



**CALVERT COUNTY  
BOARD OF APPEALS  
PUBLIC HEARING, JULY 1, 2021**

**MINUTES**

The Calvert County Board of Appeals heard the following cases at a public hearing held via Zoom videoconference on **Thursday, JULY 1, 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.

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

Case 21-4063: Phillip Boulais applied for a Special Exception for a Class II Home Occupation for Forward Freedom LLC (dba F4F) which facilitates firearms sales & transfers with on-site appointments. The subject property is located at 2509 Preakness Way, Prince Frederick (Tax Map 27, Parcel 465, Lot 122) and is zoned Rural Community District (RCD). **APPROVED WITH CONDITIONS 5-0**

Case 21-4069: Nonye Iheanacho & Rita Ohia have applied for a Forest Conservation Variance for a setback reduction from 10' to 3' for construction of a deck. The subject property is located at 7048 Esther Lane, Chesapeake Beach (Tax Map 12, Parcel 127, Lot 36) and is zoned Residential District (RD). **APPROVED 5-0**

Case 21-4065: Christopher Ireland has applied for a Special Exception for a Class II Home Occupation to operate a firearms transfers, sales & assembly business with on-site interactions by appointment only. The subject property is located at 2225 St. Margaret Blvd., Prince Frederick (Tax Map 27, Parcel 448, Lot 59) and is zoned Rural Community District (RCD). **DEFERRED BY APPLICANT**

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

Case 21-4066: Jeff Tewell, on behalf of property owner Charles Norman Andreae III, has applied for a variance for a side setback reduction from 30' to 16' for the primary dwelling affected by a subdivision of proposed lot 4A. The subject property is located at 4455 Fairview Dr., Huntingtown (Tax Map 22, Parcel 210, Lot 4) and is zoned Rural Community District (RCD). **APPROVED WITH CONDITIONS 5-0**

Case 21-4067: Jeff Tewell, on behalf of property owners Lori & Joseph Gorczyca, has applied for a variance for a front setback reduction from 60' to 40' for construction of a 40' x 70' 1-story pole building. The subject property is located at 425 Terrace Drive, Prince Frederick (Tax Map 24, Parcel 581, Lot 12) and is zoned Rural Community District (RCD). **APPROVED 5-0**

Case 21-4068: Tamara Wilton applied for a Special Exception for a Class I Home Occupation to conduct business as Body & Soul Acupuncture LLC with on-site appointments. The subject property is located at 780 Carson Road, Huntingtown (Tax Map 17, Parcel 187, Lot 13) and is zoned Rural Community District (RCD). **APPROVED WITH CONDITIONS 5-0**

**Administrative Items:**

No administrative items were scheduled.