



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

**MINUTES**

Meeting: Kent County Board of Zoning Appeals  
 Date: July 18, 2022  
 Time: 5:00 P.M.  
 Location: County Commissioners Hearing Room, 400 High Street, Chestertown, Maryland

Agenda Item	Sitting for the Board	Action Taken	Vote
<p><b>22-27 Tucker White – Special Exception – Oversized Accessory Structure</b></p> <p>The applicant is requesting a special exception to construct a pole building with a floor area of 1,968 square foot and a mean height of approximately 22 feet on his property located at 21779 Sunnyside Avenue, Rock Hall. The total height of the proposed building is approximately 23.5 feet. A special exception is required for accessory buildings that exceed floor area of 1,200 square feet or 17 feet in height on parcels less than 5 acres.</p> <p>The Kent County Planning Commission forwarded a favorable recommendation to the Board of Appeals in regard to this application.</p> <p><u>Applicant/Representative</u> Tucker White</p> <p>Mr. White was sworn in and presented a summary of his case.</p> <p><u>Public Comment</u> No correspondence was received on this application.</p> <p><u>Planning Staff</u> Mark Carper, Associate Planner, was sworn in.</p>	<p>Dr. Albert Townshend, Chairman</p> <p>Joan Horsey, Member</p> <p>John Massey, Member</p> <p>Mr. Christopher Drummond, Attorney for the Board</p> <p>David Hill, Alternate Member (observing)</p> <p>Carla Gerber, Acting Clerk</p>	<p>Mr. Massey moved to approve the application by Tucker White for a building with a footprint of 1,248 square feet and a floor area of 1,968 square feet at 21779 Sunnyside Avenue, Rock Hall. The decision is based on the findings of fact in the application and orally that the application is consistent with the Comprehensive Plan, there will be no unique adverse impacts to the neighborhood, and there is support for the application from the neighbors. This special exception will lapse after one year if no substantial construction is begun.</p> <p>The motion was seconded by Ms. Horsey; the motion passed with all in favor.</p>	<p>Unanimous Approval</p>

Agenda Item	Sitting for the Board	Action Taken	Vote
<p><b>22-28 Rayenne Chen – Buffer Variance</b></p> <p>The applicant is requesting a variance to demolish an existing principal dwelling and associated improvements and to construct a new principal dwelling and associated improvements within the 100-foot shoreline buffer. The property is located at 4833 Deep Point Drive, Chestertown.</p> <p>The Kent County Planning Commission forwarded a favorable recommendation to the Board of Appeals in regard to this application.</p> <p><u>Applicant/Representative</u> David Mallon, representative of the owner, was sworn in and presented a summary of the case.</p> <p><u>Public Comment</u> No correspondence was received on this application.</p> <p><u>Planning Staff</u> Mark Carper, Associate Planner, was sworn in.</p>	<p>Dr. Albert Townshend, Chairman</p> <p>Joan Horsey, Member</p> <p>John Massey, Member</p> <p>Mr. Christopher Drummond, Attorney for the Board</p> <p>David Hill, Member (observing)</p> <p>Carla Gerber, Acting Clerk</p>	<p>Ms. Horsey moved to table the application to the August meeting citing a need for additional information on the condition of the existing dwelling and alternate locations for the proposed dwelling.</p> <p>The motion was seconded by Mr. Massey; the motion passed with all in favor.</p>	<p>Unanimous Approval</p>
<p><b>MINUTES: May 16, 2022</b></p>		<p>Mr. Massey moved to approve the minutes. Ms. Horsey seconded the motion; the motion passed with all in favor.</p>	<p>Approved</p>
<p><b>Adjourn</b></p>		<p>Mr. Massey made a motion to adjourn the meeting, and Ms. Horsey seconded the motion; the motion passed with all in favor. The meeting adjourned at 6:15 p.m.</p>	<p>Unanimous Approval</p>

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Dr. Albert Townshend, Chairman

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*/s/ Carla Gerber*  
Carla Gerber, Deputy Director