



CALVERT COUNTY BOARD OF APPEALS

Chesapeake Hearing Room
150 Main Street, Prince Frederick, MD 20678

Robert Carpenter
Thomas H Ireland
Thomas Briscoe
Gerald W Clark

**THURSDAY, JANUARY 8, 2026
AGENDA**

The agenda and/or case exhibits may be modified or updated, as needed, up to 24 hours before the hearing. The signed Affidavit(s) and signed Order(s) will be posted within 45 days of the hearing.

The public may attend in person, via [Teams](#) videoconference, or by dialing +1 872-216-2953 and entering the conference ID: 638176416#. Those who submit written correspondence or verbal testimony shall be considered a party of interest.

*Board of Appeals hearings are held on the first Thursday of each month. In the event of an emergency announcement, such as inclement weather, it may be rescheduled for the following Thursday without further publication.

For additional information, contact BOA Staff at 410-535-1600, ext. 8552 or BOA@calvertcountymd.gov.

I. **ROLLCALL**

Establish a Quorum

II. **CHAIR'S OPENING STATEMENT – 9:00 a.m.**

III. **CASES TO BE HEARD**

1. 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).
[Table of Contents_1-8-26](#)
[AE1-Application Package](#)
[AE2-Affidavit of Signposting](#)
[AE3-Updated Building Permit Plat-Final Erosion & Sediment Control Plan](#)
[AE4-Placeholder for Affidavit of Signposting_1-8-26](#)
[SE1-Referral Package](#)
[SE2-Staff Report](#)
[SE3-Field Photos](#)
[SE4-Maps](#)
[SE5-CAC Comments](#)
[Placeholder for Signed Order](#)
[PE1-Email of Opposition - Charles Lumadue](#)
[PE2-Email of Opposition - James McQueen](#)
[PE3-Email of Opposition - Pawan Gupta](#)
[PE4-Email of Opposition - John Trass](#)
2. Case 25-4236: **Rescheduled from December 4, 2025** – Anthony Olekson of COA Barrett, LLC, on behalf of property owner Main Street Development
Maryland Relay for Impaired Hearing or Speech: 1-800-735-2258

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).

[Table of Contents](#)

[AE1-BOA Application Package](#)

[AE2-Placeholder for Affidavit of Signposting](#)

[SE1-BOA Referral Package](#)

[SE2-Staff Report](#)

[SE3-Field Photos](#)

[SE4-Maps](#)

[Placeholder for Signed Order](#)

3. Case 25-4237: Brittany & 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).

[Table of Contents](#)

[AE1-BOA Application Package](#)

[AE2-Placeholder for Affidavit of Signposting](#)

[SE1-BOA Referral Package](#)

[SE2-Staff Report](#)

[SE3-Field Photos](#)

[SE4-Maps](#)

[Placeholder for Signed Order](#)

4. 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).

[Table of Contents](#)

[AE1-BOA Application Package](#)

[AE2-Placeholder for Affidavit of Signposting](#)

[SE1-BOA Referral Package](#)

[SE2-Staff Report](#)

[SE3-Field Photos](#)

[SE4-Maps](#)

[Placeholder for Signed Order](#)

IV. LUNCH BREAK – *Tentatively 12:00 - 1:00pm*

V. RESUME SESSION

1. 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 Maryland Relay for Impaired Hearing or Speech: 1-800-735-2258

Parkway, Lusby (Tax Map 42, Parcel 406, Lot 1, Section II of Lusby Villas), is zoned Town Center (TC) District.

[Table of Contents](#)

[AE1-BOA Application Package](#)

[AE2-Placeholder for Affidavit of Signposting](#)

[SE1-Required Criteria - Decision on Alleged Error](#)

[Placeholder for Signed Order](#)

VI. ADMINISTRATIVE SESSION

None.

VII. PUBLIC COMMENT

Following the conclusion of all cases and administrative items, the Board will accommodate public comment. Speakers will be limited to 2 minutes as individuals or 5 minutes if a designated representative of an organization.

VIII. ADJOURN OPEN SESSION

IX. EXECUTIVE SESSION

Part of the meeting may be closed to the public in accordance with Open Meetings Act procedures.

This agenda is subject to change and the times listed are approximate.

If any items are added for consideration, they will be included on a revised agenda that will be issued prior to the closed session.

If you would like to be notified of upcoming hearings, meetings, or other events, please subscribe via the Calendar page of our website at <https://www.calvertcountymd.gov/list.aspx>.