

MINUTES

Meeting: Kent County Board of Zoning Appeals
 Date: July 15, 2019
 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>19-24 - Joseph and Noreen Davis- Requesting a variance from the 100-foot Stream Protection Corridor (SPC) to construct a 1,705 square foot accessory building with a 660 square foot pad, which includes a 208 square foot porch, that will be partially located within the SPC.</p> <p>The property is located at 11385 Station Road in the Second Election District and is zoned, Rural Residential District “RR”.</p> <p>Applicants: Joseph Davis Noreen Davis</p> <p>Robert Tracey, Community Planner</p> <p>All were sworn in.</p>	<p>Dr. Albert Townshend, Chairperson</p> <p>Joan Horsey, Member</p> <p>John Massey, Member</p> <p>Mr. Christopher Drummond Attorney for the Board</p> <p>Tonya Thomas, Clerk</p>	<p>Mr. Massey, made a motion to grant a variance from the 100-foot Stream Protection Corridor to allow the construction of a 1,705 square foot accessory building with a 660 square foot concrete pad, and a 208 square-foot covered porch. Motion is based on the Planning Commission findings of fact, and to include the following conditions:</p> <ul style="list-style-type: none"> • The applicant must direct all stormwater from downspouts into rain barrels, dry wells or other means of stormwater treatment. • Applicant is to implement sediment control requirements during construction. <p>Ms. Horsey seconded the motion; all were in favor.</p>	<p>Unanimous Approval</p>
<p>19-27- Lester C. Jones & Sons, Inc.- Requesting a 170-foot front yard variance and a 532-foot side yard variance in order to construct a 60-foot by 200-foot manure storage building with concrete apron on his 280.31-acre farm.</p> <p>The property is located on Speer Road in the First Election District.</p> <p>Applicants: Sean Jones – Co-owner of Lester C. Jones & Sons, Inc.</p> <p>Carla M. Gerber, GIS Specialist</p> <p>All were sworn in.</p>	<p>Dr. Albert Townshend, Chairperson</p> <p>Joan Horsey, Member</p> <p>John Massey, Member</p> <p>Mr. Christopher Drummond Attorney for the Board</p> <p>Tonya Thomas, Clerk</p>	<p>Ms. Horsey, made a motion to grant a variance of 532 feet from the side property setback requirement and 170 feet from the front yard property setback requirements to allow construction of a manure storage building on his 280-acre farm based on the Planning Commission findings as follows:</p> <ul style="list-style-type: none"> • The granting of the variance will neither cause substantial detriment to adjacent properties nor change the character of the neighborhood and district. • The Comprehensive Plan promotes the use of agricultural best management 	<p>Unanimous Approval</p>

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		<p>practices, and the proposal is consistent with the Land Use Ordinance.</p> <ul style="list-style-type: none"> The practical difficulty was not caused by the applicant's own actions and is due to the location of the irrigation system and railroad. <p>Mr. Massey seconded the motion; all were in favor.</p>	
Adjourn		<p>At 7:50 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>

Dr. Albert Townshend, Chairman

Tonya Thomas, Clerk