



CENTREVILLE PLANNING COMMISSION

October 18, 2023

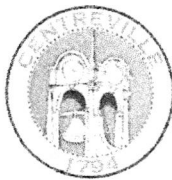
Liberty Building - 2nd Floor

107 North Liberty Street

7:00 p.m.

A G E N D A

- I. **CALL TO ORDER** – Kara Willis – Chair
- II. **Chair's Announcements**
- III. **Review of Minutes from Previous Meetings**
 - a. September 20, 2023 meeting minutes
- IV. **Opening Statement**
- V. **Citizen Comment** (*Citizens are requested to keep their comments to three minutes*)
- VI. **Appearances**
- VII. **New Business**
 - Special Exception Request – Short Term Rental – 104 Watson Road; Jane Keller and Gordon Bjorkman, owners – for review and recommendation to Board of Appeals
- VIII. **Old Business**
- IX. **Zoning Issues – Discussion**
- X. **Miscellaneous Business / Correspondence**
 - a. Approved Building Permit lists issued September 2023
- XI. **Citizen Comment** (*Citizens are requested to keep their comments to three minutes*)
- XII. **Council Member Report**
- XIII. **Adjournment**



THE TOWN OF CENTREVILLE 101 LAWYERS ROW CENTREVILLE, MD 21617
410-758-1180 FAX 410-758-4741 WWW.TOWNOFCENTREVILLE.ORG

BOARD OF ZONING APPEALS APPLICATION

IN THE MATTER OF THE APPLICATION OF:
(Name, Address, Telephone Number, Email of Applicant)

FOR OFFICE USE ONLY CASE NO.: SE-01-23

Name: JANE KELLER / GORDON BJORKMAN

Date Filed: July 28, 2023

Address: 104 WATSON RD.

Planning Commission Date: October 18, 2023

City/State/Zip: CENTREVILLE, MD. 21617

Date of BOA Hearing: _____

Phone Number: 443-994-2934

Date Notice Published: _____

Email: jane.keller@mc.com

Decision of Board: _____

TO THE TOWN OF CENTREVILLE BOARD OF ZONING APPEALS:

Application is hereby made for: (Check one)

- Appeal of the determination of the Zoning Administrator and/or Planning Commission
- Variance from strict application of the Town of Centreville Zoning Ordinance
- Special Exception

DESCRIPTION OF PROPERTY INVOLVED:

Brief description of property involved: (Improved/unimproved lot; street address; road frontage (ft.); nearest cross street).

2 STORY CEDAR SHAKE W/ 2 DRIVENAYS FACING WATSON RD.
IMPROVED 104 WATSON 21617 74.98 FT FRONTAGE / CHESTERFIELD
PLS. SEE REAL ESTATE LISTING ATTACHED

Brief statement of relief requested: (Purpose of the Appeal).

WE REQUEST ABILITY TO RENT OUR HOUSE TO 2 TO 4 ADULTS (MAX)
THROUGH AIR B&B FOR 1 WK. AT A TIME 2 OR 3 TIMES A YR.

Present owner of property (if different from above): _____

If Applicant is not owner, please indicate your interest in this property: _____

Has property ever been subject of previous application? NOT TO OUR KNOWLEDGE

If so, give Application No. & Date: _____

Jane Keller
Signature of Applicant(s) or Agent/Attorney

Gordon S. Bjorkman
Signature of Applicant(s) or Agent/Attorney

JANE C. KELLER
Printed Name & Address of Agent or Attorney

GORDON S. BJORKMAN
Printed Name & Address of Agent or Attorney

Jane Keller
Signature of Property Owner

Gordon S. Bjorkman
Signature of Property Owner

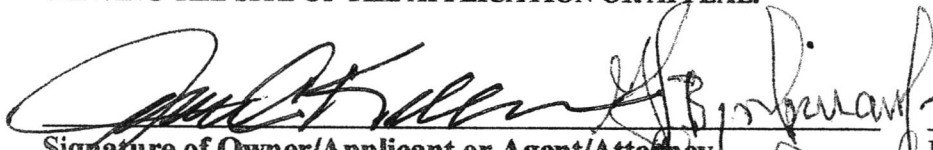
JANE C. KELLER
Printed Name & Address of Property Owner

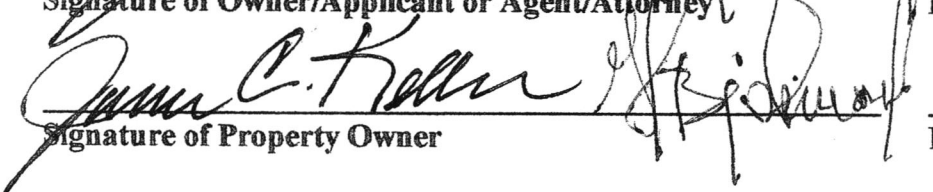
GORDON S. BJORKMAN
Printed Name & Address of Property Owner

