

QC 421-99
VAR

Higginbotham, John
V-420

USA S. 1829_527

AMZ 8/18/99 Comments



Judge John C. North, II
Chairman

Ren Serey
Executive Director

**STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION**

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401
(410) 260-7516 Fax: (410) 974-5338

August 18, 1999

Ms. Cathy Maxwell
Department of Planning and Zoning
Queen Anne's County
107 N. Liberty Street
Centreville, Maryland 21617

**RE: Higginbotham Property - variance request
V-420**

Dear Ms. Maxwell:

Thank you for providing me with information on the above referenced variance application. The application for variance indicated that the variance was "to increase allowed impervious surface to construct a woodshop for a home-based business". I understand that the variance is to allow additional accessory structures on the parcel and is not a variance to the 15% limit on impervious surfaces on parcels designated as Resource Conservation Area. Therefore, Commission staff do not have any comments on this variance request.

If you have any questions concerning these comments, please call me at (410) 260-7019.

Sincerely,

A handwritten signature in cursive script that reads "Susan McConville Zankel".

Susan McConville Zankel
Natural Resources Planner

cc: 421-99

Branch Office: 31 Creamery Lane, Easton, MD 21601
(410) 822-9047 Fax: (410) 820-5093

TTY FOR DEAF ANNAPOLIS-974-2609 D.C. METRO-586-0450



DEPARTMENT OF PLANNING AND ZONING
QUEEN ANNE'S COUNTY

107 N. LIBERTY STREET
CENTREVILLE, MARYLAND 21617

410-758-4088 Permits
410-758-3972 Fax
410-758-1255 Planning
410-758-2905 Fax

July 27, 1999

Mr. & Mrs. John C. Higginbotham
761 Lands End Road
Centreville, MD 21617

RE: Tax Map 21 - Parcel 24
Zoned: Countryside
Building Permit Application #B-99-1211

Dear Mr. Higginbotham:

Upon review of this building permit application, I have decided that you are not meeting Section 18-1-065 of the *Queen Anne's County Land Use & Development Code. Residential accessory structures. (c) Area restrictions. (1) All buildings on a residential lot of between two and five acres, other than the principal building, may not cover an area of the lot greater than 80% of the area covered by the existing principal building.* Therefore, this application is denied. You may seek possible relief from the Board of Appeals. Contact person for the Board is Mrs. Cathy Maxwell at 410-758-1255.

Please feel free to contact me should you have any questions. I can be reached from Monday thru Friday from 8:00 a.m. to 9:30 a.m.

Sincerely,

Gene A. Palmatary
Zoning Inspector

GAP/VJS/v

cc: Board of Appeals