



CALVERT COUNTY

BOARD OF APPEALS

The Calvert County Board of Appeals has scheduled the following cases for public hearing at the times listed below on **Thursday, July 2, 2020**. **This hearing will be conducted via videoconference with Zoom.** The public may participate by phone.

For additional information, please contact the Board of Appeals staff at (410) 535-2348 or (410) 535-1600, ext. 2335. 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.:

To participate in the AM session by phone, dial 877-853-5257 toll-free and enter meeting ID 842 2307 5021. If prompted for a participant ID or password, just press #.

Case No. 20-4033: Karen Van Duzer, on behalf of St. John Vianney Catholic Church, has applied for special exception approval to operate Christian Beginnings Pre-School daycare center to accommodate a maximum of 32 clients. The subject property is located at 210 Vianney Lane, Prince Frederick (Tax Map 25, Parcel 113) and is zoned Old Town Transitional, subdistrict of Prince Frederick Town Center (Prince Frederick TC). [APPLICATION](#) **SPECIAL EXCEPTION GRANTED WITH NO CONDITIONS**

Case No. 20-4019: Mohammed Kurtom has applied for a variance in the Critical Area steep slope requirements and a variance in the Critical Area requirements for clearing more than 30% for construction of a single family dwelling (SFD). The subject property is located at 12986 Holly Way, Lusby (Tax Map 45A, Section 1, Block A, Lot 19) and is zoned Residential District/Critical Area Limited Development Area (RD/LDA). [APPLICATION](#) **BOTH VARIANCES GRANTED WITH 2 CONDITIONS EACH**

Administrative Items:

The Board will continue their review of the draft Rules of Procedure.

The Board will discuss the expansion of the BOA.

Cases Scheduled for 12:00 P.M.:

To participate in the PM session by phone, dial 888-475-4499 toll-free and enter meeting ID 879 2195 5456. If prompted for a participant ID or password, just press #.

Case No. 20-4032: Anthony Olekson, on behalf of Thomas Miller, has applied for a variance in the Critical Area steep slope requirements and a variance for disturbing the expanded 100' buffer to construct a single family dwelling (SFD). The subject property is located at 4545 Camp Roosevelt Road, Chesapeake Beach (Tax Map 16, Parcel 218) and is zoned Rural Community District/ Critical Area Resource Conservation Area (RCD/RCA). [APPLICATION](#) **BOTH VARIANCES GRANTED WITH 2 CONDITIONS EACH**

Case No. 20-4036: Jennifer Emerson has applied for a variance in the side setback requirements from 30' to 22' for construction of a 21' x 24' addition to an existing dwelling. The subject property is located at 2370 Sixes Road, Prince Frederick (Tax Map 27, Parcel 30), and is zoned Farm and Forest District (FFD). [APPLICATION](#) **BOTH VARIANCES APPROVED WITH 1 CONDITION EACH**

Case No. 20-4027: James and Theresa Spohnholtz have applied for a variance in the front setback requirements from 60' to 11' for construction of a 28' x 36' garage. The subject property is located at 4133 Robinson Road, Huntingtown (Tax Map 17, Parcel 201, Lot 4) and is zoned Rural Community District (RCD). [APPLICATION](#) **APPROVED WITH 1 CONDITION**