



# CALVERT COUNTY BOARD OF APPEALS

## PUBLIC HEARING

### FEBRUARY 3, 2022

## SUMMARY OF ACTIONS

The Calvert County Board of Appeals heard the following cases at a public hearing held via Zoom videoconference on **Thursday, February 3, 2022**.

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.

### Cases Heard During 9:00 a.m. Session:

Case 21-4089: Jeffrey Tewell of Collinson, Oliff & Associates has applied, on behalf of property owners Albert Hunt & Judy Woodruff, for two Critical Area Variances to construct a 16' x 24' two-story addition on a basement with a 7'6" x 16' deck. The first variance is for impacts to the Critical Area Buffer, and the second is for impacts to steep slopes. The subject property is located at 3040 Honey Cove Court, Prince Frederick (Tax Map 30, Parcel 200, Lot 12), and zoned Farm and Forest District/Critical Area/Limited Development Area (FFD/CA/LDA).  
**APPROVED WITH CONDITIONS 5-0**

Case 21-4090: Joshua & Leah Parsons have applied for two Variances; a side setback reduction from 30' to 6' and a rear setback reduction from 60' to 6'6" to construct a 32' x 32' detached garage/storage building. The subject property is located at 811 White Marsh Court, Huntingtown (Tax Map 17, Parcel 197, Lot 5), and zoned Rural Community District (RCD).  
**APPROVED 5-0**

Case 21-4094: Andrew Dale & Ethel Buck have applied for a Critical Area Variance for impacts to the Critical Area Buffer to demolish an existing deck with stairs and construct two replacement decks with a set of stairs totaling 408 sq. ft. The subject property is located at 4149 School Road, Broomes Island (Tax Map 38A, Parcel 32), and zoned Residential District/Critical Area/Limited Development Area (RD/CA/LDA).  
**APPROVED 5-0**

Case 21-4095: Kenneth & Andra St. Germain have applied for a Special Exception for a Class II Home Occupation to operate a home photography studio with on-site appointments. The subject property is located at 8914 Stratford Court, Owings (Tax Map 6, Parcel 337, Lot 19), and zoned Rural Community District (RCD).  
**APPROVED WITH CONDITIONS 5-0**

Case 21-4097: Kaitlyn Swann of Energy Select LLC has applied, on behalf of property owners Harold & Laurie Schmeiser, for two Variances; a side setback reduction from 10' to 5' and a rear setback reduction from 35' to 17'5" to install 78 ground-mounted solar panels. The subject property is located at 3100 Farmers Lane, Dunkirk (Tax Map 3, Parcel 370, Lot 11), and zoned Farm and Forest District (FFD).  
**APPROVED 5-0**

### Administrative Items:

No items were scheduled for discussion.