

**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 **Thursday, the 21st day of October, 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: Patrice L. Rice

Case No: BOA-21-06-0091

Requesting: a variance from §18:1-45.B.(1)(b)[3] to locate two accessory structures, being 10 ft. x 14 ft. and 10 ft. x 12 ft. respectively, in the front yard. The subject property is located at 481 Willow Branch 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 19, on Queen Anne's Co. Sectional Zoning Map No. 37.

HEARING NO. 2

5:15 P.M.

Application by: Anne Ramsey

Case No: BOA-20-03-0061

Requesting: a variance from §18:1-27.E.(7) to reduce the required 3 ft. side yard setback to 21 inches for a 12'8" x 8'8" addition (pergola) attached to existing residence. The subject property is located at 137 John Gibson Dr., in the Gibson's Grant Subdivision, near Chester, in the 4th Election District of Queen Anne's County; is located in the Chester Master-Planned Development Zoning District (CMPD) and Intensely Developed Area (IDA) Critical Area designation, and is designated as Parcel 45, Lot 236, on Queen Anne's Co. Sectional Zoning Map No. 57.

HEARING NO. 3

5:30 P.M.

Application by: Stephen P. O'Connor and Patricia L. O'Connor

Case No: BOA-21-09-0100

Requesting: a variance from §18:1-19.E.(1)(c)[4][e][iii] to reduce the required 50 ft. rear yard setback to 40 ft. to construct a 4 ft. x 16 ft. addition to existing rear deck. The subject property is located at 518 Long Point Rd., in the Long Point Subdivision, near Grasonville, in the 5th Election District of Queen Anne's County; is located in a Neighborhood-Conservation-15 (NC-15) Zoning District and Limited Development Area (LDA) Critical Area designation, and is designated as Parcel 698, Lot 2, on Queen Anne's Co. Sectional Zoning Map No. 58D.

HEARING NO. 4

5:45 P.M.

Application by: Carmavido Land Trust, LLC

Case No: BOA-21-09-0101

Requesting: variances from §18:1-19.E.(1)(c)[4][f][i] to: (1) reduce the required 35 ft. front yard setback to 23.1 ft. to construct a 1-story single-family dwelling (107 River View Rd.) with covered porch and breezeway; and (2) reduce the required 35 ft. front yard setback to 11.8 ft. to construct a 2-story addition (105 River View Rd.) to proposed 1-story single family dwelling for future dwelling purposes. The subject property is located at 105 & 107 River View Rd., in the Love Point Subdivision, near Stevensville, in the 4th Election District of Queen Anne's County; is located in a Neighborhood-Conservation-20 (NC-20) Zoning District Limited Development Area (LDA) Critical Area designation, and is designated as Parcel 6 on Queen Anne's Co. Sectional Zoning Map No. 41.

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