



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

MINUTES

Meeting: Kent County Board of Zoning Appeals
 Date: July 17, 2023
 Time: 5:35 P.M.
 Location: County Commissioners Hearing Room, 400 High Street, Chestertown, Maryland

Agenda Item	Sitting for the Board	Action Taken	Vote
<p>23-39 Kent Manor Grain, LLC – Variance – Front, Rear, and Side Yard Setbacks</p> <p>The applicant is requesting variances of 353 feet from the front yard setback, 200 feet from the side yard setback, and 310 feet from the rear yard setback in order to construct a 152-foot by 75-foot waste management structure. The property is located at Map 14, Parcel 75 near Kennedyville.</p> <p>The proposed waste management structure will be located on a 20-acre parcel in the center of the larger farm. The structure is considered an agricultural best management practice.</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> Charles Miller with Kent Manor Grain, LLC, the 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> Carla Gerber, AICP, Deputy Director, was sworn in.</p>	<p>John Massey, Acting Chairman</p> <p>Joan Horsey, Member</p> <p>David Hill, Member</p> <p>Mr. Christopher Drummond, Attorney for the Board</p> <p>Campbell Safian, Clerk</p>	<p>Mr. Hill made a motion to approve the setback variances north, south, and east to the structure within the 20-acre property. The shape of the parcel is considered a hardship and the criteria has been met for granting a variance.</p> <p>The motion was seconded by Ms. Horsey; the motion passed with all in favor.</p>	<p>Unanimous Approval</p>

Agenda Item	Sitting for the Board	Action Taken	Vote
MINUTES: April 17, 2023		Mr. Massey moved to approve the minutes. Ms. Horsey seconded the motion; the motion passed with all in favor.	Approved
Adjourn		Mr. Massey made a motion to adjourn the meeting, and Ms. Horsey seconded the motion; the motion passed with all in favor. The meeting adjourned at 5:19 p.m.	Unanimous Approval

John Massey, Acting Chairman

/s/ Campbell Safian
Campbell Safian, Planning Specialist