



**CALVERT COUNTY BOARD OF APPEALS**  
**PUBLIC HEARING**  
May 4, 2023

**SUMMARY OF ACTIONS**

The Calvert County Board of Appeals heard the following cases at a public hearing on **Thursday, May 4, 2023**.

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

**Cases:**

Case 23-4146: Michael & Anna Cox have applied for a Critical Area Variance after-the-fact for Impacts to the Buffer for the construction of six sheds, one greenhouse and one deck. The subject property, located at 5464 Sixes Road, Prince Frederick (Tax Map 26, Parcel 274, Lot 1 of the Oliver S Cox Property), is zoned Farm and Forest District/Critical Area/Resource Conservation Area (FFD/CA/RCA).

**APPROVED WITH CONDITIONS 5-0**

Case 23-4148: Adrian Griffin has applied for a Special Exception for a Class II Home Occupation to operate a business for online firearm sales, contracting with firearm manufacturers to make alterations to firearms before a transaction, and onsite transfers by appointment only. *The ability to provide onsite customer service appointments is a requirement for the Federal Firearms License application.* The subject property, located at 902 Colton Court, Prince Frederick (Tax Map 24, Parcel 678, Lot 22 of the Symphony Woods subdivision), is zoned Residential District (RD).

**APPROVED WITH CONDITIONS 5-0**

**\*\*DEFERRED BY BOA COORDINATOR – To be rescheduled for the next available hearing, once adequate information is submitted\*\***

Case 23-4149: Theodore Haynie has applied for a Variance to reduce the side setback from 6' to 2' and the rear setback from 20' to 15' to convert the existing shed to an accessory apartment. The subject property, located at 14232 3D Lane, Solomons (Tax Map 44B, Parcel 98), is zoned Solomons Town Center Sub-Area C6/Critical Area/Intensely Developed Area (TC-C6/CA/IDA).

Case 22-4138: ***Continued from Deferral by the BOA Administrator March 2, 2023*** – 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).

**APPROVED 5-0**

Case 23-4150: Gene Benton of Encompass Enterprise Inc., on behalf of property owners Michael Woods and Andrew Zacher, has applied for three Critical Area Variances to Impact the Buffer, Impact Steep Slopes, and a Stream/Buffer setback to construct a new single-family dwelling with partial basement, outdoor shower, decks, and a shed. The subject property, located at 3410 Abelia Road, Port Republic (Tax Map 28A, Lot 662 of the Scientists' Cliffs subdivision), is zoned Residential District/Critical Area/Limited Development Area (RD/CA/LDA).

**APPROVED WITH CONDITIONS 5-0**

**Administrative Items:**

Annual Meeting – No action taken

**Public Comment:**

None