

**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 shall be considered at a public hearing on **Wednesday, the 7th day of July, 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: Katherine E. Starr and David M. Starr

Case No: BOA-21-05-0089

Requesting: a variance from §18:1-45.C.(2) to exceed the 60% lot area coverage to construct a 26 ft. x 28 ft. single-story garage; an 8 ft. x 10 ft. accessory structure (chicken coop); and an 8 ft. x 12 ft. accessory structure (sheep shelter). §18:1-45.C.(2) states: “All buildings on a residential lot of less than two acres, other than the principal bldg., may not cover an area of the lot greater than 60% of the area covered by the principal building”. The subject property is located at 1906 Dudley Corners Rd., near Millington, in the 7th Election District of Queen Anne’s County; is located in an Agricultural (AG) Zoning District, and is designated as Parcel 10, Lot 1, on Queen Anne’s Co. Sectional Zoning Map No. 6.

HEARING NO. 2

5:15 P.M.

Application by: Ryan P. Shields and Micheline C Shields

Case No: BOA-21-05-0090

Requesting: a variance from § 18:1-127.E. and § 18:1-19.E.(1)(c)[4][d][i] to reduce the required 25-foot front yard setback to 9 feet; a variance from § 18:1-127.F.(3) to allow the minimum front yard of a nonconforming residential lot to be reduced from 10 feet to 9 feet; and a variance from § 18:1-45.B.(1)(b)[3] to locate an 8 ft x 10 ft shed in the front yard. The subject property is located at 354 Dorchester Rd., in the Kent Island Estates Subdivision, near Stevensville, in the 4th Election District of Queen Anne’s County; is located in a Neighborhood-Conservation-20 (NC-20) Zoning District and Limited Development Area (LDA) Critical Area designation, and is designated as Parcel 101, Block B, Lots 57/59, on Queen Anne’s Co. Sectional Zoning Map No. 70.

HEARING NO. 3

5:30 P.M.

Application by: Glenn R. Donaldson and Dorothy C. Donaldson

Case No: BOA-21-06-0093

Requesting: conditional use approval under §18:1-41. to construct a 212 ft. x 6 ft pier, with a 10 ft. x 20 ft. wide platform, 16 ft. x 3 ft. finger pier, 4 boatlifts and associated pilings. All improvements extending a maximum of 222 ft. channelward into the waters of Eastern Bay. The subject property is located at 336 Plantation 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 51, Lot 1, on Queen Anne's Co. Sectional Zoning Map No. 70.

HEARING NO. 4

5:45 P.M.

Application by: Alfred F. Aus, Jr. and Linda C. Aus

Case No: BOA-21-06-0094

Requesting: conditional use approval under §18:1-41 to construct a 50 ft. x 6 ft pier extension to existing 140 ft. pier, with a 13 ft. x 12 ft. boatlift, and associated pilings. All improvements extending a maximum of 190 ft. channelward into the waters of Cox Creek. The subject property is located at 1860 Roberta Drive, in the Harbor View Subdivision, near Chester, in the 4th Election District of Queen Anne's County; is located in the Neighborhood Conservation-15 (NC-15) Zoning District and Limited Development Area (LDA) Critical Area designation, and is designated as Parcel 100, Lot 3, on Queen Anne's Co. Sectional Zoning Map No. 57.

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.

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