

**NOTICE OF HEARINGS
BOARD OF APPEALS OF
QUEEN ANNE’S COUNTY**

The following applications have been made under Chapters 18 & 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 **Thursday, the 27th day of July, 2023**, 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: Kenneth W. Marshall and Victoria M. Marshall

Case No: BOA-23-06-0156

Requesting: a variance from §18:1-19.E.(1)(c)[4][e][iii] to reduce the required 50 ft. rear yard setback to 46.5 ft. to construct a 15 ft. x 20 ft. roof over existing rear deck to create porch. The subject property is located at 5 Kimberly Ct. in the Cloverfields Subdivision near Stevensville in the 4th Election District and is located in the Neighborhood Conservation-15 (NC-15) Zoning District.

HEARING NO. 2

5:15 P.M.

Application by: George W. Lanman, Jr.

Case No: BOA-23-06-0157

Requesting: a variance from §18:1-9E.(c)[4][a][i] to reduce the required 35 ft. front yard setback to 27 ft. to construct a 15 ft. x 7 ft. porch addition to existing dwelling and convert to living space. The subject property is located at 116 Johnson Lane near Queenstown in the 5th Election District and is located in the Neighborhood-Conservation-1 (NC-1) Zoning District.

HEARING NO. 3

5:30 P.M.

Application by: Timothy B. Wilson

Case No: BOA-22-09 -0132

Requesting: a variance from §18:1-45.C(2) to exceed the 60% lot area coverage for a 50 ft. x 80 ft. existing detached garage with L-shaped porch. The subject property is located at 777 Clannihan Shop Rd. near Church Hill in the 3rd Election District and is located in the Agricultural (AG) Zoning District.

HEARING NO. 4

5:45 P.M.

Application by: Cheryl G. Handley

Case No: BOA-22-07-0128

Requesting: a variance from §14:1-51.A. Buffer standards and requirements to replace two (2) existing decks and one (1) screened porch attached to existing residence within the 100 ft. Critical Area Buffer. The subject property is located at 200 N. Lake Ct. in the Tower Gardens Subdivision near Stevensville in the 4th Election District and is located in the Neighborhood-Conservation-1 (NC-1) Zoning District and Limited Development Area (LDA) 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