

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

The following applications have been made under Chapters 18 and 14 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 17th day of October, 2018**, at the times designated below, in the office of the Board of Appeals, 110 Vincit St., Centreville, MD 21617.

HEARING NO. 1 (CONTINUED)

October 17, 2018

5:00 P.M.

Application by: Chestnut Manor Farms, LLC

Case No: CU-18050010

Requesting: conditional use approval under § 18:1-12.A., and Article XVII for a commercial select-cut harvest use on approx. 12.4 acres of deed-restricted open space land. The subject property is located on the north side of MD Rt. 309 and .7 miles east of Rolling Bridge Rd., near Centreville, in the 3rd Election District of Queen Anne's County; is located in an AG-Agricultural Zoning District, and is designated as Parcel 5, Lot 1B, on Queen Anne's Co. Sectional Zoning Map No. 53.

HEARING NO. 2

October 17, 2018

5:15 P.M.

Application by: Jamie Smith and Brooke H. Smith

Case No: BOA-18-09-0006

Requesting: a variance from §18:1-45.B.(1)(b)[3] to locate a 40 ft. x 60 ft. pole building with a 10 ft. x 20 ft. lean-to in the front yard. The subject property is located at 518 Watson Rd., in the Kimberly Park subdivision, near Centreville, in the 3rd Election District of Queen Anne's County; is located in a Neighborhood Conservation-5 (NC-5) Zoning District, and is designated as Parcel 138, Lot 2, on Queen Anne's Co. Sectional Zoning Map No. 35I.

HEARING NO. 3

October 17, 2018

5:30 P.M.

Application by: Janet A. Mann and Marilyn V. Mann

Case No: V-18060006

Requesting: a variance from §14:1-11 and §14:1-51.A. to relocate existing dwelling and improvements within the 100 ft. Critical Area Buffer. The subject property is located at 225 Jones Rd., in the Calverton Subdivision, near Chester, in the 4th Election District of Queen Anne's County; is located in a Neighborhood Conservation-1 (NC-1) Zoning

District and Limited Development Area (LDA) Critical Area designation, and is designated as Parcel 180 on Queen Anne's Co. Sectional Zoning Map No. 64.

HEARING NO. 4

October 17, 2018

5:45 P.M.

Application by: Second Investment Properties, LLC

Case No: CU-18070043

Requesting: conditional use approval under § 18:1-25.C.(8) and C.(15) to construct two commercial buildings being 3,200 sq. ft. +/- and 4,000 sq. ft. +/-, respectively, to be used for High Commercial and Medium Commercial uses. If approved, the application will in effect reinstate a conditional use approved in Case No. CU-14050011, but with one larger building and certain other changes. The subject property is located at 711 Love Point Rd., near Stevensville, in the 4th Election District of Queen Anne's Co., MD, being located in a Village Center (VC) Zoning District, and designated on Queen Anne's Co. Sectional Zoning Map No. 48, as Parcels 15 & 37.

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.

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
CHAIRMAN

Cathy Maxwell
Clerk
410-758-1255