



CALVERT COUNTY BOARD OF APPEALS
PUBLIC HEARING
August 4, 2022

SUMMARY OF ACTIONS

The Calvert County Board of Appeals heard the following cases at a public hearing held via Zoom videoconference on **August 4, 2022**.

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:

Case 22-4112: *Continuation from Deferral by the Board at the June 2, 2022, Hearing* – 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 128 linear feet of 6' high 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).

DENIED 5-0

Case 22-4121: Jason Borman has applied for a Special Exception to keep up to 8 chickens (hens) on less than 3 acres. The applicant intends to provide a coup less than 150sf in size to house the hens and meet the current setback requirement of at least 25' from the rear and side property lines. The subject property is located at 1310 Jewell Road, Dunkirk (Tax Map 3, Parcel 178, Lot 22), and zoned Residential District (RD).

APPROVED WITH CONDITIONS 5-0

Case 22-4122: **DEFERRED BY BOA STAFF** and will be rescheduled for the next available hearing once adequate information is acquired for review. Jane McGee from Davis Construction & Home Improvement has applied, on behalf of property owners Lap Le & Lauren Nguy, for a Critical Area Variance for impacts to the Critical Area Buffer to demolish an existing deck and construct a screened porch with a landing & steps to grade. The subject property is located at 281 Overlook Drive, Lusby (Tax Map 45A, Lot 12), and zoned Residential District/Critical Area/Limited Development Area (RA/CA/LDA).

Case 22-4124: Robert Jones of O'Hennon Builders has applied for a Critical Area Variance for impacts to steep slopes on behalf of property owners Stephen & Betty Forrester and Dorothy Buckler. Two additional Variances are requested to reduce the setback requirement for steep slopes from 10' to 0' and the front setback requirement from 60' to 30' to construct a single-family dwelling with a finished basement, porch, deck, well, and septic at 225 Dares Wharf Road, Prince Frederick (Tax Map 22A, Lot 113RR), and zoned Residential District/Critical Area/Limited Development Area (RD/CA/LDA).

APPROVED WITH CONDITIONS 5-0

Case 224125: W. Michael Royer has applied for a Forest Conservation Variance to remove six (6) specimen trees to develop a 24-lot cluster subdivision known as "Wyatt's Ridge." The subject property is located at 730 Skinners Turn Road, Owings (Tax Map 11, Parcel 123), and zoned Rural Community District (RCD).

APPROVED 5-0

Administrative Items:

Revisions to Order for Case #07-3464

Public Comment:

No Public Comments were voiced.