



# CALVERT COUNTY BOARD OF APPEALS

## PUBLIC HEARING

MAY 5, 2022

### AGENDA

The Calvert County Board of Appeals has scheduled the following cases for public hearing. 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 22-4105: **DEFERRED BY BOA STAFF and will be rescheduled for the next available hearing once adequate information is acquired for review.** Edwin Crandell from Crandell Excavating & Marine Construction, LLC has applied on the behalf of the property owners of 6 adjoining lots for a Critical Area Variance for Impacts to the Critical Area Buffer to construct a retaining wall under 3' in height. The subject properties are located at 2811, 2813, 2815, 2817, 2819 & 2821 Beach Drive, Huntingtown (Tax Map 19B, Lots 10, 9, 8, 7, 6 & 5), and zoned Residential District/Critical Area/Limited Development Area (RD/CA/LDA). [APPLICATION](#) [STAFF REPORT](#) [EXHIBITS](#) [ORDER](#) [VIDEO](#)

Case 22-4106: Jeffrey Tewell of Collinson, Oliff & Associates has applied, on behalf of property owners Thomas & Nancy Zonarich, for a Critical Area Variance for Impacts to the Critical Area Buffer to construct a second story addition, 18' x 29' great room addition, 24'4" x 28' attached garage, 7'11" x 22'6" porch, 10' x 19'11" deck, 14' x 18' covered deck, 6' x 10' covered deck, and reconfiguration of driveway, patio, and walkway. The subject property is located at 1830 Coster Road, Lusby (Tax Map 44, Parcel 441), and zoned Residential District/Critical Area/Limited Development Area (RD/CA/LDA). [APPLICATION](#) [STAFF REPORT](#) [EXHIBITS](#) [ORDER](#) [VIDEO](#)

Case 22-4108: Anthony Olekson of Barrett and Associates has applied, on behalf of property owner Bette L. Bowen, for a Forest Conservation Variance to remove (2) Specimen Trees for the development to be known as Bowen's Pride, lots 1-18 (SD-2020-0053). The subject property is located at 1325 N. Solomons Island Road, Huntingtown (Tax Map 21, Parcel 28), and zoned Rural Community District (RCD). [APPLICATION](#) [STAFF REPORT](#) [EXHIBITS](#) [ORDER](#) [VIDEO](#)

Case 22-4109: Donald & Maureen Walker have applied on behalf of the Walker Family Revocable Trust, for a Critical Area Variance for impacts to the Critical Area Buffer for the construction of a self-contained living quarters (addition) on the rear of the existing historic dwelling. The subject property is located at 3950 Chaneyville Road, Owings (Tax Map 10, Parcel 135, Lot 2), and zoned Farm and Forest District/Critical Area/Limited Development Area-3 (FFD/CA/LDA-3). [APPLICATION](#) [STAFF REPORT](#) [EXHIBITS](#) [ORDER](#) [VIDEO](#)

Case 22-4110: Louie & Mary Worthy have applied for two Critical Area Variances for impacts to the Critical Area Buffer. The first Variance is for the construction of a 12' x 12' deck with an ADA-compliant ramp (R-2407118) to provide emergency egress from the rear of the dwelling. The second Variance is for after-the-fact construction of a shed, millings for vehicle access and clearing of yard debris (R-2409418 & G-6647). The subject property is located at 4040 Lloyd Bowen Road, St. Leonard (Tax Map 38, Parcel 40), and zoned Farm and Forest District/Critical Area/Resource Conservation Area (FFD/CA/RCA). [APPLICATION](#) [STAFF REPORT](#) [EXHIBITS](#) [ORDER](#) [VIDEO](#)

Case 22-4116: The Calvert County Board of County Commissioners has applied for a Critical Area Variance to allow a fence that exceeds 4' in height in the Critical Area Buffer for a distance of 186 linear feet; specifically, a 6' H wrought iron fence (R-2413910). The fence is to be placed 6" to 12" landward of the existing bulkhead, which is Calvert County property. The subject property is located at 14235 S. Solomons Island Road, Solomons (Tax Map 44, Parcel 439), and zoned Solomons Town Center Sub-Area C3/Critical Area/Limited Development Area (C3/CA/LDA). The fence and installation are being donated by adjoining property owner Bedford C. Glascock, et.al. (Richard Page Wyrrough, Agent). [APPLICATION](#) [STAFF REPORT](#) [EXHIBITS](#) [ORDER](#) [VIDEO](#)

#### 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.