

**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 9th day of October, 2019**, at the times designated below, in the office of the Board of Appeals, 110 Vincit St., Centreville, MD 21617.

**HEARING NO. 1**

**CONTINUED**

**4:00 P.M.**

**Application by:** K. Hovnanian’s Four Seasons at Kent Island, LLC (“Hovnanian”)

**Case No:** BOA-19-05-0033

**Requesting:** being an appeal of the decision by the County Commissioners of Queen Anne’s County (“Commissioners”), acting as the Public Principal under laws governing Development Rights and Responsibilities Agreements (“DRRA”), declining to confirm that the expiration of the DRRA dated 9/17/2002 between Hovnanian and the Commissioners, which by its terms is set to expire on 9/17/2022, is tolled by the effect of law and that because of tolling the expiration date is extended to 9/17/2030. **The public hearing portion of the hearing held on September 17, 2019 has been closed. The purpose of the continued hearing is for the Board to propose and adopt a resolution granting, denying, or taking some other action on the appeal.**

**HEARING NO. 2**

**5:00 P.M.**

**Application by:** Denise Rada

**Case No:** BOA-19-08-0043

**Requesting:** (1) a variance from §18:1-19.E.(1)(c)[4][a][i] to reduce the required 35 ft. front yard setback to 9 ft. for a 6 ft. x 16 ft. shed; and (2) a variance from §18:1-45.B.(1)(b)[3] to locate shed in the front yard. The subject property is located at 109 Stanford Rd., near Centreville, in the Third Election District of Queen Anne’s County; is located in a Neighborhood Conservation-1 (NC-1) Zoning District, and is designated as Parcel 143, Lot 6, on Queen Anne’s Co. Sectional Zoning Map No. 35.

**HEARING NO. 3**

**5:15 P.M.**

**Application by:** Delmarva Power & Light Company, Contract Purchaser of lands owned by Dream Farm LLC

**Case No:** BOA-19-07-0041

**Requesting:** (1) conditional use approval under §18:1-14.C.(19) to construct a Public Utility (electric substation); (2) variance under §14:1-38.D.(8)(g) to permit impervious surface coverage no greater than 30.3% within the Resource Conservation Area; and (3)

a variance to permit impervious surface coverage no greater than 30.3% within the CS Zoning District. The subject property is a portion of the parcel located at 200 Dream Farm Lane, near Chester, in the 4th Election District of Queen Anne's County; is located in a Countryside (CS) Zoning District, is within the Critical Area Resource Conservation Area (RCA) and is designated Parcel 68 on Queen Anne's Co. Sectional Zoning Map No. 57.

#### **HEARING NO. 4**

**5:45 P.M.**

**Application by:** Jon W. Weed and Kristin N. Weed

**Case No:** BOA-19-08-0044

**Requesting:** a variance from §18:1-19.E.(1)(c)[4][a][i] to reduce the required 35 ft. front yard setback from Waters Edge Lane to 12 feet to construct 24 ft. x 20 ft. 3-story addition to existing residence. The subject property is located at 102 Waters Edge Lane, near Stevensville, in the 4th Election District of Queen Anne's County; is located in a Neighborhood-Conservation-1 (NC-1) Zoning District and Limited Development Area (LDA) Critical Area designation, and is designated as Parcel 120 on Queen Anne's Co. Sectional Zoning Map No. 40.

#### **HEARING NO. 5**

**6:00 P.M.**

**Application by:** Michael A. Kiel and Kristine A. Ross

**Case No:** BOA-19-09-0047

**Requesting:** a variance from §18:1-19.E.(1)(c)[4][e][iii] to reduce the required 50 ft. rear yard setback to 40 ft. to construct a 40 ft. x 36 ft. garage attached to existing residence. The subject property is located at 2702 Harrington Rd., near Chester, in the 4th Election District of Queen Anne's County; is located in a Neighborhood-Conservation-15 (NC-15) Zoning District and Limited Development Area (LDA) Critical Area designation, and is designated as Parcel 513, Lot 1, on Queen Anne's Co. Sectional Zoning Map No. 57.

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

Cathy Maxwell  
Clerk  
410-758-1255

CHAIRMAN