

THE FOLLOWING HEARINGS WILL BE VIRTUAL (ZOOM) ONLY

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

QACTV Studio is inviting you to a scheduled Zoom meeting of the Queen Anne's County Board of Appeals

Topic: Board of Appeals Public Hearings 01.14.21

Time: January 14, 2021 at 05:00 PM Eastern Time (US and Canada)

To join via Zoom

<https://us02web.zoom.us/j/3376396733?pwd=MEtuMFlbnbnFsZlRzRWd1N3lEK2FRZz09>

Meeting ID: 337 639 6733

Passcode: Studio7

To join via one-tap mobile

+13017158592,,3376396733#,,,,,0#,,440058# US (Germantown)

+16465588656,,3376396733#,,,,,0#,,440058# US (New York)

To dial by your location

+1 301 715 8592 US (Germantown)

+1 646 558 8656 US (New York)

Meeting ID: 337 639 6733

Passcode: 440058

**HEARINGS BEFORE THE
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 **Thursday, the 14th day of January, 2021**, at the times designated below. The Board will meet in the office of the Board of Appeals, 110 Vincit St., Centreville, MD 21617. But all members of the public, including the Applicants, are required to participate in the meeting via Zoom or telephone.

Please Note: All parties and interested persons are asked to provide to the Board's Clerk a copy of any document(s) they intend to offer as an exhibit during the hearing. Proposed exhibits must be provided in PDF or another format that can be transmitted electronically. Proposed exhibits should be provided to the Clerk via email at least three business days in advance of the hearing.

HEARING NO. 1

5:00 P.M.

Application by: Robert E. Nolte

Case No: BOA-20-12-0081

Requesting: a variance from § 18:1-45.B.(1)(b)[3] to locate a 24 ft. x 38 ft. pole barn in the front yard. The subject property is located at 181 Greenwood Creek 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 104, Lot 4, on Queen Anne's Co. Sectional Zoning Map No. 72.

RESCHEDULED

HEARING NO. 2

5:30 P.M.

Application by: Calvert Crossland, LLC, Lessee of lands owned by James R. Shepard and Susan A. Imes

Case No: BOA-20-09-0072

Requesting: conditional use approval under § 18:1-14.C.(22) and § 18:1-95.B. to construct a 195-ft. telecommunications tower (monopole) and associated equipment. As part of its conditional use request, the applicant is also requesting that the setback for the tower be reduced from certain property lines. The subject property is located at 320 Shawn Rd., near Centreville, in the 6th Election District of Queen Anne's County; is located in an Agricultural (AG) Zoning District, and is designated as Parcel 26 on Queen Anne's Co. Sectional Zoning Map No. 47 .

These are evidentiary hearings. You may want to hire an attorney to present your case.

Non-Hearing Adoption of Rules of Procedure for Virtual Meetings

At the conclusion of Hearing No. 2, the Board will consider and may adopt an amendment to the Board's Rules of Procedure for the conduct of virtual meetings.

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 and will be provided via telephone or email to anyone requesting such information.

The Board of Appeals Rules of Procedure is available at the Dept. of Planning & Zoning and also on our website at www.qac.org.

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