



# CALVERT COUNTY BOARD OF APPEALS

## PUBLIC HEARING

MARCH 2, 2023

### AGENDA

The Calvert County Board of Appeals has scheduled the following cases for public hearing at times listed below on **Thursday, March 2, 2023**. The hearing will begin promptly at 9:00 a.m. at the Board of County Commissioners Hearing Room, Circuit Courthouse, 2nd Floor, 175 Main Street, Prince Frederick, MD 20678. The public may attend in person, via ZOOM videoconference, or by calling toll-free 888-475-4499 and entering meeting ID 880 2031 7032. If prompted for a participant ID or password, press #.

For additional information, please contact Board of Appeals staff at 410-535-2348 or 410-535-1600, ext. 8552. Entire case files are available for review by contacting 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 on the first Thursday of each month, but in the event of an emergency announcement, such as inclement weather, 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 p.m.:**

**\*\*DEFERRED BY BOA STAFF – To be rescheduled for the next available hearing once adequate information is acquired.**

Case 22-4138: Gene Benton of Encompass Enterprise Inc., on behalf of Michael Major & Carrie Quinn, has applied for a Variance for Impacts to the Critical Area Buffer to demolish an existing sunroom, rebuild and add a patio below, extend the existing front porch to 8' wide, construct a new gable on the front porch, and construct a 14' x 42.5' deck with steps. The subject property, located at 269 Deer Drive, Lusby (Tax Map 45A), is zoned Residential District/Critical Area/Limited Development Area (RD/CA/LDA).

[APPLICANT EXHIBITS](#)   [STAFF EXHIBITS](#)   [PUBLIC EXHIBITS](#)   [COUNTY EXHIBITS](#)   [ORDER](#)   [VIDEO](#)

Case 23-4140: Marissa Van Roon & Travis Roberts have applied for an after-the-fact Special Exception for 15 chickens and 2 rabbits on less than 3 acres. The subject property, located at 645 Patuxent Reach Drive, Prince Frederick (Tax Map 27, Parcel 367), is zoned Rural Community District (RCD).

[APPLICANT EXHIBITS](#)   [STAFF EXHIBITS](#)   [PUBLIC EXHIBITS](#)   [COUNTY EXHIBITS](#)   [ORDER](#)   [VIDEO](#)

**\*\*DEFERRED BY BOA STAFF – To be rescheduled for the next available hearing once adequate information is acquired.**

Case 23-4141: Ryon Duncan of Duncan Home Improvement Services, LLC, on behalf of Harvey & Patricia Holland, has applied for a Variance for Impacts to the Critical Area Buffer to construct 4' x 50' stairs with a 48' retaining wall. The subject property, located at 255 Chesapeake Ave, Prince Frederick (Tax Map 22A), is zoned Residential District/Critical Area/\*\*Limited Development Area (RD/CA/LDA).

[APPLICANT EXHIBITS](#)   [STAFF EXHIBITS](#)   [PUBLIC EXHIBITS](#)   [COUNTY EXHIBITS](#)   [ORDER](#)   [VIDEO](#)

Case 22-4105: ***Continued from Deferral at the May 5 and September 1, 2022 Hearings*** – Edwin Crandell from Crandell Excavating & Marine Construction, LLC has applied for a Critical Area Variance for Impacts to the Critical Area Buffer to construct a retaining wall under 3' in height on behalf of the property owners of six (6) adjoining lots. The subject properties are located at 2811, 2813, 2815, 2817, 2819, and 2821 Beach Drive, Huntingtown (Tax Map 19B, Lots 10, 9, 8, 7, 6, and 5, Neeld Estate), and zoned Residential District/Critical Area/Limited Development Area (RD/CA/LDA).

[APPLICANT EXHIBITS](#)   [STAFF EXHIBITS](#)   [PUBLIC EXHIBITS](#)   [COUNTY EXHIBITS](#)   [ORDER](#)   [VIDEO](#)

#### **Administrative Items:**

Annual Meeting – Continued from January Hearing, deferred to April 6, 2023, Hearing.

**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.