



# CALVERT COUNTY BOARD OF APPEALS

## PUBLIC HEARING

JUNE 2, 2022

### AGENDA

The Calvert County Board of Appeals has scheduled the following cases for public hearing at times listed below on **Thursday, June 2, 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 22-4111: Walter Catterton & Michele Sease have applied for a Special Exception for after-the-fact approval to keep livestock (2 horses) on a non-farm property of less than 3 acres. They also applied for a Variance to reduce the rear setback from 25' to 17' for an after-the-fact 12' x 28' run-in shed for the horses. The subject property is located at 3095 German Chapel Road, Prince Frederick (Tax Map 24, Parcel 153), and zoned Rural Community District (RCD).

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

Case 22-4112: Melody Gallipeau & Mark Wilkins of Incubate Design LLC have applied for a Critical Area Variance to construct a fence that exceeds 4' in height in the Critical Area Buffer. The applicants propose to install 128LF of 6'H privacy fence. The subject property is located at 5220 Buena Vista Road, Prince Frederick (Tax Map 23, Parcel 19), and zoned Farm and Forest District/Critical Area/Limited Development Area-3 (FFD/CA/LDA-3).

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

Case 22-4113: John Clower has applied for a Variance to reduce the Forest Conservation setback from 10' to 0' for after-the-fact construction of a 10' x 16' shed and an 11' x 15' horse run-in shed. The subject property is located at 4710 Willows Road, Chesapeake Beach (Tax Map 16, Parcel 242, Lot 41), and zoned Rural Community District (RCD).

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

Case 22-4114: Jeff Tewell of COA, Inc. has applied on behalf of property owners Patrick & Madeline Harbison for a Critical Area Variance for Impacts to the Critical Area Buffer to elevate the existing house on concrete piers with parking beneath and to construct a variable width deck and an outdoor shower below a covered landing. The subject property is located at 6554 Long Beach Drive, St. Leonard (Tax Map 32A, Lot 3R), and zoned Residential District/Critical Area/Limited Development Area (RD/CA/LDA).

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

Case 22-4101: **CONTINUED FROM APRIL 7, 2022 HEARING** Roland Joun of Wilkerson & Associates has applied on behalf of property owner Glen Haley and prospective purchaser David Tudja for a Variance in the 200' minimum lot width to 80' (shown on the recorded plat as a 60' front BRL) and two side setback Variances; one is a reduction from 30' to 13'4" and the other is a reduction from 30' to 10' for the proposed construction of a single-family dwelling with attached garage, driveway, 15' x 20' in-ground pool, well, and septic. A fourth Variance for disturbance to the 10' setback from steep slopes 25% or greater is requested for tie-in grading for installation of the well and septic systems. 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](#) [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.