

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

**IMPORTANT NOTE:** These hearings will allow “in person” attendance, not to exceed 15 people in the hearing room at one time. There will also be a “virtual/Zoom” option. Please see below for “virtual/Zoom” instructions. The Board encourages participation via the Zoom platform.

For those who choose to attend the hearings in person, the Board of Appeals asks that no one enter the hearing room before the scheduled time for the hearing they wish to attend. When entering the hearing room, please wear masks and adhere to social distancing requirements when taking your seat. Temperatures will be taken upon entrance to the hearing room and hand sanitizer provided. If more than 15 people desire to attend a hearing, admission to the hearing room will be first-come, first-admitted up to the 15-person limit. Those persons not admitted to the hearing room at first must wait in the hallway or outside the building for later admission. Audio of the hearing will be available in the hallway. Those admitted to the hearing room first must leave the hearing room after they have testified, at which time an equal number of persons waiting in the hallway will be allowed to enter the hearing room. Persons in the hearing room who elect not to testify must leave the hearing room upon the request of the Chair, so that others who wish to testify may enter.

**QACTV Studio is inviting you to a scheduled Zoom meeting.**

Topic: Board of Appeals Meeting | April 21, 2021  
Time: Apr 21, 2021 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/3376396733?pwd=MEtuMFlbnFsZlRzRWd1N3lEK2FRZz09>

Meeting ID: 337 639 6733

Passcode: Studio7

One tap mobile

+13017158592,,3376396733#,,,,\*440058# US (Washington DC)

+16465588656,,3376396733#,,,,\*440058# US (New York)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 646 558 8656 US (New York)

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 337 639 6733

Passcode: 440058

Find your local number: <https://us02web.zoom.us/j/k2hTykLID>

**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 and 2002 ED), requesting the relief set forth below. Take notice that these applications shall be considered at a public hearing on **Wednesday, the 21st day of April, 2021**, 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:** Julie Kanto

**Case No:** BOA-21-02-0087

**Requesting:** requesting a variance from §14:1-51.A. Buffer standards to construct a 32.5 ft. x 13.9 ft. addition to existing dwelling, to include family room and dining room. A 95 square foot portion of the addition and its associated disturbance are located within the 100 ft. Critical Area Buffer. Request also includes 423 square foot removal of parking pad lot coverage within 100 ft. Critical Area Buffer. The subject property is located at 105 Chester View, near Chestertown, in the 2nd Election District of Queen Anne's County; is located in the Neighborhood Conservation-1 (NC-1) Zoning District and Limited Development Area (LDA) Critical Area designation, and is designated as Parcel 52, on Queen Anne's Co. Sectional Zoning Map No. 4.

**HEARING NO. 2**

**5:15 P.M.**

**Application by:** K. Hovnanian's Four Seasons at Kent Island II, LLC

**Case No:** BOA-20-10-0075

**Requesting:** requesting conditional use approval under Title 18, § 18-1-061 of the Code of Public Laws of Queen Anne's County (2002 ED) to construct a pier greater than 150 feet in length. Specifically, the proposed pier is a 10-slip community pier 470 ft. x 8 ft. with outpilings and other related improvements, all extending a maximum of 503 feet channelward of the mean high water of the Chester River. The subject property is in the 4<sup>th</sup> Election District of Queen Anne's County at 200 Four Seasons Clubhouse Road near Chester; is located in the SMPD (Stevensville Master-Planned Development) Zoning District; has an Intensely Developed Area (IDA) Critical Area designation; and is designated as a 16.409-acre Community Parcel on the plat of Phase 2 of K. Hovnanian's Four Seasons at Kent Island, Parcel 7 on Queen Anne's Co. Sectional Zoning Map No. 49.

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](http://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