

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

The following applications have been made under Chapters 14 and 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 14th day of November, 2018**, 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:** John J. Harris, Adrian F. Harris and Jason A. Harris

**Case No:** BOA-18-08-0004

**Requesting:** conditional use approval under § 18:1-12.A., and Article XVII for a commercial select-cut harvest use on approx. 15 acres of deed-restricted open space land. The subject property is located at 1338 McGinnes Rd., near Chestertown, in the 7th Election District of Queen Anne's County; is located in an AG-Agricultural Zoning District, and is designated as Parcel 31 on Queen Anne's Co. Sectional Zoning Map No. 11.

**HEARING NO. 2 WITHDRAWN**

**HEARING NO. 2**

**5:15 P.M.**

**Application by:** James D. Parreco, Leslie R. Parreco and Richard A. Parreco

**Case No:** BOA-18-08-0003

**Requesting:** (1) a variance to lot size as set forth in the bulk standards for NC-20 zoning districts in § 18:1-19.E.(b)[6] to allow the re-platting of two lots (Lots 16 and 17) less than 20,000 square feet in size; and (2) a variance to §18:1-19.E.(1)(c)[4][f][ii], §18:1-19.E.(1)(c)[4][d][ii] and § 18:1-127.E. to reduce the required 8-foot side-yard setback to 3.33 feet for an existing porch on Lot 16 and reduce the required 8-foot side-yard setback to 6 feet on the north property line of Lot 17 with the side-yard aggregate setback for Lot 17 reduced to 16.5 ft. The subject property is located at 614 Bay Drive (Lot 17) and 700 Bay Drive (Lot 16), in the Kent Island Estates 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 77, Section 3, Block B, Lots 16 & 17, on Queen Anne's Co. Sectional Zoning Map No. 70.

**HEARING NO. 3**

**5:30 P.M.**

**Application by:** Dion S. Reid and Bridget E. Reid

**Case No:** V-18070052

**Requesting:** a variance from §14:1-11 to locate a dwelling, with attached garage, porch and deck, within the 100 ft. Critical Area Buffer. The subject property is located at 410 Wallman Way, 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 426, Section 2, Lot 20 on Queen Anne’s Co. Sectional Zoning Map No. 56.

**HEARING NO. 4**

**5:45 P.M.**

**Application by:** John Moretz and Heather Moretz, Contract Purchasers of land owned by Farmingdale, LLC

**Case No:** BOA-18-09-0005

**Requesting:** (1) a variance from §14:1-11 and §14:1-54.A. to locate a portion of a driveway within the 100 ft. Critical Area Buffer; (2) a variance from §14:1-38:D.(8) to exceed the 15% limitation on impervious surfaces (lot coverage) by 1,408 square feet. The subject property is located at 333 Sayer’s Forest Rd., near Queenstown, in the 5th Election District of Queen Anne’s County; is located in a Neighborhood Conservation-1 (NC-1) and Limited Development Area (LDA) Critical Area designation, and is designated as Parcel 98, Lot 10D on Queen Anne’s Co. Sectional Zoning Map No. 66.

**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  
CHAIRMAN

Cathy Maxwell  
Clerk

410-758-1255