

MINUTES

Meeting: Kent County Board of Zoning Appeals
 Date: November 19, 2018
 Time: 7:00 P.M.
 Location: County Commissioners Hearing Room, 400 High Street, Chestertown, Maryland

Agenda Item/Case	Sitting for the Board	Action Taken	Vote
<p>18-56 – Michael J. Corsey and Karen A. Leonard - Requesting an after-the-fact variance from the Critical Area Buffer requirements to reconstruct a 528-square foot addition, a 102-square foot covered porch, and 129-square foot of concrete to and around an existing nonconforming dwelling.</p> <p>The property is located at 20376 Glanville Lane in the Fifth Election District and is zoned, Resource Conservation District “RCD”.</p> <p>Michael A. Corsey; Applicant Doug Reaney; Contractor Danny Usilton; Contractor</p> <p>Stephanie I. Jones, Environmental Planner</p> <p>All were sworn in.</p>	<p>Dr. Albert Townshend, Chairperson</p> <p>John Massey, Member</p> <p>Joan Horsey, Member</p> <p>David A. Hill, Observing</p> <p>Mr. Christopher Drummond Attorney for the Board</p> <p>Tonya Thomas, Clerk</p>	<p>Ms. Horsey made a motion to grant an after-the-fact variance to reconstruct a 528-square foot addition, a 102-square foot covered porch, and a 129-square foot of concrete to and around the dwelling in accordance with those special and general provisions based on the following findings of fact:</p> <ul style="list-style-type: none"> • By denying the variance an unwarranted hardship and practical difficulty would be created. • A formal sediment control and formal stormwater plan must be submitted. • In accordance with the Critical Area requirements, a buffer mitigation plan at a rate of 7:1 be implemented onsite to comply with the critical area violation (4:1) and variance planting requirements (3:1). • The violation mitigation plan has been submitted; therefore, the variance mitigation is required. <p>Mr. Massey seconded the motion; all were in favor.</p>	<p>Unanimous Approval</p>
<p>Adjourn</p>		<p>At 8:22 PM, Dr. Townshend asked for motion; Mr. Massey made a motion to adjourn the meeting, and Ms. Horsey seconded the motion; all were in favor.</p>	<p>Unanimous Approval</p>

Albert S. Townshend, Dr.

Dr. Albert Townshend, Chairman

Tonya A. Thomas

Tonya Thomas, Clerk