

MINUTES

Meeting: Kent County Board of Zoning Appeals
 Date: June 15, 2020
 Time: 7:00 P.M.
 Location: Virtual Meeting/County Commissioners Hearing Room, 400 High Street, Chestertown, Maryland

Agenda Item/Case	Sitting for the Board	Action Taken	Vote
<p>20-20 – John E. and Susan M. Rutkowski – The applicants are requesting a 20-foot variance from the 100-foot buffer requirements in order to construct a privacy fence 80 feet from the shoreline.</p> <p>The property is located at 22086 Harrington Park Road in the Fifth Election District and is zoned Critical Area Residential “CAR.”</p> <p><u>Applicant:</u> John E. Rutkowski</p> <p><u>Staff:</u> Carla Gerber, GIS Specialist</p> <p>All were sworn in.</p> <p>No correspondence was received.</p>	<p>Dr. Albert Townshend, Chairperson</p> <p>Joan Horsey, Member</p> <p>John Massey, Member</p> <p>David Hill, Alternate Member sitting in observing capacity only</p> <p>Mr. Christopher Drummond Attorney for the Board</p> <p>Brian Jones, Clerk</p>	<p>Based on the applicant’s testimony and verification of the following:</p> <ul style="list-style-type: none"> • The applicant made an effort to naturally create a barrier, but due to the extraordinary conditions of the property it will not survive. • The requested variance will not cause a detrimental impact to neighboring properties • The requested variance is consistent with the Comprehensive Plan. • The Applicant did not create the practical difficulty. <p>Mr. Massey made a motion to approve the variance with the following conditions:</p> <ul style="list-style-type: none"> • Mitigation be set at a ratio of 1:1 for removal of the existing vegetation and that the areas of mitigation be planted with native cultivars. • The variance shall lapse if construction of the fence is not commenced within one (1) year of the termination of the state of emergency declared by Governor Larry Hogan on March 5, 2020. • The fence shall be substantially similar to the fence set forth in the Applicant’s submission to the Board. <p>Ms. Horsey seconded the motion; all were in favor.</p>	<p>Unanimous Approval</p>

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Adjourn		At 7:20 PM, Dr. Townshend asked for motion. Mr. Massey made a motion to adjourn the meeting, and Ms. Horsey seconded the motion; the motion passed with all in favor.	Unanimous Approval



Dr. Albert Townshend, Chairman



Brian Jones, Clerk

Approved 7/20/20