



CALVERT COUNTY BOARD OF APPEALS

PUBLIC HEARING

February 2, 2023

SUMMARY OF ACTIONS

The Calvert County Board of Appeals heard the following cases at a public hearing on **Thursday, February 2, 2023**.

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.

Cases:

Case 22-4135: William & Kellie Baca have applied for a Special Exception for a Class II Home Occupation to operate Baca Chiropractic Services, providing on-site chiropractic services to patients by appointment only. The subject property, located at 13513 Osprey Lane, Solomons (Tax Map 44, Parcel 611, Lot 4), is zoned Residential District/Critical Area/Limited Development Area (RD/CA/LDA).

APPROVED WITH CONDITIONS 5-0

DEFERRED BY BOA STAFF - To be rescheduled for the next available hearing once adequate information is acquired.

Case 22-4137: Christopher & Leslie Cersovski have applied for a Special Exception for a Class II Home Occupation to operate Lavish Boudoir, LLC, providing on-site photography services to customers by appointment only. The subject property, located at 3275 Liberty Lane, Huntingtown (Tax Map 18, Parcel 519, Lot 177), is zoned Rural Community District (RCD).

Case 22-4139: Anthony Olekson of Barrett & Associates, on behalf of Timothy Holt, Solomons Condo Project, LLC, has applied for a Variance for building height in excess of 45' to construct Solomons Condos, consisting of three buildings with 13 condominium units and retail stores. The subject property, located at 14516 & 14528 S Solomons Island Road, Solomons (Tax Map 46A, Parcels 26 & 27), is zoned Solomons Town Center Sub-Area C1/Critical Area/Intensely Developed Area (TC-C1/CA/IDA).

DEFERRED BY THE BOARD PENDING AN INTERPRETATION BY THE ZONING OFFICER 4-0-1

Administrative Items:

None

Public Comment:

Vernon Charles Donnelly, 14532 Solomons Island Dr, Solomons – Owns the house next door to the project that is the subject of Case 22-4139, thinks this is a good project, but it has a major problem. The County Government Planning Department has been adamant about the fact that this is the C1 Zone. It was supposed to be preserved to save the character of Solomons Island, but it did not get very far because people were not sure what they could do with it at the time. Tried four different places to build a structure with four stories, but was always told “no,” because that is what the Ordinance has stated. You cannot build four stories.

Mary Jo Giesz, 14380 Calvert St, Solomons – Looking at the health, safety, and quality of life, the project that is the subject of Case 22-4139 and variance would drastically affect the safety and quality of life of those who live and work in Solomons. There are so many questions about the use of this property that have not been answered, about the 13 condos and what the bylaws will state regarding short-term rentals. It will affect the quality of life of legitimate businesses that are licensed and zoned as B&Bs if 13 more short-term rentals are added, in addition to what it will do to traffic. Lives next to a B&B and it's not appealing. If approved, we open the door for other developers to do the same thing in the same amount of space, and this will set the bar for what we want Solomons to look like.