

## **HEARINGS POSTPONED**

### **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 **Thursday, the 24th 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**

**5:00 P.M.**

**Application by:** Eugene M. McGuire, Jr. and Andrew Skewes

**Case No:** BOA-19-06-0038

**Requesting:** a variance from §18:1-19.E(1)(c)[4][e][i]&[iii] to reduce the required 35 ft. front yard setback to 19 ft. and the required 50 ft. rear yard setback to 33.5 ft. to construct a 2-story dwelling including a 2-car garage, porch and deck, with rear yard located within the 50 ft. modified Critical Area Buffer. The subject property is located at 111 Point Rd., in the Kent Island Estates Subdivision, near Stevensville, in the 4th Election District of Queen Anne's County; is located in an Neighborhood-Conservation-20 (NC-20) Zoning District and Limited Development Area (LDA) Critical Area designation, and is designated as Section 1, Block D, Parcel 103, Lot 38 on Queen Anne's Co. Sectional Zoning Map No.70.

#### **HEARING NO. 2**

**5:00 P.M.**

**Application by:** Eugene M. McGuire, Jr. and Andrew Skewes

**Case No:** BOA-19-06-0039

**Requesting:** a variance from §18:1-19.E(1)(c)[4][e][i]&[iii] to reduce the required 50 ft. front yard setback (water front being the front yard) to 40 ft. and the required 50 ft. rear yard setback to 40 ft. to construct a 2-story dwelling including a 2-car garage, porch and deck, with front yard located within the 50 ft. modified Critical Area Buffer. The subject property is located at 114 Point Rd., in the Kent Island Estates Subdivision, near Stevensville, in the 4th Election District of Queen Anne's County; is located in an Neighborhood-Conservation-20 (NC-20) Zoning District and Limited Development Area (LDA) Critical Area designation, and is designated as Section 1, Block A, Parcel 100, Lot 45 on Queen Anne's Co. Sectional Zoning Map No.70.

#### **HEARING NO. 3**

**5:00 P.M.**

**Application by:** Eugene M. McGuire, Jr.

**Case No:** BOA-19-06-0040

**Requesting:** a variance from §18:1-19.E(1)(c)[4][e][i]&[iii] to reduce the required 35 ft. front yard setback to 19 ft. and the required 50 ft. rear yard setback to 13.53 ft. to construct a 2-story dwelling including a 2-car garage, porch and deck, with rear yard located within the 50 ft. modified Critical Area Buffer. The subject property is located at 545 Talbot Rd., in the Kent Island Estates Subdivision, near Stevensville, in the 4th Election District of Queen Anne's County; is located in an Neighborhood-Conservation-20 (NC-20) Zoning District and Limited Development Area (LDA) Critical Area designation, and is designated as Section 1, Block E, Parcel 104, Lot 59 on Queen Anne's Co. Sectional Zoning Map No.70.

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  
CHAIRMAN

Cathy Maxwell  
Clerk  
410-758-1255