



CALVERT COUNTY BOARD OF APPEALS

PUBLIC HEARING

APRIL 7, 2022

SUMMARY OF ACTIONS

The Calvert County Board of Appeals heard the following cases at a public hearing held via Zoom videoconference.

For additional information, please contact Board of Appeals staff at 410-535-2348 or 410-535-1600, ext. 8552. Entire case files are available for review by contacting Board of Appeals staff in the Department of Planning & Zoning.

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

Case 22-4100: Michael & Karen Cunningham have applied for a Critical Area Variance for a fence exceeding 4' in height in the Critical Area Buffer and a Critical Area Variance for impacts to steep slopes for the installation of 201 linear feet of 4'6" H aluminum fence with a 3' gate and 150 linear feet of 6' H wood privacy fence with two gates. The subject property is located at 361 Overlook Drive, Lusby (Tax Map 45A, Lot 7), and zoned Residential District /Critical Area/Limited Development Area (RD/CA/LDA). **APPROVED WITH CONDITIONS 5-0**

DEFERRED BY BOA STAFF PRIOR TO HEARING DATE - Case 22-4101: Roland Joun from Wilkerson & Associates has applied on behalf of property owner Glen Haley and prospective purchaser David Tudja for a Variance for a front setback reduction from 60' to 0' and a Variance to reduce the 10' setback from steep slopes 25% or greater for the proposed construction of a single-family dwelling with attached garage, driveway, well, septic and 15' x 20' in-ground pool. The subject property is located at 7849 Lake Shore Drive, Owings (Tax Map 11, Parcel 460, Lot 97), and zoned Light Industrial District (I-1).

Case 22-4102: Michael Hunter & Dawn Judd have applied for a Variance to reduce the side setback requirement from 5' to 2.5' for the after-the-fact construction of a 24' x 25' metal detached garage. The subject property is located at 12913 Ottawa Drive, Lusby (Tax Map 45A, Lot 7), and zoned Residential District (RD). **DEFERRED BY BOARD 5-0**

Case 22-4103: Tammie Wilhoit from TNT Signs N Graphics has applied on behalf of the Calvert County Historical Society and the Board of County Commissioners for a Variance for a reduction of the front setback requirements from 10' to 0' for the construction of a 4'H x 5'W double-sided, freestanding, roadside sign for the Calvert County Historical Society. The subject property is located at 70 Church Street, Prince Frederick (Tax Map 24, Parcel 167), and zoned Town Center/Old Town District (TC/OTD). **APPROVED 4-0-1**

Case 22-4104: Mac & Victorie Brown have applied for a Critical Area Variance for impacts to the Critical Area Buffer to remove impervious surface and construct a 15' x 52' (780 sf) pervious deck. The subject property is located at 13750 HG Trueman Road, Solomons (Tax Map 44, Parcel 323), and zoned Solomons Town Center Sub-Area D1/Critical Area/Intensely Developed Area (D1/CA/IDA). **APPROVED WITH CONDITIONS 5-0**

Case 22-4107: Saul & Jessica Sison have applied for a Special Exception to operate an in-home daycare with six children, which does not have direct access on a publicly-owned or maintained right-of-way. The subject property is located at 2019 Hunting Farms Lane (Tax Map 21, Parcel 299, Lot 5) (private road), Huntingtown, and zoned Farm and Forest District (FFD). **APPROVED WITH CONDITIONS 5-0**

Administrative Items:

Training was presented by John Norris on Roberts Rules and Open Meetings.
Grammatical updates to Rules of Procedure were discussed and **APPROVED 5-0**

Public Comment:

No Public Comments was received.