



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

MINUTES

November 18, 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 November 18, 2024, at 5:00 p.m. in the County Commissioners' Hearing Room. Board members in attendance were Chair Dr. Albert Townshend, Member Joan Horsey, Member John Massey, and Alternate Member David Hill.

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

Representative of the applicant Mr. Willim Crowding, PLS was present.

No members of the public were in attendance online or in person.

The meeting was called to order at 5:03 pm by Chair Dr. Townshend.

APPLICATIONS FOR REVIEW

*24-45 Shelia Beth Vanantwerp & Frank Joseph Lamont, Jr. – Variance – Side Setback and Buffer
29303 Glencoe Road, Kennedyville – Second Election District – Zoned Critical Area Residential*

Ms. Grieb read the public notice published on November 14, 2024, and confirmed both the property was posted and required letters were sent to adjacent property owners of record on September 13, 2024. No correspondence on this matter has been received to date by the Department.

Mr. Crowding presented the application to the Board, explaining the applicants' desire to be able to age in place in their home. Mr. Crowding walked the Board through the project explaining the additions to the home to allow for a single, enclosed and heated dwelling instead of the current, separated buildings. The reconfiguration will allow the home to be ADA- and wheelchair-accessible.

Chair Townshend noted Mr. Crowding's responses and application were thorough and well documented, which demonstrated that all requirements for the variance were met, including the practical difficulty.

Board Attorney Yeager confirmed that the application addressed the variance requirements very well.

Adopted on March 17, 2025

Mr. Carper presented the staff report, noting staff's recommendation for approval with the condition that a buffer management plan be submitted and approved, as recommended by Planning Commission. It was noted that the Maryland Critical Area Commission staff had submitted a letter with no objections.

Mrs. Horsey moved to approve the application of Ms. Vanantwerp and Mr. Lamont for a 5.3-foot variance from the 15-foot side yard setback and a buffer variance in order to expand an existing dwelling within the 100-foot buffer to connect with a detached garage and to include the addition at 29303 Glencoe Road, Kennedyville, in the Second Election District with the following conditions that they submit and have approved a buffer management plan, noting that the Board adopts the findings of fact by the Planning Commission and the findings of fact submitted by the applicant, with mitigation at a ratio of 3:1 for all disturbance to the Buffer, plus an additional 1:1 for the square-footage of the canopy removed and the mitigation and submission of the buffer management plan. Mr. Massey seconded the motion. The motion passed unanimously.

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Mr. Massey moved to approve the minutes for October 21, 2024. Mrs. Horsey seconded the motion. The motion passed unanimously.

The decisions from the meeting of October 21, 2024, were presented and signed by the Board members.

ADJOURN

Mr. Massey moved to adjourn. Mrs. Horsey seconded. The motion passed unanimously. The meeting was adjourned at 5:26 p.m.

Following the meeting, the Board celebrated the many years of community service by Dr. Townshend who has served for 25 years on the Board and by Mrs. Horsey who has served 15 years on the Board.

/s/ Albert S. Townshend
Dr. Albert Townshend, Chairman

/s/ W. A. Mackey
William A. Mackey, AICP, Director DPHZ

Please note that these minutes were prepared 100% by a human; no artificial intelligence was utilized.