

**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 **Wednesday, the 3rd day of August, 2022**, 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:** Jay Kevin Mattonen and Maryann C. Mattonen

**Case No:** BOA-22-07-0126

**Requesting:** a variance from §18:1.45.B.(1)(b)[3] to construct and locate a 30 ft. x 50 ft. 2-story pole barn, with a 39 ft. x 50 ft. x 9 ft. attached lean to, in the front yard. The subject property is located at 812 Sportsman Neck Rd., in the Hickory Ridge Subdivision (Section A), near Queenstown, in the 5th Election District of Queen Anne’s County; is located in the Neighborhood-Conservation-2 (NC-2) Zoning District and Limited Development Area (LDA) Critical Area designation; and is designated as Parcel 139, Lot 10A2, on Zoning Map No. 59.

**HEARING NO. 2**

**5:15 P.M.**

**Application by:** Timothy D. Brouse and Dawn M. Brouse

**Case No:** BOA-22-06-0125

**Requesting:** a variance from §18:1-19.E.(1)(c)[4][f][iii] to reduce the required 15/35 ft. minimum/total) side yard setback to 10.8 ft. to construct an addition to existing dwelling. The subject property is located at 353 Dorchester Rd., in the Kent Island Estates Subdivision (Section 1), 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 103, Lot 27R, Block D, on Zoning Map No. 70.

**HEARING NO. 3**

**5:30 P.M.**

**Application by:** Stephen F. Miller & Kimberly J. Miller

**Case No:** BOA-22-03-0115

**Requesting:** a variance from §18:1-41 to construct a 15 ft. x 3 ft. finger pier addition to existing 4.5 ft. x 40 ft. pier and relocate boat lift. Total length of pier will be 57 ft. which exceeds ½ of the distance from the mean high water line to the center line of the body of water (Wye River). The subject property is located at 347 Wye Rd., in the Queen Anne’s on the Wye Subdivision (Monument Corporation), near Queenstown, in the 5th Election District of Queen Anne’s County; is located in a Neighborhood-Conservation-2 (NC-2) Zoning District and Limited Development Area (LDA) Critical Area designation, and is designated as Parcel 60, Lot 74, on Zoning Map No. 73.

**OPEN MEETING**

**5:45 P.M.**

**Correction:** Having ordered the conditional use approval of the application of **Bridgetown Development Co., LLC, Contract Purchaser of lands owned by Eugene Higgs and Clifford Higgs, Case No. BOA-21-07-009**, on 1 July 2022, the Board has become aware of a drafting error in the conditions of that approval. The Board will discuss this error and consider technical correction to conditions set forth in the Opinion.

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.

HOWARD A DEAN  
ACTING CHAIRMAN

Cathy Maxwell. Clerk  
410-758-1255