

**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 requesting the relief set forth below. Take notice that these applications shall be considered at a public hearing on **Thursday, the 23rd day of March 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: Michael D. Schaner and Anita Schaner

Case No: BOA-22-10-0134

Requesting: a variance from §18:1-45.C(2) to exceed the 60% lot area coverage to construct a 9'11" x 20' pool shed and a 9'11" x 20' shade structure. The subject property is located at 127 Three Creeks Drive near Centreville in the 3rd Election District and is located in the Agricultural (AG) Zoning District.

HEARING NO. 2

4:15 P.M.

Application by: Steven and Amy Gervis

Case No: BOA-23-02-0142

Requesting: conditional use approval under §18:1-14.C(12) and §18:1-95.I for a group day-care center within the AG zoning district in order to expand an existing day-care from eight (8) to ten (10) children. The subject property is located at 169 West Goldfinch Lane near Centreville in the 3rd Election District and is located in the AG Zoning District.

HEARING NO. 3

4:30 P.M.

Application by: Three Seas, LLC

Case No: BOA-23-02-0143

Requesting: conditional use approval under §18-1-25.C(15) to operate a restaurant (medium commercial use) in the Village Center zoning district. The subject property is located at 1104 Price Station Rd., in the town of Price, near Church Hill, in the 2nd Election District and is located in the Village Center (VC) Zoning District.

HEARING NO. 4

5:00 P.M.

Application by: Jones Farm Lane Solar, LLC

Case No: BOA-23-01-0141,

Requesting: reapproval of a conditional use under §18:1-14.C(25) and §18:1-95.S to permit the construction of a 326.15-acre utility scale solar array on a 601.156-acre lot, a

conditional use under §18:1-14.C(19) to permit the development of a substation as a public utility use, and a variance to reduce the required side and rear property line setbacks found in §18:1-14.E(2)(c). In addition, the Applicant requests an extension of time to allow up to two years from the reapproval to begin construction of the conditional uses. The reapprovals the Applicant seeks are for the same solar array and substation the Board previously approved in Case No. CU-170400011, Case No. BOA-19-01-0021, and BOA 21-01-0083. The subject property is located at 148 Jones Farm Lane [designated as Lot 1, Parcel 5, on Queen Anne's County Sectional Zoning Map No. 8] near Millington in the 1st Election District of Queen Anne's County and is located in the AG Zoning District.

OPEN MEETING

5:30 P.M.

Discussion of Rules of Procedure

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 Beverly Churchill at (410) 758-4406 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