



# CALVERT COUNTY BOARD OF APPEALS

## PUBLIC HEARING, AUGUST 5, 2021

### AGENDA

The Calvert County Board of Appeals has scheduled the following cases for public hearing at the times listed below on **Thursday, August 5, 2021**. **This hearing will be conducted via videoconference with Zoom**. The public may participate by phone by dialing **888-475-4499** toll-free and entering meeting ID **896 2265 4731**. If prompted for a participant ID or password, press #.

For additional information, contact the Board's staff at (410) 535-2348 or (410) 535-1600, ext. 2559 or ext. 8552.

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 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). [APPLICATION](#)

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). [APPLICATION](#)

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). [APPLICATION](#)

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

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). [APPLICATION](#)

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). [APPLICATION](#)

Case 21-4076: Lori L. Barbee T/A Barbee Dream Homes LLC has applied for a Special Exception to exceed the allowable 900 sq. ft. of a pre-approved Accessory Apartment 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 is zoned Rural Community District (RCD). [APPLICATION](#) **DEFERRED**

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). [APPLICATION](#)

#### **Administrative Items:**

Review amended Rules of Procedure to forward to Board of County Commissioner's for final approval.