

**NOTICE OF HEARING
BOARD OF APPEALS OF QUEEN ANNE'S COUNTY**

Application has been made under Chapter 14 of the Code of Public Laws of Queen Anne's County (1996 ED) by **Narrows Real Estate, LLC, Case No. BOA-19-02-0026**, requesting: (1) a variance from the provisions of Chapter 14:3, Article VI (Floodplain Ordinance) to permit approx. 1,670 sq. ft. of additions to the Narrows Restaurant, including enclosed dining areas, other enclosed spaces, covered porches and decks, that would meet requirements in Article V (Flood Hazard Zones That Are Not Coastal High Hazard Areas or Coastal A Zones) instead of Article VI (Coastal A Zones) of the Floodplain Ordinance; and (2) a variance to § 14:3-42.A.(3) to allow more than 600 square feet of crawl space below the restaurant's lowest floor. The subject property is located at 3023 Kent Narrows Way South, near Grasonville, in the 5th Election District of Queen Anne's County; is located in a Waterfront Village Center (WVC) Zoning District and Intensely Developed Area/Buffer Exempt Area (IDA/BEA) Critical Area designation, and is designated as Parcel 331 on Queen Anne's Co. Sectional Zoning Map No. 57.

Take notice that this application will be considered at a public hearing on **Thursday, the 29th day of August, 2019, at 5:00 p.m.** in the office of the Board of Appeals, 110 Vincit St., Centreville, MD 21617.

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., 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.

KENNETH R. SCOTT
CHAIRMAN

Cathy Maxwell
Clerk 410-758-1255