (2) to reduce the 10-foot setback from the rear property line setback to five feet eight inches (5’8”) to construct an inground pool.

Motion by Rich Richardson, second by Conor Loughran.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rich Richardson, Conor Loughran

**C. GARDNER VAAP 24-1718**; Variance from Section 71.8.3 to disturb the Critical Area Buffer for a front porch.

“In the matter of VAAP 24-1718, the Gardner 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 expanded Critical Area Buffer to construct a covered front porch.”

Motion by Rich Richardson, second by Conor Loughran.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rich Richardson, Conor Loughran

**D. DRURY VAAP 24-0931**; Variance from Section 71.8.3 to disturb the Critical Area Buffer and Expanded Critical Area Buffer for a replacement house.

“In the matter of VAAP 24-0931, the Drury 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 and the Expanded Critical Area Buffer for a replacement house.”

Motion by Rich Richardson, second by Conor Loughran.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rich Richardson, Conor Loughran

## **5. REVIEW AND APPROVE THE BOARD OF APPEALS 2025 HEARING SCHEDULE**

**A. Review and Approve the Board of Appeals 2025 Hearing Schedule**

"I move to approve and for Vice Chairman, Guy Bradley, to sign the Board of Appeals 2025 Hearing Schedule."

Motion by Conor Loughran, second by Ronald Payne Sr.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rich Richardson, Conor Loughran

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

**A. MORRIS ORDER VAAP 23-1384**

"I move to approve and for Vice Chairman, Guy Bradley, to sign the MORRIS ORDER VAAP 23-1384."

Motion by Conor Loughran, second by Rich Richardson.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rich Richardson, Conor Loughran

**B. HALLGREN ORDER VAAP 24-0666**

"I move to approve and for Vice Chairman, Guy Bradley, to sign the HALLGREN ORDER VAAP 24-0666."

Motion by Conor Loughran, second by Rich Richardson.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rich Richardson, Conor Loughran

**C. HONDA-KIA DEALERSHIP ORDER VAAP 23-0265**

"I move to approve and for Vice Chairman, Guy Bradley, to sign the HONDA-KIA DEALERSHIP ORDER VAAP 23-0265."

Motion by Conor Loughran, second by Rich Richardson.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rich Richardson, Conor Loughran

**D. HESS ORDER VAAP 24-2147**

"I move to approve and for Vice Chairman, Guy Bradley, to sign the HESS ORDER VAAP 24-2147."

Motion by Conor Loughran, second by Rich Richardson.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rich Richardson, Conor Loughran

**7. REVIEW AND APPROVAL OF MINUTES:**

**A. Review and Approve the November 14, 2024 BOA Meeting Minutes**

"I move to approve the minutes of the November 14, 2024 BOA meeting."

Motion by Conor Loughran, second by Rich Richardson.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rich Richardson, Conor Loughran

**8. ADJOURNMENT:**

**A. Adjourn the December 12, 2024 Board of Appeals meeting**

"I move to adjourn the December 12, 2024 Board of Appeals meeting at 7:43 pm."

Motion by Conor Loughran, second by Rich Richardson.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rich Richardson, Conor Loughran