

**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 and Motion to Dismiss shall be considered at a public hearing on **Thursday, the 26th day of May, 2022**, at the times designated below, in the office of the Board of Appeals, 110 Vincit St., Centreville, MD 21617.

**HEARING NO. 1**

**4:30 P.M.**

**Application by:** Goldsboro Materials, LLC, Lessee of lands owned by Albert Downes Warren, Jr.

**Case No:** BOA-22-04-0120

**Requesting:** a two-year extension of time for previous conditional use approval dated 7/8/21 under § 18:1-14.C(7) and § 18:1-95.E. for a major sand and gravel mining operation on approx. 64 acres of a 95-acre parcel. The subject property is located on the west side of Md. Rt. 313 (Goldsboro Rd.) between Ell Downes Rd. and Roberts Station Rd., near Ingleside, in the 1st Election District of Queen Anne's County, is located in an Agricultural (AG) Zoning District and is designated as Parcel 40 on Queen Anne's Co. Sectional Zoning Map No. 31.

**HEARING NO. 2**

**5:00 P.M.**

**Application by:** Daniel E. Money & Kimberly A. Money

**Case No:** BOA-22-03-0114

**Requesting:** a variance from §18:1-45.C(2) to exceed the 60% lot area coverage to construct two (2) 10 ft. x 20 ft. lean to's to existing structure. The subject property is located at 401 McGinnes Rd., near Chestertown, in the 2nd Election District of Queen Anne's County, is located in an Agricultural (AG) Zoning District, and is designated as Parcel 73, on Queen Anne's Co. Sectional Zoning Map No. 10.

**HEARING NO. 3**

**5:15 P.M.**

**Application by:** 3004 Bennett Point Road, LLC, a Maryland limited liability company

**Case No:** BOA-22-03-0113

**Requesting:** conditional use approval under §18:1-41 to construct a 200 ft. x 6 ft. pier, including a 20 ft. x 3 ft. finger pier, one boat lift with associated piles, all improvements extending a maximum of 200 ft. channelward into the waters of Eastern Bay. The subject property is located at 3004 Bennett Point Rd., Tract Two in the Bennett Point Farms Subdivision, near Queenstown, in the 5th Election District of Queen Anne's County, is located in a Countryside (CS) Zoning District and Resource Conservation Area

(RCA) Critical Area designation, and is designated as Parcel 138, on Queen Anne's Co. Sectional Zoning Map No. 72.

**MOTION TO DISMISS**

**HEARING NO. 4**

**5:30 P.M.**

**Application by:** Bay City Property Owners Assn. (appellant); Land Bridge, LLC (movant)

**Case No:** BOA-21-11-0102

**Requesting: Motion to Dismiss** the appeal filed by Bay City Property Owner's Association, Inc. regarding the Queen Anne's Co. Planning Commission's decision granting preliminary approval of Major Subdivision #SUB20-02-0160 – Land Bridge, LLC. The subject property is located at 724 Romancoke Rd., near Stevensville, in the 4th Election District of Queen Anne's County, is located in a Neighborhood-Conservation-20 (NC-20) Zoning District, and is designated as Parcel 38 and Parcel 300, Lot 3 of the Diggs Subdivision, and on Queen Anne's Co. Sectional Zoning Map No. 56. **PLEASE NOTE:** this hearing is to consider only the motion to dismiss. A hearing on the merits of the appeal will be scheduled later if the appeal is not dismissed.

These are evidentiary hearings. 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 Beverly Churchill, Director of Human Resources, at (410)758-4406 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.

HOWARD A DEAN  
ACTING CHAIRMAN

Cathy Maxwell, Clerk  
410-758-1255