



**CALVERT COUNTY  
BOARD OF APPEALS  
PUBLIC HEARING, JUNE 3, 2021**

**MINUTES**

The Calvert County Board of Appeals heard the following cases at a public hearing held via Zoom videoconference on **Thursday, June 3, 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.

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

**Case(s) Scheduled for 9:00 a.m. Session:**

Case 21-4060: Roland Joun, on behalf of Timothy D. Brown, has applied for a Critical Area Variance to Disturb Steep Slopes in order to construct a 25' x 35' Detached Garage with Driveway. The subject property is located at 716 Spruce Drive, Lusby (Tax Map 35A, Lot 15R) and is zoned Residential District (RD). **APPROVED 5-0**

Case 21-4061 Kenneth Ward has applied for a variance to reduce the front setback from 60 ft. to 28'1" to construct a 52 x 30 ft. pole barn. The subject property is located at 2021 Lowery Oaks Lane, Huntingtown (Tax Map 20, Parcel 128, Lot 1) and is zoned Farm and Forest District (FFD). **APPROVED 5-0**

Case 21-4062 Louis Moschetto has applied for a Special Exception for a Class III Home Occupation to operate GiGi's Gunshop, which offers gunsmithing services, firearms transfers and firearms safety and certification training. The subject property is located at 1805 Western Shores Blvd, Port Republic (Tax Map 31A, Lot 11) and is zoned Residential Community District (RCD). **APPROVED 5-0**

**Case(s) Scheduled for 1:00 p.m. Session:**

Case No. 20-4049: Steven Preller, on behalf of SD Property Development, LLC, has applied for a Decision on Alleged Error made by the Zoning Officer, the Zoning Officer's designee and other administrative officials charged with the administration and enforcement of the Zoning Ordinance when denying permit #COM2020-1834 on the basis that the permit was to replace in kind a pier damaged by fire. 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). **DEFERRED BY APPLICANT**

**Administrative Items:**

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