



# CALVERT COUNTY BOARD OF APPEALS

## PUBLIC HEARING

FEBRUARY 3, 2022

### AGENDA

The Calvert County Board of Appeals has scheduled the following cases for public hearing at times listed below on **Thursday, February 3, 2022. This hearing will be conducted via Zoom videoconference.** The public may participate by phone by dialing **888-475-4499** toll-free and entering meeting ID **880 2031 7032**. If prompted for a participant ID or password, press #.

For additional information, please contact the Board of Appeals staff at 410-535-2348 or 410-535-1600, ext. 2559 or ext. 8552. 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.

*\* Board of Appeals hearings are held the first Thursday of each month; in the event of an emergency announcement, such as inclement weather, it may be rescheduled for the second Thursday without further publication.*

#### **Cases Scheduled beginning at 9:00 a.m. with a tentative lunch break from 12:00-1:00:**

Case 21-4089: Jeffrey Tewell of Collinson, Oliff & Associates has applied, on behalf of property owners Albert Hunt & Judy Woodruff, for two Critical Area Variances to construct a 16' x 24' two-story addition on a basement with a 7'6" x 16' deck. The first variance is for impacts to the Critical Area Buffer, and the second is for impacts to steep slopes. The subject property is located at 3040 Honey Cove Court, Prince Frederick (Tax Map 30, Parcel 200, Lot 12), and zoned Farm and Forest District/Critical Area/Limited Development Area (FFD/CA/LDA). [APPLICATION](#) [STAFF REPORT](#) [ORDER](#)

Case 21-4090: Joshua & Leah Parsons have applied for two Variances; a side setback reduction from 30' to 6' and a rear setback reduction from 60' to 6'6" to construct a 32' x 32' detached garage/storage building. The subject property is located at 811 White Marsh Court, Huntingtown (Tax Map 17, Parcel 197, Lot 5), and zoned Rural Community District (RCD). [APPLICATION](#) [STAFF REPORT](#) [ORDER](#)

Case 21-4094: Andrew Dale & Ethel Buck have applied for a Critical Area Variance for impacts to the Critical Area Buffer to demolish an existing deck with stairs and construct two replacement decks with a set of stairs totaling 408 sq. ft. The subject property is located at 4149 School Road, Broomes Island (Tax Map 38A, Parcel 32), and zoned Residential District/Critical Area/Limited Development Area (RD/CA/LDA). [APPLICATION](#) [STAFF REPORT](#) [ORDER](#)

Case 21-4095: Kenneth & Andra St. Germain have applied for a Special Exception for a Class II Home Occupation to operate a home photography studio with on-site appointments. The subject property is located at 8914 Stratford Court, Owings (Tax Map 6, Parcel 337, Lot 19), and zoned Rural Community District (RCD). [APPLICATION](#) [STAFF REPORT](#) [ORDER](#)

Case 21-4097: Kaitlyn Swann of Energy Select LLC has applied, on behalf of property owners Harold & Laurie Schmeiser, for two Variances; a side setback reduction from 10' to 5' and a rear setback reduction from 35' to 17'5" to install 78 ground-mounted solar panels. The subject property is located at 3100 Farmers Lane, Dunkirk (Tax Map 3, Parcel 370, Lot 11), and zoned Farm and Forest District (FFD). [APPLICATION](#) [STAFF REPORT](#) [ORDER](#)

#### **Administrative Items:**

No items are scheduled for discussion at this time.

**Public Comment:** *Following the Conclusion of All Cases and any Administrative Item Discussion Scheduled.*

The Board of Appeals will accommodate public comment by telephone. Individuals should call in advance.

Toll-Free: 888-475-4499 or 877-853-5257; enter Meeting ID: **880 2031 7032** - Passcode: #.

Speakers will be limited to 2 minutes as individuals or 5 minutes if a designated representative of an organization.