



**CALVERT COUNTY  
BOARD OF APPEALS  
PUBLIC HEARING, OCTOBER 7, 2021**

**AGENDA**

The Calvert County Board of Appeals has scheduled the following cases for public hearing at times listed below on **Thursday, October 7, 2021**. **This hearing will be conducted via video conference with Zoom.** The public may participate by phone by dialing **888-475-4499** toll-free and entering meeting ID **813 4228 8320**. If prompted for a participant ID or password, press #.

For additional information, please contact the 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 the Board of Appeals staff in the Department of Planning & Zoning.

Note: Part of the meeting may be closed to the public in accordance with Open Meetings Act procedures.

**Cases Scheduled for 9:00 A.M.:**

Case No. 21-4077: Gary Benton & Tamara Leary have applied for a Critical Area Variance for disturbance in the 100' Critical Area Buffer to construct a 79 sq. ft. bump out to expand the master bath. The subject property is located at 3941 Shamrock Court, Port Republic (Tax Map 30, Parcel 243, Lot 13), and zoned Rural Community District/Critical Area (RCD/CA/LDA). [APPLICATION](#) [STAFF REPORT](#) ORDER

Case No. 21-4079: Adam & Trenna Cohan have applied for a Critical Area Variance for disturbance in the Critical Area Buffer to construct a 14' x 32' deck with landing and steps. The subject property is located at 13290 St. Johns Creek Road, Lusby (Tax Map 44, Parcel 537, Lot 3), and zoned Residential District/Critical Area (RD/CA/LDA). [APPLICATION](#) [STAFF REPORT](#) ORDER

Case No. 21-4080: Jeff Martus, COA, Inc., on behalf of property owner, Michael Royer, has applied for a Variance in the Forest Conservation Requirements for removal of (3) Specimen Trees for a cluster subdivision of property into Lots 1-14 and associated open space for future development of single-family dwellings. The subject property is located at 340 Cox Road, Huntingtown (Tax Map 18, Parcel 19), and zoned Rural Community District/Residential District (RCD/RD). [APPLICATION](#) [STAFF REPORT](#) ORDER

**Cases Scheduled for 1:00 P.M.:**

Case No. 21-4065: *(Continued from July 1 Hearing)* Christopher Ireland has applied for a Special Exception for a Class II Home Occupation to operate a firearms transfers, sales & assembly business with on-site interactions by appointment only. The subject property is located at 2225 St. Margaret Blvd., Prince Frederick (Tax Map 27, Parcel 448, Lot 59), and zoned Rural Community District (RCD). [APPLICATION](#) [STAFF REPORT](#) ORDER

**Administrative Items:**

The Board may discuss administrative items including the draft updates to their Rules of Procedure.