

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

The following applications have been made under **§18:1 and §14:1** of the Code of Public Laws of Queen Anne’s County requesting the relief set forth below. Take notice that these applications shall be considered at a public hearing on **Wednesday, the 21st day of January, 2026**, 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: Garrett B. Currey

Case No: BOA-25-09-0228

Requesting: (1) a variance from § 18:1-19.E(1)(c)[4][e][i] Zoning Code to reduce the required 35 ft front yard setback to 9 ft to construct a 3-story single-family replacement dwelling with porch and (2) a variance from § 14.3-41.C(2) Floodplain Ordinance to allow for enclosure below the first floor to be greater than 600 sq ft. The subject property is located at 138 Winchester Ave near Grasonville, MD in the 5th Election District and is located in the Neighborhood Conservation-2 (NC-2) Zoning District and Critical Area Intensely Developed Area (IDA).

[Staff Report](#)

[Overall Site Location Map](#)

[Site Plan](#)

HEARING NO. 2
5:30 P.M.

Application by: Three Seas, LLC

Case No: BOA-25-10-0230

Requesting: an appeal from a Planning Department decision in accordance with § 18:1-119.A(1)(a). The applicant’s request to process a variance application seeking relief from Supplemental Use standards found § 18:1-58.B was denied by letter dated September 3, 2025 which is the decision the applicant is appealing. The subject property of the request is located at 1104 Price Station Rd in the town of Price near Church Hill, MD in the 2nd Election District and is located in the Village Center (VC) Zoning District.

These are evidentiary hearings. You may want to hire an attorney to present your case. Applicants are strongly encouraged to attend.

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.

[Staff Report](#)

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 Beverly Churchill at (410) 758-4406 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.

HOWARD A. DEAN, CHAIRMAN

Cathy Maxwell, Clerk
410-758-1255