

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

The following applications have been made under Chapters 18 and 14 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 5th day of December, 2019**, at the times designated below, in the office of the Board of Appeals, 110 Vincit St., Centreville, MD 21617.

HEARING NO. 1

4:30 P.M.

Application by: Ashley L. Duval

Case No: BOA-19-10-0052

Requesting: a variance from §18:1-19.E.(1)(c)[4][e][i] to reduce the required 35 ft. front yd. setback from Ellicott Drive to 17 ft. to construct a 20 ft. x 23 ft. addition and 6 ft. x 16 ft. porch attached to existing residence. The subject property is located at 2711 Ellicott Drive, in the Harbor View Subdivision, near Chester, in the 4th Election District of Queen Anne's County; is located in a Neighborhood-Conservation-15 (NC-15) Zoning District, and is designated as Parcel 512, Block No. H, Lot 19, on Queen Anne's Co. Sectional Zoning Map No. 57.

HEARING NO. 2

4:45 P.M.

Application by: Justin Holland and Karen Holland

Case No: BOA-19-09-0048

Requesting: a variance from §14:1-51.A. Buffer standards to construct a 2-story single family dwelling and driveway within the 100 ft. Critical Area Buffer. The subject property is located on the south side of North Lake Road about 60 ft. east of Bay Drive, in the Kent Island Estates Subdivision, 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 99, Lot Nos. 52, 53 and 54, on Queen Anne's Co. Sectional Zoning Map No. 70.

HEARING NO. 3

5:00 P.M.

Application by: Karl O. Zierfuss and Erin B. Zierfuss

Case No: BOA-19-10-0050

Requesting: a variance from §14:1-51.A. Buffer standards to construct a 10 ft. x 9 ft. utility room and 5 ft. x 10 ft. porch attached to existing dwelling, located within the 100 ft. Critical Area Buffer. The subject property is located at 413 Fey Rd., near Chestertown, in the 2nd 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 71 on Queen Anne's Co. Sectional Zoning Map No. 10.

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.

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