

**Board of Appeals Meeting (Thursday, July 25, 2024)**

*Generated by Sherrie Young, BOA Recording Secretary on Friday, July 26, 2024*

**1. CALL TO ORDER:** Meeting called to order at 6:31 PM

A. July 25, 2024 Board of Appeals Meeting

**2. ROLL CALL:**

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

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

George Allan Hayden, Chair

Guy Bradley, Vice Chair

Rich Richardson, Member

Ronald Payne, Sr., Member

Connor Loughran, Alternate

Steve Scott, Board Attorney

Rita Weaver, Member - Excused

**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

James Gotsch, Director - DPW&T

**Via: Media Control Room**

Andrew Beckman, Video / Media Producer

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

Hamilton Wood, Owner (Via ZOOM)

Robert Dennee, Neighbor

Christopher Longmore, Esq.

Jay Hopson, Engineer - JHC, LLC. (Via ZOOM)

Haris Javaid, Owner (Via ZOOM)

Jackie Chandler, Traffic Concepts

**3. AGENDA:**

A. July 25, 2024 Board of Appeals Agenda

**4. PUBLIC HEARINGS:**

**A. WOOD RENTAL PROPERTIES, LLC VAAP 24-0974;** CONTINUED from July 11, 2024 BOA; 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, 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 the St. Mary’s County Comprehensive Zoning Ordinance Schedule 32.1 for a reduction of the mandatory rear yard setback from 20’ to 10’ for a replacement house.”

Motion by Rich Richardson, second by Conor Loughran.

Final Resolution: Motion Carries

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

**B. PARK PLACE APPEAL ZAAP 23-0266;** Continued from the June 26, 2024 Board of Appeals Hearing; Appeal of a decision by the St. Mary’s County Planning Commission on March 18, 2024, denying Concept Plan approval.

“In the matter of ZAAP 23-0266, Park Place Apartments Concept Site Plan, having accepted the staff report and having made a finding that the objectives of Section 60.6 of the Comprehensive Zoning Ordinance have been met, and noting that the referenced project has met all requirements for concept approval, I move that the concept site plan be APPROVED with the following Conditions:

1.) Any road improvements required by the state and county must be concurrent with the issuance of Certificate of Use and Occupancy.

2.) Obtain concept site plan approval from the St. Mary's County, Department of Land Use & Growth Management, Soil Conservation District, Department of Public Works & Transportation, and the St. Mary's County Health Department.

Motion by Guy Bradley, second by Rich Richardson.

Final Resolution: Motion Carries

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

Nay: Ronald Payne Sr

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

**A.** Review and Approve the July 11, 2024 BOA Meeting Minutes

"I move to approve the minutes of the July 11, 2024 BOA Meeting Minutes."

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

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

**A. GASS ORDER VAAP 24-0709**

"I move to approve and for Chairman, George Allan Hayden, Sr. to sign the GASS ORDER VAAP 24-0709."

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

**B. MAGRUDER & BEAUCHAMP ORDER VAAP 24-1004**

"I move to approve and for Chairman, George Allan Hayden, Sr., to sign the MAGRUDER & BEAUCHAMP ORDER VAAP 24-1004."

Motion by Guy Bradley, second by Rich Richardson.

Final Resolution: Motion Carries

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

**C. VILLAGES AT CLARKS MILL ORDER VAAP 23-0225**

"I move to approve and for Chairman, George Allan Hayden, Sr., to sign the VILLAGES AT CLARKS MILL ORDER VAAP 23-0225."

Motion by Guy Bradley, second by Rich Richardson.

Final Resolution: Motion Carries

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

## **7. ADJOURNMENT:**

**A.** Announcement: There will not be an August 8th BOA meeting. The next scheduled BOA meeting will be on Thursday, September 12, 2024.

**B.** Adjourn the July 25, 2024 Board of Appeals meeting

"I move to adjourn the July 25, 2024 Board of Appeals meeting at 7:44 pm."

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