



CALVERT COUNTY BOARD OF APPEALS

PUBLIC HEARING

MAY 4, 2023

AGENDA

The Calvert County Board of Appeals has scheduled the following cases for public hearing at times listed below on **Thursday, May 4, 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 dialing 888-475-4499 toll-free and entering meeting ID 880 2031 7032. If prompted for a participant ID or password, press #. To attend via Zoom, you must register in advance for this meeting: <https://us02web.zoom.us/meeting/register/tZwtDemrrzwqGdZCdP29tKKzpmzbiMvSUaLY>. After registering, you will receive a confirmation email about joining the meeting.

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 23-4146: Michael & Anna Cox have applied for a Critical Area Variance after-the-fact for Impacts to the Buffer for the construction of six sheds, one greenhouse and one deck. The subject property, located at 5464 Sixes Road, Prince Frederick (Tax Map 26, Parcel 274, Lot 1 of the Oliver S Cox Property), is zoned Farm and Forest District/Critical Area/Resource Conservation Area (FFD/CA/RCA).

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

Case 23-4148: Adrian Griffin has applied for a Special Exception for a Class II Home Occupation to operate a business for online firearm sales, contracting with firearm manufacturers to make alterations to firearms before a transaction, and onsite transfers by appointment only. *The ability to provide onsite customer service appointments is a requirement for the Federal Firearms License application.* The subject property, located at 902 Colton Court, Prince Frederick (Tax Map 24, Parcel 678, Lot 22 of the Symphony Woods subdivision), is zoned Residential District (RD).

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

****DEFERRED BY BOA COORDINATOR – To be rescheduled for the next available hearing, once adequate information is submitted****

Case 23-4149: Theodore Haynie has applied for a Variance to reduce the side setback from 6' to 2' and the rear setback from 20' to 15' to convert the existing shed to an accessory apartment. The subject property, located at 14232 3D Lane, Solomons (Tax Map 44B, Parcel 98), is zoned Solomons Town Center Sub-Area C6/Critical Area/Intensely Developed Area (TC-C6/CA/IDA).

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

Case 22-4138: ***Continued from Deferral by the BOA Administrator March 2, 2023*** – 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 23-4150: Gene Benton of Encompass Enterprise Inc., on behalf of property owners Michael Woods and Andrew Zacher, has applied for three Critical Area Variances to Impact the Buffer, Impact Steep Slopes, and a Stream/Buffer setback to construct a new single-family dwelling with partial basement, outdoor shower, decks, and a shed. The subject property, located at 3410 Abelia Road, Port Republic (Tax Map 28A, Lot 662 of the Scientists' Cliffs subdivision), is zoned Residential District/Critical Area/Limited Development Area (RD/CA/LDA).

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Administrative Items:

Annual Meeting – Continued from January, March and April Hearings, deferred to May 4, 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.