

**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 (1996 ED), requesting the relief set forth below. Take notice that these applications shall be considered at a public hearing on **Thursday, the 23rd day of June, 2022**, at the times designated below, in the office of the Board of Appeals, 110 Vincit St., Centreville, MD 21617.

**CONTINUED
HEARING NO. 1**

4:30 P.M.

Application by: Bay City Property Owners Association (appellant); Land Bridge, LLC (movant), **Case No:** BOA-21-11-0102. Appealing the Planning Commission’s preliminary approval of Major Subdivision #SUB20-02-0160 – Land Bridge, LLC, for property located at 724 Romancoke Rd., near Stevensville. The public hearing is closed. The purpose of the continued hearing is for the Board to render its decision on a motion to dismiss the appeal.

HEARING NO. 2

4:45 P.M.

Application by: James P. Kelly and Marinella C. Kelly
Case No: BOA-220-04-0122

Requesting: a variance from §18:1-19.E.(1)(c)[4][e][iii] to reduce the required 50 ft. rear yard setback to 23.12 ft. to construct a 40 ft. x 16 deck to existing dwelling. The subject property is located at 1015 Long Point Rd., near Grasonville, in the 5th Election District of Queen Anne’s County; is located in a Neighborhood Conservatoin-15 (NC-15) Zoning District and Limited Development Area (LDA) Critical Area designation, and is designated as Parcel 409, Lot 51, on Zoning Map No. 58.

HEARING NO. 3

5:00 P.M.

Application by: My Wye, LLC
Case No: BOA-22-01-0108

Requesting: (1) a variance under §14:1:51.A to reconstruct an existing building within the 100 ft. Critical Area Buffer; and (2) a variance under §18:1-129 to alter a nonconforming use. The subject property is located at 550 Carmichael Farm Rd., near Queenstown, in the 5th Election District of Queen Anne’s County; is located in the Countryside (CS) Zoning District and Resource Conservation Area (RCA) Critical Area designation; and is designated as Parcel 69 on Zoning Map No. 66.

HEARING NO. 4

5:15 P.M.

Application by: My Wye, LLC

Case No: BOA-22-01-0109

Requesting: variances from §18:1-42.A(1) and §18:1-129 to allow the expansion of a nonconforming pier. This is the second pier on the property and expansion would widen the replacement pier by 2 ft. The subject property is located at 550 Carmichael Farm Rd., near Queenstown, in the 5th Election District of Queen Anne's County; is located in the Countryside (CS) Zoning District and Resource Conservation Area (RCA) Critical Area designation; and is designated as Parcel 69, on Zoning Map No. 66.

HEARING NO. 5

5:30 P.M.

Application by: My Wye, LLC

Case No: BOA-22-01-0110

Requesting: (1) an appeal under §18:1-119.A(1)(a) of the Zoning Administrator's denial of expansion of existing boathouse; and (2) a variance under §18:1-128.A to allow replacement/reconfiguration of a nonconforming use/boathouse. The subject property is located at 550 Carmichael Farm Rd., near Queenstown, in the 5th Election District of Queen Anne's County; is located in the Countryside (CS) Zoning District and Resource Conservation Area (RCA) Critical Area designation; and is designated as Parcel 69, on Zoning Map No. 66.

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
ACTING CHAIRMAN

Cathy Maxwell
Clerk
410-758-1255