

QACTV Studio is inviting you to a scheduled Zoom meeting.

Topic: Board of Appeals Meeting - 4/1/2021

Time: Apr 1, 2021 05:00 PM Eastern Time (US and Canada)

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THE FOLLOWING HEARINGS WILL BE VIRTUAL (ZOOM) ONLY

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

The following applications have been made under Chapters 18 and 14 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 1st day of April, 2021**, at the times designated below, in the office of the Board of Appeals, 110 Vincit St., Centreville, MD 21617.

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: CD Reed & Sons Associates, Contract Purchaser of lands owned by Sheila A. Marshall

Case No: BOA-21-02-0085

Requesting: a variance from §14:1-51.A. Buffer standards to construct a 2-story single family dwelling, with a 10 ft. x 16 ft. attached rear patio, all construction located within the 100 ft. Critical Area Buffer. The subject property is located at 224 Atkinson Dr., near Millington, in the Seventh 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 109, Lot 20, on Queen Anne’s Co. Sectional Zoning Map No. 1.

HEARING NO. 2

5:15 P.M.

Application by: George J. Koroulakis and Lisa M. Koroulakis

Case No: BOA-20-10-0076

Requesting: a variance from (1) §14:1-51.A. and B. Buffer Standards to disturb and clear areas of the critical area buffer; (2) §14:1-52 Expanding the Buffer, to disturb and clear areas of the critical area buffer, and (3) §14:1-38.E.(4) to disturb and clear areas of slopes greater than 15% to construct a single-family dwelling and associated improvements. The subject property is located at 513 Queens Drive, in the Queens Anne on the Wye Subdivision, near Queenstown, in the 5th Election District of Queen Anne’s County; is located in a Neighborhood-Conservation-2 (NC-2) Zoning District and Limited Development Area (LDA) Critical Area designation, and is designated as Parcel 44, Lot 60, on Queen Anne’s Co. Sectional Zoning Map No. 73.

HEARING NO. 3

5:30 P.M.

Application by: Jones Farm Lane Solar, LLC, Lessee, on property owned by John M. Stoltzfus and Ruth R. Stoltzfus

Case No: BOA-21-01-0083

Requesting: reapproval of a conditional use for a 343-acre utility-scale solar array on a 647-acre lot, a conditional use for an electrical substation, and variances to reduce setbacks and eliminate the requirement that a lot must have public road frontage. In addition, the Applicant requests an extension of time to allow up to two years from the reapproval to begin construction of the conditional uses. The reapprovals the Applicant seeks are for the same solar array and substation the Board previously approved in Case No. CU-170400011 and Case No. BOA-19-01-0021. The subject property is located at 148 Jones Farm Lane, near Millington, in the 1st Election District of Queen Anne’s County; is located in an Agricultural (AG) Zoning District, and is designated as Lot 1, Parcel 5, on Queen Anne’s County Sectional Zoning Map No. 8.

HEARING NO. 4

6:00 P.M.

Application by: Delmarva Power & Light Company

Case No: BOA-20-10-0074

Requesting: a variance from restrictions contained in §14:1-51 AND §14:1-52 to permit disturbance within the expanded Critical Area Buffer totaling 1,413 square feet. The subject property is a 15.968-acre lot located along the east side of Dream Farm Lane and the south side of Main Street (MD. RT 18) opposite Shamrock Road and Dundee Avenue, near Chester, in the 4th Election District of Queen Anne's County; is located in a Countryside (CS) Zoning District, is within the Critical Area Resource Conservation Area (RCA) and is designated Parcel 68, Lot 1, on Queen Anne's Co. Sectional Zoning Map No. 57.

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