



**CALVERT COUNTY
BOARD OF APPEALS
PUBLIC HEARING, AUGUST 5, 2021**

MINUTES

The Calvert County Board of Appeals heard the following cases at a public hearing held via Zoom videoconference on **Thursday, August 5, 2021.**

For additional information, please contact the Board of Appeals staff at (410) 535-2348 or (410) 535-1600, ext. 8552 or ext. 2559. Entire case files are available for review by contacting the Board of Appeals staff in the Department of Planning & Zoning.

Cases Heard During 9:00 a.m. Session:

Case 21-4064: Jeff Lagana, on behalf of property owners Stephen & Carol Dargan, has applied for a Variance to convert a rear patio to a screen porch and replace an existing covered patio in-kind within the Critical Area Buffer. The subject property is located at 3985 Shamrock Court, Port Republic (Tax Map 30, Parcel 243, Lot 10) and is zoned Rural Community District (RCD). **DISMISSED WITH JUSTIFICATION**

Case 21-4070: Dean Wilkinson of RA Barrett & Associates, on behalf of property owners Bruce & Corinne Grant, has applied for a Critical Area Variance to reduce lateral line setbacks via a replat for construction of a pier. The subject property is located at 13321 Baltimore Ave, Lusby (Tax Map 44A, Lot 540RR) and is zoned Residential District/Critical Area/Limited Development Area (RD/CA/LDA). **APPROVED WITH CONDITIONS 5-0**

Case 21-4071: Adriani Brothers Construction, on behalf of property owners William & Deborah Tochtermann, has applied for a Critical Area Variance for construction of a 12' x 25' deck within the 50' Critical Area Buffer. The subject property is located at 9250 Broomes Island Rd., Port Republic (Tax Map 38C, Parcel 17) and is zoned Marine Commercial District/Critical Area/Limited Development Area (MC/CA/LDA). **APPROVED WITH CONDITIONS 5-0**

Cases Heard During 1:00 p.m. Session:

Case 21-4072: Trace & Brittney Little have applied for a Special Exception to have livestock on less than 3 acres and a Variance for a side setback reduction from 60' to 20' for an after-the-fact cow run. The subject property is located at 630 Dalrymple Rd., Sunderland (Tax Map 11, Parcel 107) and is zoned Farm and Forest District (FFD). **APPROVED WITH CONDITIONS 5-0**

Case 21-4073: Firas Natour of Wilkerson & Associates, Inc., on behalf of property owners Michael & Michelle Grisso, has applied for a variance for a side setback reduction from 30' to 11' for construction of a 70' x 45' detached garage with driveway. The subject property is located at 349 Whitetail Dr., Dunkirk (Tax Map 1, Parcel 70) and is zoned Rural Community District (RCD). **WITHDRAWN BY APPLICANT**

Case No. 20-4049: Continuation of case heard June 3, 2021, to give the applicant an additional 20-day period to submit expert testimony to the Board in support of his case. Steven Preller, on behalf of SD Property Development, LLC, applied for a Decision on Alleged Error made by the Zoning Officer, designee or other official charged with the administration and enforcement of the Zoning Ordinance when denying permit #COM2020-1834. The subject property is located at 1200 White Sands Drive, Lusby (Tax Map 35A, Block A, Lots 9-12) and is zoned Marine Commercial and Critical Area Limited Development Area (MC/LDA). **DECISION OF PLANNING & ZONING STAFF UPHELD 5-0**

Administrative Items:

The Board reviewed and approved amended Rules of Procedure to forward to Board of County Commissioner's for final approval.