

**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 | May 12, 2021
Time: May 12, 2021 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/3376396733?pwd=MEtuMFlnbmFsZlRzRWd1N3lEK2FRZz09>

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

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+1 646 558 8656 US (New York)

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+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/3376396733?pwd=MEtuMFlnbmFsZlRzRWd1N3lEK2FRZz09>

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 **Wednesday, the 12th day of May, 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: Chris Sakkos and Pauline Sakkos

Case No: BOA-21-04-0088

Requesting: conditional use approval under §18:1-41 to construct a 160 ft. x 6 ft. extension to an existing 250 ft. pier, including a 25 ft. x 3 ft. wide finger pier, boatlift and associated piles, all improvements extending a maximum of 410 ft. channelward of the mean high water line of the Eastern Bay. The subject property is located at 200 Magdee Lane, near Stevensville, in the 4th Election District of Queen Anne's County; is located in the Countryside (CS) Zoning District and Resource Conservation Area (RCA) Critical Area designation, and is designated as Parcel 35, Lot 12, on Queen Anne's Co. Sectional Zoning Map No. 76.

HEARING NO. 2

5:15 P.M.

Application by: Greenlea Development, LLC

Case No: BOA-21-02-0086

Requesting: an amendment to previous conditional use approval under §18:1-14.(C.)(17) and §18:1-95.(C.) to expand and partially pave an existing private landing strip. The subject property is located at 1468 Ruthsburg Rd., near Centreville, in the 6th Election District of Queen Anne's County; is located in an Agricultural (AG) Zoning District and is designated as Parcel 25 on Queen Anne's Co. Sectional Zoning Map No. 54.

HEARING NO. 3

5:30 P.M.

Application by: Cellco Partnership, dba Verizon Wireless, Lessee, and Friel Lumber Co., LLC, Lessor, on lands owned by S.E.W. Friel and James R. Friel

Case No: BOA-20-07-0069

Requesting: conditional use approval under §18:1-15.C.(20) and §18:1-95.B. to construct a 110-ft. telecommunications tower (monopole) and associated equipment. The subject site is located on the south side of US Rt. 50 (Ocean Gateway) approx. 500 ft. east of Outlet Center Drive, near Queenstown, in the 5th Election District of Queen Anne's County; is located in the Countryside (CS) Zoning District, and is part of Parcel 16 on Queen Anne's Co. Sectional Zoning Map No. 51H.

HEARING NO. 4

6:00 P.M.

Application by: GSH Slippery Hill, LLC and Slippery Hill I, LP

Case No: BOA-20-11-0079

Requesting: conditional use approval pursuant to §18:1-35. I.C.(2) to provide 54 senior/age-restricted apartments instead of 51 and 66 townhome-style apartments instead of 68, resulting in a net gain of one additional multifamily dwelling unit in a previously approved major multifamily development. The subject property is located on MD Rt. 50/301 and Nesbit Rd., near Grasonville, in the 5th Election District of Queen Anne's County; is located in the Grasonville Gateway and Medical Center (GGMC) Zoning District, and is designated as Parcel 819, Units 1-4 inclusive, on Queen Anne's Co. Sectional Zoning Map No. 58F.

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