



# CALVERT COUNTY BOARD OF APPEALS

## PUBLIC HEARING

August 4, 2022

### AGENDA

The Calvert County Board of Appeals has scheduled the following cases for public hearing at times listed below on **Thursday, August 4, 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 22-4112: *Continuation from Deferral by the Board at the June 2, 2022, Hearing* – 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 128 linear feet of 6' high 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 22-4121: Jason Borman has applied for a Special Exception to keep up to 8 chickens (hens) on less than 3 acres. The applicant intends to provide a coup less than 150sf in size to house the hens and meet the current setback requirement of at least 25' from the rear and side property lines. The subject property is located at 1310 Jewell Road, Dunkirk (Tax Map 3, Parcel 178, Lot 22), and zoned Residential District (RD).

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

Case 22-4122: **DEFERRED BY BOA STAFF and will be rescheduled for the next available hearing once adequate information is acquired for review.** Jane McGee from Davis Construction & Home Improvement has applied, on behalf of property owners Lap Le & Lauren Nguy, for a Critical Area Variance for impacts to the Critical Area Buffer to demolish an existing deck and construct a screened porch with a landing & steps to grade. The subject property is located at 281 Overlook Drive, Lusby (Tax Map 45A, Lot 12), and zoned Residential District/Critical Area/Limited Development Area (RA/CA/LDA).

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

Case 22-4124: Robert Jones of O'Hennon Builders has applied for a Critical Area Variance for impacts to steep slopes on behalf of property owners Stephen & Betty Forrester and Dorothy Buckler. Two additional Variances are requested to reduce the setback requirement for steep slopes from 10' to 0' and the front setback requirement from 60' to 30' to construct a single-family dwelling with a finished basement, porch, deck, well, and septic at 225 Dares Wharf Road, Prince Frederick (Tax Map 22A, Lot 113RR), and zoned Residential District/Critical Area/Limited Development Area (RD/CA/LDA).

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

Case 22-4125: W. Michael Royer has applied for a Forest Conservation Variance to remove six (6) specimen trees to develop a 24-lot cluster subdivision known as "Wyatt's Ridge." The subject property is located at 730 Skinners Turn Road, Owings (Tax Map 11, Parcel 123), and zoned Rural Community District (RCD).

[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.