

**NOTICE OF HEARINGS
BOARD OF APPEALS OF
QUEEN ANNE’S COUNTY**

The following applications have been made under Chapters 18 and 14 of the Code of Public Laws of Queen Anne’s County requesting the relief set forth below. Take notice that these applications shall be considered at a public hearing on **Thursday, the 26th day of January, 2023**, 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: Ronald Fodor

Case No: BOA-22-12-0137

Requesting: a variance from §18:1-19.E(1)(c)[4][f][i] to reduce the required 35 ft. front yard setback to 14 ft. to construct an addition to existing dwelling. The subject property is located at 101 Baltimore Ave., in the Love Point Subdivision, near Stevensville, in the 4th Election District and is located in the Neighborhood-Conservation-20 (NC-20) Zoning District and Limited Development Area (LDA) Critical Area designation.

HEARING NO. 2
4:15 P.M.

Application by: Thomas Galli and Cynthia Galli

Case No: BOA-22-12-0138

Requesting: conditional use approval under §18:1-41 to construct a 480 ft. x 6 ft. pier with a 10 ft. x 20 ft. “L” shaped platform and one (1) boatlift with associated mooring piles. Total pier length including all improvements is 490 ft. which exceeds the required 150 ft. limit. The subject property is located at 200 The Point Lane, in the Kent Fort Manor Incorporated Lands Subdivision, near Stevensville, in the 4th Election District of Queen Anne’s County; and is located in the Countryside (CS) Zoning District and Resource Conservation Area (RCA) Critical Area designation.

HEARING NO. 3
4:30 P.M.

Application by: Matthew E. Sipos, Contract Purchaser of Lands owned by Robert D. Eckstine, et al

Case No: BOA-22-11-0135

Requesting: requesting (1) a variance from §18:1-19E.(1)(c)[4][f][i] to reduce the required 35 ft. front yard setback to 25 ft. to construct a 2.5 story single-family dwelling with attached garage; and (2) a variance from §14:1-51 to construct said improvements in the Critical Area Buffer and Expanded Critical Area Buffer. The subject property is located at 361 N. Lake Rd., in the Kent Island Estates Subdivision, Section 3, near Stevensville, in the 4th Election District and is located in the Neighborhood-

Conservation-20 (NC-20) Zoning District and Limited Development Area (LDA) Critical Area designation.

HEARING NO. 4

5:00 P.M.

Application by: Henry Covington, Jr. and Elizabeth H. Covington

Case No: BOA-22-11-0136

Requesting: conditional use approval under §18:1-17.C.(4) for a selective timber harvest operation on approx. 20 acres of a 55+ acre parcel. The subject property is located on the north side of MD Rt. 404, Queen Anne Highway, near Wye Mills, in the 3rd Election District and is located in the Suburban Estate (SE) Zoning District.

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.

HOWARD A. DEAN
CHAIRMAN

Cathy Maxwell. Clerk
410-758-1255