

**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 requesting the relief set forth below. Take notice that these applications shall be considered at a public hearing on **Wednesday, the 13th day of September, 2023**, at the times designated below, in the office of the Board of Appeals, 110 Vincit St., Centreville, MD 21617.

OPEN MEETING

4:45 P.M.

Meeting for Proclamation.

HEARING NO. 1

5:15 P.M.

Application by: Kent Island Federation of Arts, Inc

Case No: BOA-23-01-0139

Requesting: conditional use approval under §18:1-19.C.(13) to include the existing art center and a new 864 sq. ft. pole building to be utilized as a standalone clay center. The subject property is located at 405 Main St. in the Town of Stevensville within the 4th Election District and the Neighborhood Conservation - 8 (NC-8) Zoning District.

HEARING NO. 2

5:30 P.M.

Application by: Queen Anne's Infrastructure, LLC

Case No: BOA-23-05-0153

Requesting: conditional use approval under §18:1-19.C.(3) for a select cut commercial forestry operation on approximately 48 acres of land extending across two individual land parcels. The subject properties are located on the northside of Wright's Neck Rd, just east of its intersection with Recovery Drive near Centreville in the 3rd Election District and are located in the Neighborhood Conservation-1 (NC-1) Zoning District with approximately 4 acres encumbered under Limited Development Area (LDA) Critical Area designation.

HEARING NO. 3

5:45 P.M.

Application by: Diana Waterman

Case No: BOA-23-07-0158

Requesting: a variance from §18:1-19.E.(1)(c)[4][f][i] and (c)[f][iii] to reduce the required 35 ft. front yard setback to 25 ft. and reduce the required 50 ft. rear yard setback to 10 ft. to construct a 2-story single family dwelling including garage. The subject property is located at 105 Virginia Rd. in the Kent Island Estates Subdivision near Stevensville in the 4th Election District and is located in the Neighborhood Conservation-

20 (NC-20) 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