

**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 28th 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: Terry V. Cannon and Jacqueline L. Cannon

Case No: BOA-18-10-0008

Requesting: a variance from §18:1-45.B.(1)(b)[3] to locate a 32 ft. x 48 ft. pole building in the front yard. The subject property is located at 140 Flying Acres Lane, in the “Administrative Subdivision on the Lands of Robert B. Bastianelli”, near Sudlersville, in the 7th Election District of Queen Anne’s County; is located in an Agricultural (AG) Zoning District and is designated as Parcel 37, Block 19, Lot 2 on Queen Anne’s Co. Sectional Zoning Map No. 12.

HEARING NO. 2

5:15 P.M.

Application by: Ronald R. Davis, Jr.

Case No: BOA-18-10-0013

Requesting: a variance from § 18:1-45.C.(2) to exceed the 60% lot area coverage for accessory buildings on lots less than 2 acres in size to allow two 8 ft. x. 30 ft. lean-tos that will be attached to an existing accessory structure. The subject property is located at 1338 Bennett Point Rd., near Queenstown, in the 5th 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 120, Lot 2, on Queen Anne’s County Sectional Zoning Map No. 66.

HEARING NO. 3

5:30 P.M.

Application by: Susan Knox and Joseph Baxter

Case No: BOA-18-10-0009

Requesting: a variance from §18:1-19.E.(1)(c)[4][f][iii] to reduce the required 50 ft. rear yard setback to 37 ft. to construct a 14 ft. x 20 ft. deck attached to existing residence. The subject property is located at 1402 Norman Ct., in the Marling Farms Subdivision , near Chester, in the 4th Election District of Queen Anne’s County; is located in a Neighborhood Conservation-20 (NC-20) Zoning District and Limited Area Development (LDA) Critical Area designation, and is designated as Parcel 271, Lot 1, on Queen Anne’s Co. Sectional Zoning Map No. 64.

HEARING NO. 4

5:45 P.M.

Application by: Jetty Properties, LLC

Case No: BOA-18-10-1010

Requesting: (1) a variance from §18:1-26.F.(2)(a)[3] to reduce the required 25 ft. front yard setback to 13.5 ft.; and (2) a variance to reduce the required 6 ft. distance between existing structures to 2 ft. to construct a covered walkway/pavilion. The subject property is located at 201 Wells Cove Rd., near Grasonville, in the 5th Election District of Queen Anne's County; is located in a Waterfront Village Center (WVC) Zoning District and Intensely Development Area/Buffer Exempt Area (IDA/BEA) Critical Area designation, and is designated as Parcel 339, on Queen Anne's Co. Sectional Zoning Map No. 57.

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