

**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 **Tuesday, the 22nd day of February, 2022**, 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: Wanda Porter

Case No: BOA-21-12-0104

Requesting: a variance from §18:1-45.B.(1)(b)[3] to locate a 20 ft. x 20 ft. pole building, with 20 ft. x 8 ft and 6 ft. 8 ft. lean to’s, in the front yard. The subject property is located at 249 Merrick Corner Rd., in the “Lands of William Oto Coxin IV” Subdivision, near Church Hill, in the First Election District of Queen Anne’s County; is located in an Agricultural (AG) Zoning District, and is designated as Parcel 186, Lot 2, on Queen Anne’s Co. Sectional Zoning Map No. 24.

HEARING NO. 2

5:15 P.M.

Application by: Albert C. Scuderi, Jr. & Katherine Scuderi

Case No: BOA-21-12-0105

Requesting: conditional use approval under §18:1-41 to construct a 10 ft. x 14 ft. platform addition to existing pier, including two PWC lifts and two mooring piles, all improvements extending a maximum of 174 ft. channelward of the mean high water line of Crab Alley Bay. The subject property is located at 2911 E. Cox Neck Rd., in the Southwind 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 Resource Conservation Area (RCA) Critical Area designation, and is designated as Parcel 6, Lot 41, on Queen Anne’s Co. Sectional Zoning Map No. 71.

HEARING NO. 3

5:30 P.M.

Application by: Teresa C. Heck

Case No: BOA-21-12-0106

Requesting: a variance from §18:1-45.C.(1) to (1) exceed the 80% lot area coverage to construct a 10 ft. x 20 ft. extension to existing detached garage. §18:1-45.C.(1) states: “All buildings on a residential lot between two and five acres, other than the principal bldg., may not exceed an area of the lot greater than 80% of the area covered by the existing principal building” and (2) a variance from §18:1-45.B.(1)(b)(3) to locate existing detached garage and proposed improvements in the front yard. The subject property is

located at 1505 Starr Rd., near Centreville, in the Sixth Election District of Queen Anne's County; is located in the Village Center (VC) Zoning District, and is designated as Parcel 63, on Queen Anne's Co. Sectional Zoning Map No. 61.

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