



**CALVERT COUNTY
BOARD OF APPEALS
PUBLIC HEARING, NOVEMBER 4, 2021**

MINUTES

The Calvert County Board of Appeals heard the following cases at a public hearing held via Zoom videoconference on **Thursday, November 4, 2021**.

For additional information, please contact the Board of Appeals staff at 410-535-2348 or 410-535-1600, ext. 2559 or 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 Heard During 9:00 a.m. Session:

Case 21-4081: David & Diane Skulski have applied for Decision on Alleged Error made by the Zoning Officer when approving Building Permits R-2410152 & R-2410154 for construction of a total of 204lf fence and an 18' gate within a private right-of-way along Waterside Lane. The subject properties are located at 184 & 186 Waterside Lane, Solomons (Tax Map 44, Parcel 537, Lots 4RR & 5RR), and zoned Town Center/Critical Area (TC/CA). **DEFFERED BY APPLICANTS**

Case 21-4082: Albert DeCesaris, Park Place Construction, on behalf of property owners, Arthur & Sharon Lebrun has applied for a Variance for a reduction in a front setback from 60' to 40' to construct a 40' x 30' detached garage. The subject property is located at 2630 Manor Court, Owings (Tax Map 10, Parcel 235, Lot 21), and zoned Farm and Forest District (FFD). **APPROVED WITH CONDITIONS 5-0**

Case 21-4083: Tracey & Joseph Luskey have applied for a Critical Area Variance for impacts to the Critical Area Buffer for construction of a 12' x 20' deck with landing and stairs to grade. The subject property is located at 965 Curtis Road, Solomons (Tax Map 44, Parcel 385), and zoned Residential District/Critical Area (RD/CA/LDA). **APPROVED WITH CONDITIONS 5-0**

Case Heard During 1:00 p.m. Session:

Case 21-4084: Dermot Monaghan & Anjum Rosha have applied for a Critical Area Variance for impact to steep slopes to construct a 450 sq. ft. in-ground pool with concrete decking and steps. The subject property is located at 3801 Bayview Drive, Chesapeake Beach (Tax Map 16A, Lot 18R), and zoned Residential District/Critical Area (RD/CA/LDA). **APPROVED WITH CONDITIONS 5-0**

Case 21-4085: Samantha & Jacob Carroll have applied for a Special Exception to operate a home daycare (8 clients or less), which does not have direct road access onto a publicly owned and maintained right-of-way. The subject property is located at 11596 Ropeknot Road, Lusby (Tax Map 45B, Sec. 1W, Lot 126), and zoned Residential District (RD). **WITHDRAWN**

Administrative Items:

No Administrative Items were scheduled for discussion.