



CALVERT COUNTY BOARD OF APPEALS

PUBLIC HEARING

MARCH 3, 2022

AGENDA

The Calvert County Board of Appeals has scheduled the following cases for public hearing at times listed below on **Thursday, March 3, 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. In the event of an emergency announcement, such as inclement weather, it may be rescheduled for the second Thursday without further publication.*

Scheduled Cases begin at 9:00 a.m. with a tentative lunch break from 12:00-1:00 p.m.:

Case 21-4093: Roland Joun from Wilkerson & Associates has applied on behalf of property owner Karen Towne for a Critical Area Variance for the impacts to steep slopes for the construction of a single-family dwelling with a finished basement. The subject property is located at 8120 Inner Place, Lusby (Tax Map 35A, Lot 843R), and zoned Residential District/Critical Area/Limited Development Area (RD/CA/LDA). [APPLICATION](#) [STAFF REPORT](#) [ORDER](#) [VIDEO](#)

Case 21-4096: Jason Leavitt from the Department of Public Works Engineering Division has applied on behalf of the Board of County Commissioners for a Variance to remove 15 Specimen Trees for the construction of Tennis Courts at Dunkirk District Park (SPR-2020-315). The subject property is located at 10750 Southern Maryland Blvd., Dunkirk (Tax Map 3, Parcel 21), and zoned Rural Community District (RCD). [APPLICATION](#) [STAFF REPORT](#) [ORDER](#) [VIDEO](#)

Case 22-4098: Albert DeCesaris from Park Place Construction has applied on behalf of property owners Richard & Debra Hyde for a Variance to reduce the side setback from 100' to 15' for the construction of a 32' x 26' detached garage. The subject property is located at 12010 Longleaf Lane, Dunkirk (Tax Map 3, Parcel 374, Lot 1R), and zoned Rural Community District (RCD). [APPLICATION](#) [STAFF REPORT](#) [ORDER](#) [VIDEO](#)

Case 22-4099: William Day Jr. and Mary Carter have applied for two Critical Area Variances to demolish an existing 8' x 16' shed and install a new 12' x 20' shed in a new location. The first variance is for impacts to the 100' Critical Area Buffer, and the second is to exceed the permitted lot coverage. The subject property is located at 5131 Breezy Point Road, Chesapeake Beach (Tax Map 19A, Lot 6), and zoned Residential District/Critical Area/Limited Development Area (RD/CA/LDA). [APPLICATION](#) [STAFF REPORT](#) [ORDER](#) [VIDEO](#)

Administrative Items:

Annual Meeting:

- Review of 2020 & 2021 Annual Reports
- Review of Administrative Procedures/Rules of Procedure Documents
- Election of Officers
- Preparation for iPad integration using iLegislate software
- *Training for making concise motions Deferred to April 7, 2022*

Public Comment: *Following the Conclusion of All Cases 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.