



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

**MINUTES**

September 23, 2024

5:00 PM

*Video recordings of the Kent County Board of Appeals meetings are available online for viewing on the County's YouTube channel at <https://www.youtube.com/@kentcountygovernment2757>.*

The Board of Appeals met on September 23, 2024, at 5:00 p.m. in the County Commissioners Hearing Room. Board members in attendance were Chair Dr. Albert Townshend, Member John Massey, and Member Joan Horsey. Alternate Member David Hill called ahead that he was unable to attend.

Thomas N. Yeager, Esq., Board Attorney; William Mackey, AICP, DPHZ Director; Carl Gerber, AICP, Deputy Director; Mark Carper, LEED Green Associate, Associate Planner; and Beth Grieb, Office Manager, serving as Clerk were in attendance.

Representatives for the Joyce variance included Miles Barnard, ASLA, RLA, South Fork Studio Landscape Architecture; John C. Hutchison, AIA, NCARB of John Hutchison Architecture; Mr. William F. Joyce, property owner; and Mrs. Linda Joyce, property owner.

No members of the public were present or online.

The meeting was called to order at 5:00 pm by Chair Dr. Townshend.

**APPLICATIONS FOR REVIEW**

*24-42 William and Linda Joyce – Variance – Steep Slope and Expanded Buffer  
29349 Glencoe Road, Kennedyville –Zoned Critical Area Residential (CAR)*

The clerk read the public notice for the hearing into the record.

Mr. Miles Barnard and Mr. John Hutchison described the project that would provide an ADA-accessible carport and entrance to the home.

Mr. Joyce thanked Mr. Barnard and Mr. Hutchison for their hard work to ensure that everything is done correctly, especially regarding the regulations related to the Maryland Critical Area.

Mr. Carper presented the staff report for a variance to construct an ADA-compliant carport, retaining wall, driveway, and wooden walkway on a slope greater than 15% and in an expanded buffer within the critical area. Staff recommended approval noting that there was no objection from the Maryland Critical Area Commission, that the Planning Commission had recommended approval, and that there was indeed an unwarranted hardship related to the request.

Adopted on October 21, 2024

Ms. Horsey moved to approve the variance of William and Linda Joyce to construct an ADA-compliant carport, retaining wall, driveway, and wooden walkways on a slope greater than 15% in an expanded buffer of the Critical Area on their 2.81-acre property, located at 29349 Glencoe Road, Kennedyville, second election district, mitigation being 3:1 for a total of 5,009 square feet. Mr. Massey seconded. The motion passed unanimously.

Mr. Massey moved to adopt the findings of fact in the Planning Commission letter of September 6, 2024, and the Critical Area Commission letter of September 13, 2024. Ms. Horsey seconded. The motion passed unanimously.

**MINUTES**

Ms. Horsey moved to approve the minutes for August 19, 2024. Mr. Massey seconded the motion. The motion passed unanimously.

**ADJOURN**

Mr. Massey moved to adjourn. Ms. Horsey seconded. The motion passed unanimously. The meeting adjourned at 5:30 p.m.

          /s/ Albert S. Townshend          

          /s/ W. A. Mackey          

Dr. Albert Townshend, Chairman

William A. Mackey, AICP, Director DPHZ

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