

Board of Appeals Meeting (Thursday, July 11, 2024)

Generated by Sherrie Young, BOA Recording Secretary on Friday, July 12, 2024

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

A. July 11, 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
Ronald Payne, Sr., Member
Conor Loughran, Alternate Member
Steve Scott, Board Attorney

Rita Weaver, Member - Excused

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

John Sterling Houser, Assistant County Attorney
Amanda Yowell, Zoning Administrator - LUGM
Stacy Clements, Planner III - 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

Michael Gass
Jennifer Gass
Aiden Gass
Hamilton Wood
Irene Magruder
James Beauchamp
Rick Benefield (FDR Holdings, LLC)
Tom Benefield (FDR Holdings, LLC)
Jay Hopson - J Hopson Consulting, LLC

3. AGENDA:

A. July 11, 2024 Board of Appeals Agenda

4. PUBLIC HEARINGS:

A. GASS VAAP 24-0709; Variance from Section 71.8.3 to disturb the 100' Critical Area Buffer to construct a deck with steps.

“In the matter of VAAP 24-0709, GASS 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 Guy Bradley.

Final Resolution: Motion Carries

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

B. WOOD RENTAL PROPERTIES, LLC VAAP 24-0974; Variance from Schedule 32.1 for a reduction of the mandatory rear yard setback from 20' to 10'.

“In the matter of VAAP 24-0974, Wood Rental Properties LLC, I make a motion to continue this case to the July 25, 2024 Board of Appeals Hearing at 6:30 pm in the Commissioners Meeting room of the Chesapeake Building located at 41770 Baldrige St., Leonardtown, MD.”

Motion by Rich Richardson, second by Guy Bradley.

Final Resolution: Motion Carries

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

C. MAGRUDER & BEAUCHAMP VAAP 24-1004; Variance from Schedule 32.1 for a reduction of the mandatory front yard setback from 25' to 0' and the side yard setback from 5' to 0' in the RPD and a variance from Section 51.2.4.c to reduce the minimum setback for detached accessory structures from the principal structure from 10' to 6' to replace a shed.

"In the matter of VAAP 24-1004 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' to 0' and the side yard setback from 5' to 0' and to reduce the minimum setback for detached accessory structures from the principal structure from 10' to 6' to replace a shed."

Motion by Rich Richardson, second by Guy Bradley.

Final Resolution: Motion Carries

Yea: Guy Bradley, Rich Richardson, Conor Loughran

Nay: Ronald Payne Sr, George Allan Hayden Sr

D. VILLAGES AT CLARKS MILL VAAP 23-0225; Variance from Schedule 32.1 for a reduction of the Open Space requirements from 50% to 20% and a variance from Section 63.3 and Schedule 50.4 for a reduction of the "B" Buffer Yard along the south property line from 65' to 32.5'.

"In the matter of VAAP 23-0225, The Villages at Clark's Mill, 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 requests from Schedule 32.1 for a reduction of the Open Space requirements from 50% to 20% and a variance from Section 63.3 and Schedule 50.4 for a reduction of the "B" Buffer Yard along the south property line from 65' to 32.5'."

Motion by Guy Bradley, second by Conor Loughran.

Final Resolution: Motion Carries

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

5. REVIEW AND APPROVAL OF MINUTES:

A. Review and Approve the June 27, 2024 BOA Meeting Minutes

"I move to approve the minutes of the June 27, 2024 BOA meeting."

Motion by Conor Loughran, second by Guy Bradley.

Final Resolution: Motion Carries

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

6. REVIEW AND APPROVAL OF ORDERS:

A. ATKINSON & LAYMAN ORDER VAAP 23-2702

"I make a motion to approve and for Chairman, George Allan Hayden, Sr., to sign the ATKINSON & LAYMAN ORDER VAAP 23-2702."

Motion by Conor Loughran, second by Guy Bradley.

Final Resolution: Motion Carries

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

7. ADJOURNMENT:

A. Adjourn the July 11, 2024 Board of Appeals meeting

"I move to adjourn the July 11, 2024 Board of Appeals meeting at 8:58 pm."

Motion by Guy Bradley, second by Conor Loughran.

Final Resolution: Motion Carries

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