



## Department of Planning, Housing, and Zoning

August 21, 2024

RE: 24-42 William and Linda Joyce – Variance – Steep Slope and Expanded Buffer  
29349 Glencoe Road, Kennedyville

Dear Adjacent Property Owner:

On **Thursday, September 5, 2024, at 1:30 p.m.**, the Kent County Planning Commission will review an application submitted by William and Linda Joyce, property owners, requesting a to construct an ADA compliant carport and reconfigured drive on a steep slope and in an expanded buffer within the Critical Area. The property is located at 29349 Glencoe Road, Kennedyville, in the Second Election District and is zoned Critical Area Residential (CAR).

The *Kent County Land Use Ordinance* requires the Planning Commission to review proposals to assure good arrangement and appearance, consistency with the County's Comprehensive Plan, and compliance with all County regulations. The *Kent County Land Use Ordinance* requires the Planning Commission to review the variance application and send a recommendation to the Board of Appeals.

The Board of Appeals will hear this case and render a decision on the application at their meeting on **Monday, September 23, 2024, at 5:00 p.m.** As an adjoining property owner, the Planning Commission and Board of Appeals invite you to comment on the variance application.

If you have any questions concerning the application, please contact the Department at 410-778-7423 or send an email to [mcarger@kentgov.org](mailto:mcarger@kentgov.org). If you are unable to attend but are interested in participating in the meeting, citizens may observe and/or comment on the meeting via the audio-only phone number and conference identification numbers listed below. Please note that phone participation is dependent on service carriers and internet providers, this option may not be available for all meetings or be available during the entire meeting. In-person attendance is always recommended.

1. Dial **1-872-239-8359**
2. For the Planning Commission meeting on September 5, enter Conference ID: **909 572 878#**
3. For the Board of Appeals meeting on September 23, enter Conference ID: **178 565 475#**

Members of the public are asked to mute their phones/devices, until the Chair opens the floor for comment.

Members of the public may also watch the live video feeds and view the videos after the meetings at the County's YouTube channel: [@kentcountygovernment2757](https://www.youtube.com/@kentcountygovernment2757). Please note that although many meetings are recorded, the availability of video online is dependent on internet availability and functionality.

If you need communication assistance, please contact the Maryland Relay Service at [www.mdrelay.org](http://www.mdrelay.org) or 7-1-1 for voice/TDD.

Sincerely,

Mark Carper  
Associate Planner, LEED Green Associate

cc: Miles Barnard, ASLA RLA, Principal, South Fork Studio Landscape Architecture, Inc.  
John C. Hutchison, AIA, NCARB of John Hutchison Architect