



CALVERT COUNTY BOARD OF APPEALS
PUBLIC HEARING
JUNE 2, 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. 2559 or 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.:

Case 22-4111: Walter Catterton & Michele Sease have applied for a Special Exception for after-the-fact approval to keep livestock (2 horses) on a non-farm property of less than 3 acres. They also applied for a Variance to reduce the rear setback from 25' to 17' for an after-the-fact 12' x 28' run-in shed for the horses. The subject property is located at 3095 German Chapel Road, Prince Frederick (Tax Map 24, Parcel 153), and zoned Rural Community District (RCD). **APPROVED WITH CONDITION 5-0**

Case 22-4112: Melody Gallipeau & Mark Wilkins of Incubate Design LLC have applied for a Critical Area Variance to construct a fence that exceeds 4' in height in the Critical Area Buffer. The applicants propose to install 128LF of 6'H privacy fence. The subject property is located at 5220 Buena Vista Road, Prince Frederick (Tax Map 23, Parcel 19), and zoned Farm and Forest District/Critical Area/Limited Development Area-3 (FFD/CA/LDA-3). **DEFERRED BY BOARD PENDING ADDITIONAL INFORMATION**

Case 22-4113: John Clower has applied for a Variance to reduce the Forest Conservation setback from 10' to 0' for after-the-fact construction of a 10' x 16' shed and an 11' x 15' horse run-in shed. The subject property is located at 4710 Willows Road, Chesapeake Beach (Tax Map 16, Parcel 242, Lot 41), and zoned Rural Community District (RCD). **DEFERRED BY BOARD PENDING ADDITIONAL INFORMATION**

Case 22-4114: Jeff Tewell of COA, Inc. has applied on behalf of property owners Patrick & Madeline Harbison for a Critical Area Variance for Impacts to the Critical Area Buffer to elevate the existing house on concrete piers with parking beneath and to construct a variable width deck and an outdoor shower below a covered landing. The subject property is located at 6554 Long Beach Drive, St. Leonard (Tax Map 32A, Lot 3R), and zoned Residential District/Critical Area/Limited Development Area (RD/CA/LDA). **APPROVED 5-0**

Case 22-4101: **CONTINUED FROM APRIL 7, 2022 HEARING** Roland Joun of Wilkerson & Associates has applied on behalf of property owner Glen Haley and prospective purchaser David Tudja for a Variance in the 200' minimum lot width to 80' (shown on the recorded plat as a 60' front BRL) and two side setback Variances; one is a reduction from 30' to 13'4" and the other is a reduction from 30' to 10' for the proposed construction of a single-family dwelling with attached garage, driveway, 15' x 20' in-ground pool, well, and septic. A fourth Variance for disturbance to the 10' setback from steep slopes 25% or greater is requested for tie-in grading for installation of the well and septic systems. 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). **APPROVED WITH CONDITIONS 5-0**

Administrative Items:

No Administrative Items Were Scheduled.

Public Comment:

No Public Comment was received.