



# CALVERT COUNTY BOARD OF APPEALS PUBLIC HEARING, SEPTEMBER 2, 2021

## MINUTES

The Calvert County Board of Appeals heard the following cases at a public hearing held via Zoom videoconference on **Thursday, September 2, 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 the 9:00 a.m. Session:

Case 21-4074: Eric Anderson from Ameresco, Inc., on behalf of property owners, David & Robin Harris, has applied for a Special Exception to construct a Commercial Power Generating Facility. The 20' x 40' battery energy storage system (BESS) will also require a variance to reduce the arterial setback from Bayside Road from 100' to 35'. The subject property is located at 3737 Dalrymple Road, Chesapeake Beach (Tax Map 16, Parcel 265), and zoned Rural Community District (RCD). **APPROVED WITH CONDITIONS 5-0**

Case 21-4075: John A. Cosgrove, Jr. of the Department of Public Works, acting as engineer and agent on behalf of the Board of County Commissioners of Calvert County, has applied for a revision to a previously approved variance in the height limitations set forth in the Prince Frederick Town Center Zoning Ordinance, (Chapter IV, "Building Design and Height Requirements," Table M, "Building Height Restrictions by District," Section 1, Old Town District), for a maximum height increase from 48' to 75' to construct a new County Government Administration Building. Variances for the removal of (4) impacted specimen trees, removal of (1) impacted monument tree, and to grade and perform construction activities within the 50' stream buffer and extended stream buffer to provide required parking spaces to support the proposed Administrative Building footprint and uses have also been applied for. The subject property is located at 150 Main Street, Prince Frederick (Tax Map 24, Parcel 332), and zoned Prince Frederick Town Center (PFTC), Old Town District. **The requested variance in the height limitations and the two variances for the removal of four specimen/monument trees were APPROVED 5-0. The requested variance to grade and perform construction activities within the stream buffer was WITHDRAWN BY THE APPLICANT.**

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

Case 21-4076: Lori L. Barbee, T/A Barbee Dream Homes LLC, has applied for a Special Exception of a pre-approved Accessory Apartment to exceed the allowable 900 sq. ft. due to the after-the-fact addition of a 13' x 15' Sunroom. The subject property is located at 5622 Warren Drive, Huntingtown (Tax Map 14, Parcel 168, Lot 29), and zoned Rural Community District (RCD). **APPROVED WITH CONDITIONS 5-0**

Case 21-4078: Jeff Tewell of Collinson, Oliff & Associates, Inc., on behalf of property owner Lewis Design Group, Inc., has applied for a variance for a reduction in the front setback requirement from Chesapeake Ave. from 25' to 21', a variance for a reduction in the front setback requirement from 3<sup>rd</sup> Street from 25' to 3', and a Critical Area variance for a reduction in the Stream Buffer requirement from 100' to 5' for after-the-fact construction of a 10' x 31' deck with steps. The subject property is located at 4119 Chesapeake Ave., Chesapeake Beach (Tax Map 12B, Lot 9 & 10), and zoned Residential District (RD). **APPROVED WITH CONDITIONS 5-0**

### Administrative Items:

The Board held a discussion on training for Board Members.