



# CALVERT COUNTY BOARD OF APPEALS

## PUBLIC HEARING

APRIL 7, 2022

### AGENDA

The Calvert County Board of Appeals has scheduled the following cases for public hearing at times listed below on **Thursday, April 7, 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 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 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.:**

Case 22-4100: Michael & Karen Cunningham have applied for a Critical Area Variance for a fence exceeding 4' in height in the Critical Area Buffer and a Critical Area Variance for impacts to steep slopes for the installation of 201 linear feet of 4'6" H aluminum fence with a 3' gate and 150 linear feet of 6' H wood privacy fence with two gates. The subject property is located at 361 Overlook Drive, Lusby (Tax Map 45A, Lot 7), and zoned Residential District/Critical Area/Limited Development Area (RD/CA/LDA). [APPLICATION](#) [STAFF REPORT](#) [EXHIBITS](#) [ORDER](#)

Case 22-4101: **DEFERRED BY BOA STAFF - AWAITING ADDITIONAL INFORMATION**

Roland Joun from Wilkerson & Associates has applied on behalf of property owner Glen Haley and prospective purchaser David Tudja for a Variance for a front setback reduction from 60' to 0' and a Variance to reduce the 10' setback from steep slopes 25% or greater for the proposed construction of a single-family dwelling with attached garage, driveway, well, septic and 15' x 20' in-ground pool. The subject property is located at 7849 Lake Shore Drive, Owings (Tax Map 11, Parcel 460, Lot 97), and zoned Light Industrial District (I-1). [APPLICATION](#)

Case 22-4102: **DEFERRED BY BOARD – AWAITING ADDITIONAL INFORMATION**

Michael Hunter & Dawn Judd have applied for a Variance to reduce the side setback requirement from 5' to 2.5' for the after-the-fact construction of a 24' x 25' metal detached garage. The subject property is located at 12913 Ottawa Drive, Lusby (Tax Map 45A, Lot 7), and zoned Residential District (RD).

[APPLICATION](#) [STAFF REPORT](#) [EXHIBITS](#) [ORDER](#)

Case 22-4103: Tammie Wilhoit from TNT Signs N Graphics has applied on behalf of the Calvert County Historical Society and the Board of County Commissioners for a Variance for a reduction of the front setback requirements from 10' to 0' for the construction of a 4'H x 5'W double-sided, freestanding, roadside sign for the Calvert County Historical Society. The subject property is located at 70 Church Street, Prince Frederick (Tax Map 24, Parcel 167), and zoned Town Center/Old Town District (TC/OTD). [APPLICATION](#) [STAFF REPORT](#) [ORDER](#)

Case 22-4104: Mac & Victorie Brown have applied for a Critical Area Variance for impacts to the Critical Area Buffer to remove impervious surface and construct a 15' x 52' (780 sf) pervious deck. The subject property is located at 13750 HG Trueman Road, Solomons (Tax Map 44, Parcel 323), and zoned Solomons Town Center Sub-Area D1/Critical Area/Limited Development Area (D1/CA/LDA). [APPLICATION](#) [STAFF REPORT](#) [ORDER](#)

Case 22-4107: Saul & Jessica Sison have applied for a Special Exception to operate an in-home daycare with six children, which does not have direct access on a publicly-owned or maintained right-of-way. The subject property is located at 2019 Hunting Farms Lane (Tax Map 21, Parcel 299, Lot 5) (private road), Huntingtown, and zoned Farm and Forest District (FFD).

[APPLICATION](#) [STAFF REPORT](#) [EXHIBITS](#) [ORDER](#)

#### **Administrative Items:**

- Motions Training
- Review Proposed Updates to Rules of Procedure

**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.