

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

Application has been made under Chapter 18 of the Code of Public Laws of Queen Anne's County (1996 ED) by **Queen Anne's Conservation, Inc., Robert Foley, Brian Foley, James and Karen Wimsatt, Hal Fischer, Molly MacGlashan-Fischer, and Andrea Prieto, Case No. BOA-19-12-0053**, being an appeal of the Queen Anne's Co. Planning Commission's decision to grant final subdivision and site plan approval for Phase II of Four Seasons (Applicant: K. Hovnanian's Four Seasons at Kent Island, LLC). Specific grounds for the appeal are: (1) the Four Seasons' Stormwater Management Plan (SMP), as approved, fails to meet both State and County requirements for stormwater management, (2) the SMP, as approved, will substantially increase stormwater drainage or pollution, and (3) the SMP, as approved, will have adverse impacts to the health, safety and welfare of the public and the environment of Queen Anne's Co. The subject property is near Stevensville and Chester, and is bordered generally by Cox Creek and Kimberley Way along the west, Ackerman Court and Chesapeake Farm Lane along the north, the Chester River and Castle Marina Road along the east, and Route 18 (Main St.) along the south. The property is in the 4th Election District of Queen Anne's County; is located in the SMPD (Stevensville Master-Planned Development) and CMPD (Chester Master-Planned Development) Zoning Districts; has an Intensely Developed Area (IDA) Critical Area designation; and is designated as Parcel 7 on Queen Anne's Co. Sectional Zoning Map No. 49.

Take notice that this application will be considered at a public hearing on **Wednesday, the 26th day of February, 2020, at 4:00 p.m.** in the office of the Board of Appeals, 110 Vincit St., Centreville, MD 21617. **NOTE: IF NEEDED, THIS HEARING WILL BE CONTINUED TO WEDNESDAY, MARCH 11, 2020 AT 4:00 P.M. INTERESTED PERSONS SHOULD ATTEND THE FEBRUARY 26, 2020 HEARING TO BE ASSURED THEY WILL BE ABLE TO PARTICIPATE. THE HEARING MAY CONCLUDE ON FEBRUARY 26, IN WHICH CASE THERE WILL NOT BE A CONTINUED HEARING ON MARCH 11.**

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., 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

Cathy Maxwell
Clerk
410-758-1255

CHAIRMAN