

**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 **Tuesday, the 25th day of June, 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:** Charles E. Page

**Case No:** BOA-19-05-0035

**Requesting:** a variance from §18:1-45.C.(2) to exceed the 60% lot area coverage by approx. 269 sq. ft. to construct a 30 ft. x 32 ft. pole building. §18:1-45.C.(2) states: "All buildings on a residential lot of less than two acres, other than the principal bldg., may not cover an area of the lot greater than 60% of the area covered by the principal building". The subject property is located at 107 Tennessee Rd., in the Kent Island Estates Subdivision, near Stevensville, in the 4th Election District of Queen Anne's County; is located in a Neighborhood Conservation-20 (NC-20) Zoning District and Limited Development Area (LDA) Critical Area designation, and is designated as Parcel 92, Block R., Lot 20 on Queen Anne's Co. Sectional Zoning Map No. 70.

**HEARING NO. 2**

**5:15 P.M.**

**Application by:** Saunders Construction Co., Contract Purchaser of lands owned by Loraine M. Dailey

**Case No:** BOA-19-05-0032

**Requesting:** a variance from § 18:1-19.E.(1)(c)[4][f][iii] to reduce the required 50 ft. rear yard setback to 17 ft. to construct a 1-story single-family dwelling with attached garage and porch. The subject property is located at 210 Wicomico Road, near Stevensville, in the 4th Election District of Queen Anne's County; is located in a Neighborhood Conservation-20 (NC-20) Zoning District, and is designated as Lots 3, 5, 7, and 9 (combined into one lot designated Lot 3) in Section 1, Block N of Kent Island Estates, which is shown as Parcel 112 on Queen Anne's Co. Sectional Zoning Map No. 70.

**HEARING NO. 3**

**5:30 P.M.**

**Application by:** Henry C. Filter, III and Elizabeth M. Filter

**Case No:** BOA-19-03-0028

**Requesting:** conditional use approval under §18:19.C.(2) and §18:1-95.G. to add a bed and breakfast use to a single family residence. The subject property is located at 215 Slipper Lane, near Stevensville, in the 4th Election District of Queen Anne's County; is

located in a Neighborhood-Conservation-5 (NC-5) Zoning District and Limited Development Area (LDA) Critical Area designation, and is designated as Parcel 3 on Queen Anne's Co. Sectional Zoning Map No. 63.

**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