



CALVERT COUNTY

BOARD OF APPEALS

MINUTES POSTED MAY 3, 2019

The Calvert County Board of Appeals has scheduled the following cases for public hearing at the times listed below on **Thursday, May 2, 2019** in the Commissioners Hearing Room in the Calvert County Circuit Courthouse, located at 175 Main Street, Prince Frederick, Maryland. For additional information, please contact the Board of Appeals staff at (410) 535-2348 or (301) 855-1243, ext. 2335. Entire case files are available for review by contacting the Board of Appeals staff in the Department of Planning & Zoning.

Note: Part of the meeting may be closed to the public in accordance with Open Meetings Act procedures.

Case Scheduled for 9:00 A.M.:

Case No. 19-3978: James Oliver has applied for (1) a variance in the required front setback adjacent to Calvert Avenue from 25' to 13' for the construction of a deck; (2) variances in the 100' Critical Area buffer/expanded buffer and steep slope requirements for construction of a deck, porch, garage, landing and outdoor shower addition; and (3) a variance in the rear setback from 20' to 10' for construction of a deck. The requested variances are in conjunction with the overall construction of a replacement house. The subject property is located at 5001 Calvert Drive, Chesapeake Beach (Tax Map 16A, Section 2A, Lot 5) and is zoned Residential District / Limited Development Area (RD/LDA). [APPLICATION](#) **APPROVED WITH CONDITIONS 3-0**

Case No. 19-3979: Richard and Michelle Head have applied for a variance in the required rear setback from 60' to 3.6' for the construction of an addition to an existing non-conforming garage; and a variance in the required setback for a retaining wall from 5' to 1' for construction of a 2' high retaining wall. The subject property is located at 3441 Chaneyville Road, Owings (Tax Map 10, Parcel 129, Lot 23) and is zoned Farm and Forest District (FFD). [APPLICATION](#) **APPROVED 3-0**

Case No. 19-3980: Kyle Cleary has applied for a variance in the required front setback adjacent to an unnamed right-of-way from 25' to 13' and a variance in the Critical Area steep slope requirements for demolition and reconstruction of a residence. The subject property is located at 3606 Bayview Drive, Chesapeake Beach (Tax Map 16A, Section 5, Lot 25) and is zoned Residential District / Limited Development Area (RD/LDA). [APPLICATION](#) **APPROVED 3-0**

Case Scheduled for 1:00 P.M.:

Case No. 19-3981: Steve Stanley has applied, on behalf of the property owner, Lusby Industrial Property LLC, for special exception approval to install a portable cement mixing plant with outdoor materials storage on the subject property. The applicant also has applied for a variance in the 200' distance requirement between the cement mixing plant use and a residence to 150' between the perimeter of the use and a residence. The subject property is located at 8580 Nursery Rd., Lusby (Tax Map 39, Parcel 72) and is zoned Light Industrial District (I-1). [APPLICATION](#) **WITHDRAWN BY THE APPLICANT**

Case No. 19-3982: Ezra Reese and Nilo Azad have applied on behalf of the property owner, Timothy and Sharon Holt, for a variance in the front setback requirement from 25' to 6' along Mears Creek Road, and a variance in the lot coverage threshold of 15% to 19% for construction of a single family dwelling, garage and driveway. The subject property is located at 11150 Mears Creek Road, Lusby (Tax Map 42, Parcel 188, Lot 1RR) and is zoned Farm and Forest District / Limited Development Area-3 (FFD/LDA3). [APPLICATION](#) **DENIED 0-3**

Case No. 18-3965 Continued: The Oak Tree Landing Community Association, Inc. requests special exception approval for a maximum 30-child daycare facility to operate within the existing clubhouse in the community. The subject property is located at 631 Burr Oak Court, Prince Frederick (Tax Map 24, Parcel 817) and is zoned Prince Frederick Town Center – Old Town Transitional District. [APPLICATION](#) **APPROVED WITH CONDITIONS 3-0**