



# CALVERT COUNTY BOARD OF APPEALS

## PUBLIC HEARING

### JANUARY 8, 2026

## SUMMARY OF ACTIONS

The Calvert County Board of Appeals heard the following cases at a public hearing on January 8, 2026, before Board of Appeals Members Robert Carpenter, Chair; Thomas Ireland, Vice Chair; Thomas Briscoe, Member; Gerald Clark, Member; and Sonia Wagner, Alternate Member.

To review case files or for additional information, please contact Board of Appeals staff at 410-535-1600, ext. 8552.

### **Cases Heard:**

Case 25-4225: ***Continued from Deferral by the Board July 3, 2025*** – Jeff Tewell of COA Barrett, LLC, on behalf of property owners Roger & Kristie Reed, has applied for a Critical Area variance for disturbance of steep slopes and a general variance to reduce the 10' setback off steep slopes to 0' for the construction of a Cape Cod house on a partial basement with a deck and stoop. The subject property, 1116 El Paso Circle, Lusby (Tax Map 45B, Lot 191, Section 5R of Chesapeake Ranch Estates), is zoned Residential District/Critical Area/Limited Development Area (RD/CA/LDA).

**Approved with Conditions 5-0**

Case 25-4236: ***Rescheduled from December 4, 2025*** – Anthony Olekson of COA Barrett, LLC, on behalf of property owner Main Street Development Partnership, has applied for two (2) general variances for impacts to a wetland and stream buffer (not for stormwater management) to construct 24 townhomes and one commercial office building. The subject properties 305 and 445 Main Street, Prince Frederick (Tax Map 24, Parcels 429 & 431), are zoned Town Center (TC).

**Approved with Conditions 4-1**

Case 25-4237: Bethany & Jarrett Baumgartner have applied for a Special Exception for a Home Occupation – Class B to operate a mobile pet grooming trailer with onsite appointments for grooming services. The subject property, 8821 Limerick Lane, Owings (Tax Map 8, Parcel 77, Lot 22, Section 1 of the Summit subdivision), is zoned Residential District (RD).

**Approved with Conditions 5-0**

Case 25-4239: Jeff Tewell of COA Barrett, LLC, on behalf of property owner Suzanne Weems, has applied for two variances to reduce the lateral line setback from 25' to 8' adjoining Parcel 349 and reduce the lateral line setback from 25' to 11' adjoining Conservation Open Space B. The subject property, 358 Gideon Lane, Solomons (Tax Map 44, Parcel 674), is zoned Town Center/Critical Area/Limited Development Area (TC/CA/LDA).

**Approved 5-0**

Case 25-4238: Stephen Oberg of Council Baradel, on behalf of property owner Lusby Town Center, LLC, has applied for a Decision on Alleged Error requesting the review of Item 4 of the Zoning Interpretation regarding confirmation that the Lusby Villas' Detailed Site Development Plan approval is tolled during pending litigation over the Final Subdivision Plan. The subject property, 11770 Lusby Parkway, Lusby (Tax Map 42, Parcel 406, Lot 1, Section II of Lusby Villas), is zoned Town Center (TC) District.

**Finding Alleged Error by Zoning Officer and order to Administrative Toll Approval of Site Development Plan until such time as litigation is completed. 5-0**

### **Administrative Items:**

No Administrative Items Scheduled.

### **Public Comment:**

No Public Comments were voiced.