

**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 20th day of March, 2019**, 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:** John H. Hubbard

**Case No:** BOA-19-02-0024

**Requesting:** conditional use approval under §18:1-41 for a 6 ft. x 35 ft. pier extension to existing pier, including 2 mooring piles and a boat lift, all extending a maximum of 190 ft. into the waters of Cox Creek. The subject property is located at 161 Fair Prospect Farm Court, near Stevensville, in the 4th Election District of Queen Anne's County; is located in a Countryside (CS) Zoning District and a Resource Conservation Area (RCA) Critical Area designation, and is designated as Parcel 22, Lot 4, on Queen Anne's Co. Sectional Zoning Map No. 56.

**HEARING NO. 2**  
**5:15 P.M.**

**Application by:** Dennis R. Helmer

**Case No:** BOA-19-02-0025

**Requesting:** (1) a variance from §18:1-19.E.(1)(c)[4][f][iii] to reduce the required 50 ft. rear yard setback to 29 ft. to construct a 15 ft. x 27 ft. season room attached to existing dwelling; (2) a variance from §18: 45.C.(2) to exceed the 60% area coverage limitation by 799 sq. ft. to construct a 20 ft. x 30 ft. pole building; (3) a variance from 18:1-45.B.(1)(b)[3] to reduce the required 35 ft. side street setback to 4 ft. for proposed pole building. The subject property is located at 106 Market St., in Crumpton, in the 7th Election District of Queen Anne's County; is located in a Neighborhood Conservation-20T (NC-20T) Zoning District and Limited Development Area (LDA) Critical Area designation, and is designated as Parcel 138, on Queen Anne's Co. Sectional Zoning Map No. 5C.

**Section 4-15 of the Public Local Laws of Queen Anne's County requires that certain corporations, partnerships, LLCs, and other legal entities participating in a hearing before the Board must provide an Affidavit identifying by name and address all persons having any ownership interest in the entity. The Affidavit must be provided to the Board's clerk at least ten (10) days before the public hearing. Please consult section 4-15 for more detailed requirements.**

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.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 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