



# CALVERT COUNTY BOARD OF APPEALS

## PUBLIC HEARING

JUNE 1, 2023

### AGENDA

The Calvert County Board of Appeals has scheduled the following cases for public hearing at times listed below on **Thursday, June 1, 2023**. The hearing will begin promptly at 9:00 a.m. at the Board of County Commissioners' Hearing Room, Circuit Courthouse, 2<sup>nd</sup> 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/tZwtDemrrzWqGdZCdP29tKKzpmzBjMvSUaLY>. After registering, you will receive a confirmation email about joining the meeting.

For additional information, please contact Board of Appeals staff at 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. 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 p.m.:**

Case 23-4154: Andrew & Ciera Sutherland have applied for two (2) Variances to reduce the front setback from 60' to 19.6' and reduce the front setback from 60' to 36.8' to demo the existing barn and construct a 30' by 60' steel building on a concrete slab. The subject property is located at 1601 Meadow Oaks Lane, Huntingtown (Tax Map 21, Parcel 302, Lot 6 of Meadow Oaks Subdivision), and zoned Rural Community District (RCD).

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

Case 23-4149: ***Continued from Deferral by the BOA Administrator May 4, 2023*** – Theodore Haynie has applied for two County Variances to reduce the side setback from 6' to 2' and the rear setback from 20' to 15' and one Critical Area Variance for Impacts to the Critical Area Buffer 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).

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Case 23-4151: Alice Hawkins has applied for a Variance to reduce the front setback (Wilson Court Frontage) from 25' to 17' for an after-the-fact pre-fab 14' x 24' shed/accessory structure with steps and a ramp. The subject property is located at 795 Main Street, Prince Frederick (Tax Map 24, Parcel 201, Lot 3 of Wilson's Subdivision), and zoned Residential District (RD).

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Case 23-4152: Dan Kelsh of COA Barrett, LLC., on behalf of property owner JTC, LLC., has applied for a Variance to remove one (1) specimen tree to install/update stormwater management. The subject property is located at 255 S. Solomons Island Road, Prince Frederick (Tax Map 24, Parcel 120), and zoned Town Center (TC).

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Case 23-4153: Roland Joun Jr. of Wilkerson & Associates, on behalf of property owner Patricia Cregg, has applied for a Variance to reduce the front setback from 25' to 6' to construct a 22' x 19' detached garage with second driveway entrance. The subject property is located at 3748 6<sup>th</sup> Street, North Beach (Tax Map 200, Block 49, Lot 33 of North Chesapeake Beach), and zoned Residential District (RD).

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Case 23-4155: Kyle Webber has applied for a Variance to reduce the rear setback from 60' to 20' to construct a 40' x 34' pole building. The subject property is located at 4012 Turkey Foot Road, St. Leonard (Tax Map 34, Parcel 244, Lot 3 of Handy Hills Subdivision), and zoned Forest and Farm District (FFD).

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**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.