

**NOTICE OF HEARINGS  
BOARD OF APPEALS OF  
QUEEN ANNE’S COUNTY**

The following applications have been made under Chapter 18 of the Code of Public Laws of Queen Anne’s County (1996 ED), requesting the relief set forth below. Take notice that these applications shall be considered at a public hearing on **Wednesday, the 30th day of January, 2019**, at the times designated below, in the office of the Board of Appeals, 110 Vincit St., Centreville, MD 21617.

**HEARING NO. 1**

**5:00 P.M.**

**Application by:** Jones Farm Lane Solar, LLC, Lessee, on property owned by John M. Stoltzfus and Ruth R. Stoltzfus

**Case No:** BOA-19-01-0021

**Requesting:** a one-year extension of time for conditional use and variance approvals granted in Board of Appeals Case No. CU-170400011 for solar arrays. The subject property is located at 148 Jones Farm Lane, near Millington, in the 1st Election District of Queen Anne’s County; is located in an Agricultural (AG) Zoning District, and is designated as Parcel 5, on Queen Anne’s Co. Sectional Zoning Map No. 8.

**HEARING NO. 2**

**5:15 P.M.**

**Application by:** Nicholas L. Wood, III and Elizabeth S. Wood

**Case No:** BOA-18-12-0018

**Requesting:** a variance from §18:1-45.(B)(1)(b)[3] to locate a 40 ft. x 60 ft. pole building in the front yard. The subject property is located at 425 Granny Branch Rd., near Church Hill , in the 2nd Election District of Queen Anne’s County; is located in an Agricultural (AG) Zoning District, and is designated as Parcel 129, Lot 2-1, on Queen Anne’s Co. Sectional Zoning Map No. 30.

**HEARING NO. 3**

**5:30 P.M.**

**Application by:** Jeffery S. Pulford and Catherine F. Pulford

**Case No:** BOA-18-12-0019

**Requesting:** a variance from §18:1.19.E.(1)(c)[4][f][i] to reduce the required 35 ft. front yard setback to 17 ft. to construct a 25 ft. x 33 ft. detached garage with 33 ft. x 13.6y ft. unfinished storage on 2nd floor; and (2) a variance from §18:1-45.(B)(1)(b)[3] to locate garage in the front yard. The subject property is located at 1015 Bayside Dr., in the Bay City Subdivision , near Stevensville, in the 4th Election District of Queen Anne’s County; is located in a Neighborhood-Conservation-20 (NC-20) Zoning District and Limited Development Area (LDA) Critical Area designation, and is designated as Parcel 395, Lot 1, on Queen Anne’s Co. Sectional Zoning Map No.56.

**HEARING NO. 4**

**5:45 P.M.**

**Application by:** Patrick M. Grezeskieowicz and Christine M. Utley

**Case No:** BOA-18-12-0020

**Requesting:** a variance from §18:1-19.E.(1)(c)[4][e][iii] to reduce the required 50 ft. rear yard setback to 39 ft. to construct a 12 ft. x 20 ft. deck attached to existing dwelling. The subject property is located at 105 Brown Rd., Chester, in the 4th Election District of Queen Anne's County; is located in a Neighborhood –Conservation-15 (NC-15) Zoning District and Limited Development Area (LDA) Critical Area designation, and is designated as Parcel 547, on Queen Anne's Co. Sectional Zoning Map No. 57.

**HEARING NO. 5**

**6:00 P.M.**

**Application by:** Joseph M. Hudson

**Case No:** BOA-18-12-0017

**Requesting:** conditional use approval under §18:1-17.C.(1) and §18:1-94 to locate a 60 ft. x 40 ft. pole barn for farm use in the Suburban Estate zoning district. The subject property is located on the south side of Sunset Drive and the west side of Creek Rd., near Chester, in the 4th Election District of Queen Anne's County; is located in a Suburban Estate (SE) Zoning District and Limited Development Area (LDA) Critical Area designation, and is designated as Parcel 288 on Queen Anne's Co. Sectional Zoning Map No. 64.

**Section 4-15 of the Public Local Laws of Queen Anne's County requires that certain corporations, partnerships, LLCs, and other legal entities participating in a hearing before the Board must provide an Affidavit identifying by name and address all persons having any ownership interest in the entity. The Affidavit must be provided to the Board's clerk at least ten (10) days before the public hearing. Please consult section 4-15 for more detailed requirements.**

This is an evidentiary hearing. You may want to hire an attorney to present your case.

This is an open meeting, but in compliance with the Open Meetings Act a part or all of the meeting may be conducted in closed session. Notice of the meeting and any closed session related thereto will be posted in the lobby of the Dept. of Planning & Zoning, 110 Vincit St., Suite 104, Centreville, MD 21617.

The Board of Appeals Rules of Procedure is available at the Dept. of Planning & Zoning and also on our website at [www.qac.org](http://www.qac.org).

All hearing sites are accessible to individuals with disabilities. Sign language interpreters and assisted listening systems are available for individuals with hearing impairments. Please contact Tina Miles at (410)758-0322 or TDD (410) 758-2126 seven (7) days before the hearing date if the above is needed for the meeting.

By order of the Board of Appeals of Queen Anne's County.

KENNETH R. SCOTT

Cathy Maxwell  
Clerk  
410-758-1255

CHAIRMAN