



**CALVERT COUNTY  
BOARD OF APPEALS  
MINUTES  
PUBLIC HEARING, MARCH 4, 2021**

The Calvert County Board of Appeals scheduled the following cases for public hearing at the times listed below on **Thursday, March 4, 2021**. This hearing was conducted via videoconference with Zoom. The public was able to participate by phone. *\*Full minutes are not prepared when hearings are captured via video and provided for public viewing.*

For additional information, please contact the Board of Appeals staff at (410) 535-2348 or (410) 535-1600, 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 21-4058: William and Eileen Teague applied for a Critical Area variance to exceed the 15% lot coverage threshold by 2500 square feet to construct a 20' x 40' in-ground pool, 1400 square foot concrete deck, and 300 square foot cabana. The subject property is located at 980 Appel Lane, Solomons (Tax Map 44, Parcel 244) and is zoned Residential District/Critical Area Limited Development Area (RD/LDA.) **DEFERRED BY APPLICANTS 2/23/21**

Case No. 21-4059: Dustin and Sarah Schultz have applied for Special Exception approval to raise livestock on a non-farm property less than 3 acres in size. The livestock consists of a maximum of 20 hens and 5 Nigerian Dwarf Goats. The subject property is located at 1635 Heather Ln, Huntingtown (Tax Map 22, Parcel 193, Lot 25) and is zoned Rural Community District (RCD). **APPROVED WITH CONDITIONS 4-1**

Case No. 20-4048: Anthony Olekson has applied on behalf of Morris and Carole Hornick for a Critical Area variance to disturb steep slopes over 15% grade to construct a retaining wall and raised walkway. The subject property is located at 2390 Park Chesapeake Drive (Tax Map 43, Parcel 180, Lot 31) and is zoned Residential District/ Critical Area Limited Development Area (RD/LDA). **APPROVED 5-0**

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

Case No. 19-4005: Elmer and Jaime Ward, on behalf of Southern MD Investments, LLC, have applied for a Decision on an Alleged Error on the part of the Zoning Officer for the requirement of establishing lateral lines prior to approval and issuance of a pier permit. The subject property is located at 14451 S. Solomons Island Road, Solomons (Tax Map 44, Parcel 730) and is zoned Solomons Town Center/Limited Development Area (TC/LDA). **DEFERRED BY BOARD TO A SPECIAL HEARING TO BE HELD 3/25/21**

**Administrative Items:**

Distribution of Open Meetings Manual Act – Tenth Edition (January 2021)