



# CALVERT COUNTY BOARD OF APPEALS

## PUBLIC HEARING

April 6, 2023

### SUMMARY OF ACTIONS

The Calvert County Board of Appeals heard the following cases at a public hearing on **Thursday, April 6, 2023**.

To review case files or for additional information, please contact Board of Appeals staff at 410-535-1600, ext. 2559.

#### Cases:

Case 22-4137: **Continued from Deferral by the BOA Administrator February 2, 2023** – Christopher & Leslie Cersovski have applied for a Special Exception for a Class III 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 of the Marley Run subdivision), is zoned Rural Community District (RCD).

**APPROVED 5-0**

Case 23-4142: Kevin & Lauren Brickey have applied for a Variance to reduce the rear setback from 60' to 25' to construct a 64'x50' pole barn with a 12'x50' lean-to. The subject property, located at 1920 Bright Lane, Owings (Tax Map 6, Parcel 195, Lot 26 of the MacDonald Farms subdivision), is zoned Rural Community District (RCD).

**APPROVED 5-0**

Case 23-4143: Robert Herd & Yanie Safitri have applied for a Revision of a Previously Approved Special Exception (Case 22-4132) to operate a daycare for a maximum of 8 children on a property that does not have direct access via a publicly owned and maintained right-of-way. The subject property, located at 3810 Balsam Drive, Port Republic (Tax Map 31A), is zoned Rural Community District (RCD).

**DENIED 4-0-1**

Case 23-4144: Michael & Jessica Grzybowski have applied for an after-the-fact Special Exception for a Class III Home Occupation to operate a mobile custom diesel repair service with two non-resident employees. The subject property, located at 3581 Yellow Bank Road, Dunkirk (Tax Map 3, Parcel 199), is zoned Farm and Forest District (FFD).

**APPROVED WITH CONDITIONS 5-0**

Case 23-4147: Andrew Graham has applied for a Special Exception for a Class II Home Occupation to operate a business transferring firearms and ammunition with on-site appointments. The subject property, located at 3015 Warren Gibson Road, Huntingtown (Tax Map 20, Parcel 94), is zoned Farm and Forest District/Critical Area/Resource Conservation Area (FFD/CA/RCA).

**APPROVED WITH CONDITIONS 5-0**

Case 23-4145: Anthony Olekson of COA Barrett, on behalf of property owner SHRI LTD Partnership, has applied for a Variance to remove 21 specimen trees to install a new on-site septic disposal area to replace the current failed disposal area. The subject property, located at 2405 & 2505 Brickhouse Road, Dunkirk (Tax Map 3, Parcels 45 & 83), also known as the manufactured home community Green Acres/Regency Manor, is zoned Rural Community District (RCD).

**APPROVED WITH CONDITIONS 5-0**

Case 22-4139: **Continued from Deferral by the Board February 2, 2023** – 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).

**APPROVED WITH CONDITIONS 4-0-1**

#### Administrative Items:

Annual Meeting – Continued from January Hearing, **deferred to May 4, 2023 Hearing**.

#### Public Comment:

None