

**Board of Appeals Meeting (Thursday, September 19, 2024)**

*Generated by Sherrie Young, BOA Recording Secretary on Friday, September 20, 2024*

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

A. September 19, 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

Rita Weaver, Member

Conor Loughran, Alternate

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

Amber Harding, Permits Manager - LUGM

**Via: Media Control Room**

Andrew Beckman, Video / Media Producer

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

Ken Ferber

Delores Ferber

Steve Vaughan, LSR LLC

Steven Stauffer

Jennifer Dixon- Stauffer

**3. AGENDA:**

A. September 19, 2024 Board of Appeals Agenda

**4. PUBLIC HEARINGS:**

**A. FERBER VAAP 22-2084;** Variances from Schedule 32.1 for a reduction of the mandatory front yard setback from 25 feet to 22 feet, the right side yard setback from 15 feet to 5 feet, and the left side yard setback from 15 feet to 10 feet in the RPD for a principal structure. Variances from Schedule 32.1 for a reduction of the mandatory front yard setback from 25 feet to 1 foot and the right side yard setback, per Footnote 11, from 5 feet to 3 feet in the RPD, and a from Section 51.2.4.c to reduce the minimum setback for detached accessory structures from the principal structure from 10 feet to 5 feet to replace a shed.

“In the matter of VAAP 22-2084, the Ferber 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 22 feet, the right side yard setback from 15 feet to 5 feet, and the left side yard setback from 15 feet to 10 feet in the RPD for a principal structure and for a reduction of the mandatory front yard setback from 25 feet to 1 foot and the right side yard setback, per Footnote 11, from 5 feet to 3 feet in the RPD under the condition that the shed is replaced on the north side of the property and the request for a variance from Section

51.2.4.c to reduce the minimum setback for detached accessory structures from the principal structure from 10 feet to 5 feet to replace a shed is denied.

Motion by Guy Bradley, second by Rita Weaver.

Final Resolution: Motion Carries

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

Nay: Rich Richardson

**B. STAUFFER'S BUTCHER BARN CUAP 24-0207;** Applicant requests a modification of a Conditional Use pursuant to Chapter 25 of the Comprehensive Zoning Ordinance for the expansion of an existing use type 1, Agricultural Industry, Major within the Rural Preservation District (RPD).

"In the matter of CUAP 24-0207, Stauffer's Butcher Barn, having made a finding that the standards for granting a conditional use and the objectives of Section 51.3.1 of the St. Mary's County Comprehensive Zoning Ordinance have been met, I move to approve the request for the expansion of the existing Conditional Use approval for Agricultural Industry, Major within the Rural Preservation District."

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

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

**A.** Review and Approve the September 12, 2024 BOA Meeting Minutes

"I move to approve the minutes of the September 12, 2024 BOA meeting."

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

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

**A. WOOD RENTAL PROPERTIES, LLC ORDER VAAP 24-0974**

"I move to approve and for Chairman, George Allan Hayden, Sr. to sign the WOOD RENTAL PROPERTIES, LLC ORDER VAAP 24-0974."

Motion by Guy Bradley, second by Ronald Payne Sr.

Final Resolution: Motion Carries

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

Abstain: Rita Weaver

**B. PARK PLACE APPEAL ORDER ZAAP 23-0266**

"I move to approve and for Chairman, George Allan Hayden, Sr., to sign the PARK PLACE APPEAL ORDER ZAAP 23-0266."

Motion by Guy Bradley, second by Ronald Payne Sr.

Final Resolution: Motion Carries

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

Abstain: Rita Weaver

**7. ADJOURNMENT:**

**A.** Adjourn the September 19, 2024 Board of Appeals meeting

"I move to adjourn the September 19, 2024, Board of Appeals meeting at 8:09 pm."

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