

**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 28th day of September, 2022**, at the times designated below, in the office of the Board of Appeals, 110 Vincit St., Centreville, MD 21617.

**HEARING NO. 1**

**4:00 P.M.**

**Application by:** Breanne Barker Waters

**Case No:** BOA-22-07-0127

**Requesting:** a variance from 18:1-19E(1)(c)[4][b][i] to reduce the required 35 ft. front yard setback to 6 ft. to construct two 180 sf sheds. The subject property is located at 102 Hayden Ave. near Church Hill, in the 2nd Election District and is located in the Neighborhood-Conservation-2 (NC-2) Zoning District.

**HEARING NO. 2**

**4:15 P.M.**

**Application by:** Sean W. O’Neill

**Case No:** BOA-22-04-0121

**Requesting:** a variance from §18:1-19.E(1)(c)[4][c][i] to reduce the required 35 ft. front yard setback to 14.5 ft. to construct an addition to existing dwelling. The subject property is located at 517 Roe-Ingleside Rd. near Ingleside, in the 6th Election District and is located in the Agricultural (AG) and Neighborhood Conservation-2 (NC-2) Zoning Districts.

**HEARING NO. 3**

**4:30 P.M.**

**Application by:** Carla D. Phillips

**Case No:** BOA-22-08-0129

**Requesting:** a variance from §18:1-19.E(c)[f][iii] to reduce the required 15 ft. side yard setback to 1.4 ft. to construct a replacement single family dwelling on existing footprint. The subject property is located at 208 Front St. near Crumpton, in the 7th Election District and is located in the Neighborhood Conservation-20 (NC-20) Zoning District and Limited Development Area (LDA) Critical Area designation.

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.gac.org](http://www.gac.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.

HOWARD A. DEAN  
ACTING CHAIRMAN

Cathy Maxwell, Clerk  
410-758-1255