



Board of Zoning Appeals
Department of Planning, Housing, and Zoning

MINUTES

Meeting: Kent County Board of Zoning Appeals
 Date: February 27, 2023
 Time: 5:00 P.M.
 Location: County Commissioners Hearing Room, 400 High Street, Chestertown, Maryland

Agenda Item	Sitting for the Board	Action Taken	Vote
<p>23-06 Raymond D’Esposito – Variance – Front Yard Setback</p> <p>The applicant is requesting a variance of 37.5 feet from the required 50-foot front yard setback to construct a 20-foot by 18-foot carport 12.5 feet from the front property line. The property is located at 28519 Spring Road, Kennedyville.</p> <p>The Kent County Planning Commission forwarded a favorable recommendation to the Board of Appeals in regard to this application.</p> <p><u>Applicant/Representative</u> Raymond D’Esposito, property owner, was sworn in and presented a summary of the case.</p> <p><u>Public Comment</u> No correspondence was received on this application.</p> <p><u>Planning Staff</u> Mark Carper, LEED Green Associate, Associate Planner was sworn in.</p>	<p>John Massey, Acting Chairman</p> <p>Joan Horsey, Member</p> <p>David Hill, Alternate Member</p> <p>Mr. Christopher Drummond, Attorney for the Board</p> <p>Campbell Safian, Clerk</p>	<p>Ms. Horsey made a motion to approve the application of Raymond D’Esposito for a variance of 37.5 feet from the required 50-foot front yard setback to construct a 20-foot by 18-foot carport 12.5 feet from the front property line on 0.45 acres located on 28519 Spring Road in the second election district which is zoned Critical Area Residential (CAR). The approval is contingent upon the following conditions: Buffer enhancement to offset the increase in lot coverage is to be implemented within two growing seasons and is to be maintained to ensure survivability. The variance will lapse after the expiration of one year if no substantial construction in accordance with the plans herein presented occurs.</p> <p>The motion was seconded by Mr. Hill; the motion passed with all in favor.</p>	<p>Unanimous Approval</p>

Agenda Item	Sitting for the Board	Action Taken	Vote
<p>22-74 Phillip Gray – Buffer Variance</p> <p>The applicant is requesting a buffer variance to construct 448 square feet of exterior decking attached to their dwelling and 30 square feet of stairway to this deck. The entirety of the principal structure and the proposed decking are in the 100-foot buffer, and the proposed decking is to be on the waterward side. The property is located at 23550 Canvasback Road, Chestertown.</p> <p>The Kent County Planning Commission forwarded a favorable recommendation to the Board of Appeals in regard to this application.</p> <p><u>Applicant/Representative</u> Phillip Gray, property owner, was sworn in and presented a summary of the case.</p> <p><u>Public Comment</u> No correspondence was received on this application.</p> <p><u>Planning Staff</u> Mark Carper, LEED Green Associate, Associate Planner was sworn in.</p>	<p>John Massey, Acting Chairman</p> <p>Joan Horsey, Member</p> <p>David Hill, Alternate Member</p> <p>Mr. Christopher Drummond, Attorney for the Board</p> <p>Campbell Safian, Clerk</p>	<p>Mr. Hill made a motion that the deck and buffer variance be approved at 23550 Canvasback Road in the third election district based on the 3:1 mitigation for the disturbance to bring the property into compliance with the Critical Area. 255 square feet is to be removed first before the deck is built and completed, and it shall be inspected first before the deck is built. The variance will lapse after the expiration of one year if no substantial construction in accordance with the plans herein presented occurs.</p> <p>The motion was seconded by Ms. Horsey; the motion passed with all in favor.</p>	<p>Unanimous Approval</p>
<p>MINUTES: November 21, 2022</p>		<p>Ms. Horsey moved to approve the minutes. Mr. Hill seconded the motion; the motion passed with all in favor.</p>	<p>Approved</p>
<p>Adjourn</p>		<p>Ms. Horsey made a motion to adjourn the meeting, and Mr. Hill seconded the motion; the motion passed with all in favor. The meeting adjourned at 5:50 p.m.</p>	<p>Unanimous Approval</p>

John Massey, Acting Chairman

/s/ Campbell Safian
Campbell Safian, Planning Specialist