



## Department of Planning, Housing, and Zoning

September 12, 2024

RE: Palasa Kyriakides  
24-47 – Administrative Variance – Rear Yard Setback  
24-46 – Lot Line adjustment  
9068 Point Lane, Chestertown

Dear Adjacent Property Owner:

On **Friday, September 27, 2024, at 10:00 a.m.**, the Kent County Director of Planning, Housing, and Zoning will hold a public hearing in the County Commissioners' Hearing Room, 400 High Street, Chestertown, Maryland. Palasa Kyriakides is requesting a 15-foot variance from the 30-foot rear yard setback requirement in order to replace an existing dwelling with a 2,106 square foot dwelling and associated porch and patio. The property is located at 9068 Point Lane, Chestertown, in the Second Election District and is zoned Critical Area Residential (CAR).

As an adjoining property owner, you are invited to comment on this proposal and attend the meeting on Friday, September 27, 2024, at 10:00 a.m. 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. Enter Conference ID: **556 441 09#**

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 feed and view the video after the meeting 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.

The applicant is also requesting a lot line adjustment to combine parcels of land identified in the deed into a single Parcel 422, of Map 35B, comprised of 29,578 square feet. The Kent County Land Use Ordinance requires the Planning Director to review proposals to assure good arrangement, appearance, and to ensure consistency with the County's Comprehensive Plan and all County regulations. As an adjoining property owner, we invite you to comment on the proposal within ten days of the date of this notice. The full application is on file in the Planning Department and available by appointment for your review.

If you have any questions concerning either of the proposals, please contact the Department at 410-810-2220 or email [mcarper@kentgov.org](mailto:mcarper@kentgov.org).

Sincerely,

Mark Carper  
Associate Planner

cc: Darlene Roberts, Paul Roberts Homes  
Buck Nickerson, Extreme Measures Surveying