



CALVERT COUNTY BOARD OF APPEALS
PUBLIC HEARING
March 2, 2023

SUMMARY OF ACTIONS

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

To review case files or for additional information, please contact Board of Appeals staff at 410-535-1600, ext. 8552.

Cases:

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

Case 22-4138: Gene Benton of Encompass Enterprise Inc., on behalf of Michael Major & Carrie Quinn, has applied for a Variance for Impacts to the Critical Area Buffer to demolish an existing sunroom, rebuild and add a patio below, extend the existing front porch to 8' wide, construct a new gable on the front porch, and construct a 14' x 42.5' deck with steps. The subject property, located at 269 Deer Drive, Lusby (Tax Map 45A), is zoned Residential District/Critical Area/Limited Development Area (RD/CA/LDA).

Case 23-4140: Marissa Van Roon & Travis Roberts have applied for an after-the-fact Special Exception for 15 chickens and 2 rabbits on less than 3 acres. The subject property, located at 645 Patuxent Reach Drive, Prince Frederick (Tax Map 27, Parcel 367), is zoned Rural Community District (RCD).

APPROVED WITH CONDITIONS 5-0

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

Case 23-4141: Ryon Duncan of Duncan Home Improvement Services, LLC, on behalf of Harvey & Patricia Holland, has applied for a Variance for Impacts to the Critical Area Buffer to construct 4' x 50' stairs with a 48' retaining wall. The subject property, located at 255 Chesapeake Ave, Prince Frederick (Tax Map 22A), is zoned Residential District/Critical Area/**Limited Development Area (RD/CA/LDA).

Case 22-4105: ***Continued from Deferral at the May 5 and September 1, 2022 Hearings*** – Edwin Crandell from Crandell Excavating & Marine Construction, LLC has applied for a Critical Area Variance for Impacts to the Critical Area Buffer to construct a retaining wall under 3' in height on behalf of the property owners of six (6) adjoining lots. The subject properties are located at 2811, 2813, 2815, 2817, 2819, and 2821 Beach Drive, Huntingtown (Tax Map 19B, Lots 10, 9, 8, 7, 6, and 5, Neeld Estate), and zoned Residential District/Critical Area/Limited Development Area (RD/CA/LDA).

APPROVED WITH CONDITIONS 4-0-1

Administrative Items:

Annual Meeting – Continued from January Hearing, deferred to April 6, 2023, Hearing.

Public Comment:

None