

**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 **Wednesday, the 21st day of June, 2023**, at the times designated below, in the office of the Board of Appeals, 110 Vincit St., Centreville, MD 21617.

HEARING NO. 1

4:45 P.M.

Application by: Jeffrey Owens and Stephanie Owens

Case No: BOA-23-03-0149

Requesting: a variance from the 600 sq. ft. requirement of §14.3-41.C.(2) (Floodplain Management Ordinance) to permit an additional 280 sq. ft. of floor area (for a total of 880 sq. ft.) below the Flood Protection Elevation to construct addition to existing residence. The subject property is located at 208 Cabin Creek Rd. near Grasonville in the 5th Election District and is located in the Neighborhood-Conservation-20 (NC-20) Zoning District and Resource Conservation Area (RCA) Critical Area designation.

RESCHEDULED

HEARING NO. 2

5:00 P.M.

Application by: Harry D. Covely, Jr. and Donna L. Covely

Case No: BOA-23-02-0144

Requesting: conditional use approval under §18:1-41 to construct a 150 ft. x 6 ft. extension to existing 150 ft. x 6 ft. pier, including two (2) 35 ft. x 3 ft. finger piers and four (4) mooring piles. The total pier length including all improvements is 300 ft. which exceeds the required 150 ft. limit. The subject property is located at 435 Cinnamon Teal Dr., in the Corsica River Estates Subdivision near Centreville in the 3rd Election District and is located in the Countryside (CS) Zoning District and Resource Conservation Area (RCA) Critical Area designation.

HEARING NO. 3

5:15 P.M.

Application by: Michael F. Wertz and Terina W. Wertz

Case No. BOA-23-05-0152

Requesting: a variance from §18:1-36.B. to reduce the required 50 ft. rear yard setback to 33 ft. to construct a 16 ft. x 16 ft. screen porch, with 4 ft. x 4 ft. landing and steps, to existing dwelling. The subject property is located at 206 Mallard Drive in the Mallard Pond Subdivision near Stevensville in the 4th Election District and is located in the Countryside (CS) Zoning District.

HEARING NO. 4

5:30 P.M.

Application by: Damon Pruitt and Sharell Boyles

Case No: BOA-23-03-0151

Requesting: conditional use approval under §18:1-41 to construct a 215 ft. x 6 ft. pier, with a 100 ft. x 3 ft. walkway, a 24 ft. x 3 ft. "L" shaped finger pier, one (1) boatlift with associated mooring piles and two (2) mooring piles. The total pier length including all improvements is 215 ft. which exceeds the required 150 ft. limit. The subject property is located at 238 Cabin Creek Rd. near Grasonville in the 5th Election District and is located in the Neighborhood-Conservation-20 (NC-20) Zoning District and Resource Conservation Area (RCA) Critical Area designation.

These are evidentiary hearings. You may want to hire an attorney to present your case. Applicants are strongly encouraged to attend.

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