



**CALVERT COUNTY
BOARD OF APPEALS
PUBLIC HEARING, OCTOBER 7, 2021**

MINUTES

The Calvert County Board of Appeals heard the following cases at a public hearing held via Zoom videoconference on **Thursday, October 7, 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.

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. Session:

Case No. 21-4077: Gary Benton & Tamara Leary have applied for a Critical Area Variance for disturbance in the 100' Critical Area Buffer to construct a 79 sq. ft. bump out to expand the master bath. The subject property is located at 3941 Shamrock Court, Port Republic (Tax Map 30, Parcel 243, Lot 13), and zoned Rural Community District/Critical Area (RCD/CA/LDA). **APPROVED WITH CONDITIONS 4-0-1**

Case No. 21-4079: Adam & Trena Cohan have applied for a Critical Area Variance for disturbance in the Critical Area Buffer to construct a 14' x 32' deck with landing and steps. The subject property is located at 13290 St. Johns Creek Road, Lusby (Tax Map 44, Parcel 537, Lot 3), and zoned Residential District/Critical Area (RD/CA/LDA). **APPROVED WITH CONDITIONS 4-0-1**

Case No. 21-4080: Jeff Martus, COA, Inc., on behalf of property owner, Michael Royer, has applied for a Variance in the Forest Conservation Requirements for removal of (3) Specimen Trees for a cluster subdivision of property into Lots 1-14 and associated open space for future development of single-family dwellings. The subject property is located at 340 Cox Road, Huntingtown (Tax Map 18, Parcel 19), and zoned Rural Community District/Residential District (RCD/RD). **APPROVED 4-0-1**

Case Scheduled for 1:00 p.m. Session:

Case No. 21-4065: (Continued from July 1 Hearing) 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 zoned Rural Community District (RCD). **APPROVED WITH CONDITIONS 4-0-1**

Administrative Items:

No Administrative Items were scheduled.