INSTRUCTIONS TO APPLICANT(S):

- 600 ➤ Original and ~~seventeen~~⁵ (17) copies must be filed with the Board Clerk and accompanied by a fee of \$300.00 payable to the Town of Centreville at the time of application.
- Prior to filing an appeal, a copy of this Application shall be served upon the officer or agency from whom the appeal is taken and proof of such service shall be furnished to the Board Clerk.
- Applications on which all required information is not furnished will be returned for completion before processing.
- Attach hereto building elevations and a sketch drawn to scale of the property with all dimensions of lot and buildings thereon, distances between building and property lines, bounding street or road names, contiguous and opposite properties with names of owners, North point and scale, sidewalks, driveways, and other impervious surfaces.
- Withdrawal of the application by the applicant prior to the hearing will require the applicant to pay any costs associated with the application including, but not limited to, advertising and legal costs.

MY SIGNATURE BELOW GRANTS THE MEMBERS AND ALTERNATES OF THE BOARD OF ZONING APPEALS AND THE TOWN OF CENTREVILLE THE RIGHT TO ENTER ONTO THE PROPERTY FOR THE PURPOSE OF VIEWING THE SITE OF THE APPLICATION OR APPEAL.

 _____ Date 7/20/23
Signature of Owner/Applicant or Agent/Attorney

 _____ Date 7/20/23
Signature of Property Owner

- NEIGHBORS:
1. ~~BARBARA HARRIS~~ 110 WATSON Darryl Savage
 2. CARRIE YORK 102 WATSON
 3. FERN & FRED BELL 510 CHESTERFIELD

RULES House Rental

104 Watson Rd. Centreville, Md. 21617

thru Air B & B

2-4 Adult guests at a time- 4 MAX

(Adult means 21 or over)

No loud music

No music outside

No use of fire table

Do not attempt to walk down hill in back. It is dangerous

OTHERWISE - enjoy our beautiful view from outside patio

When you are outside, we ask that you be respectful of our neighbors and keep conversation level to a civilized volume.

When using washer/dryer, please consult manuals and follow instructions

Please see packet on kit counter for nearby entertainment, activities and eateries. Kayak rentals nearby.

Our house has several cherished antiques. Please refrain from putting cups, glasses etc on them as it will ruin the finish

No liquids AT ALL near orange leather chair

In general, please respect our home as you would your own.

We are staying nearby should you have any questions or concerns, please call Jane @ 443-994-2934

Centreville Masterpiece

Downtown Historic Property with Exquisite Modern Day Updates!

List Price
\$ 525,000.00

Street Address
104 WATSON RD

Property Type
Residential

MLS #: MDQA144428
Bedrooms: 3
Bathrooms: 2 1/2
Year Built: 1892
Lot Size: 0.24 Acres
Location: CENTREVILLE

Step into the Past, with Modern-Day Flair! This Downtown Centreville Staple Piece is Ready for 'her' new Lucky Owner! RARE Offering at this Simply STUNNING, Updated, Downtown Centreville Beauty! Boasting Nearly 2400 Square Feet with Ample Character Throughout! Historic Charm with Exceptional, Modern-Day Updates! Gorgeous Remodel in 2005. Random-Width Knotty-Pine Hardwood Floors, Picture-Perfect, White & Bright Kitchen with Center Island, Custom Backsplash & Cozy Breakfast Nook Overlooking Serene Stream Views, Open Floor-Plan Makes Entertaining a Breeze! Recessed Lighting, Cast Concrete Bathroom Vanities in Remodeled Bathrooms, 3 Generously-Sized Upper-Level Bedrooms, 2.5 Baths, Historic Charm Throughout with Built-In Drawers, Shelving, Welcoming Front Porch for Coffee & Cocktail Sipping, Stunning Views from Nearly Every Room! Private Patio Overlooks Stream just off Corsica River- Serenity Awaits. Large Detached Shed, Ample Storage in attached, Concrete-Floor Crawlspace/Cellar. Within Steps the the Wharf for easy boat launch! Perfection at every turn- All within Walking Distance to Downtown Centreville!



Chaney Homes, LLC



Jennifer S Chaney

Broker - Owner
(410)739-0242 (Office)
(410)739-0242 (Mobile)
jchaney@chaneyhomes.com
www.ChaneyHomes.com

Chaney Homes
Realty Staging Design
www.ChaneyHomes.com

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Chaney Homes, LLC
206 Old Love Point Rd
Stevensville, MD 21666

Client One-Page

104 Watson Rd, Centreville, MD 21617

Active

Residential

\$525,000



MLS #: MDQA144428
 Tax ID #: 1803009181
 County: Queen Annes, MD
 In City Limits: Yes
 Subdiv / Neigh: CENTREVILLE
 School District: Queen Anne's
 County Public Schools
 High School: Queen Annes
 County
 Year Built: 1892
 Property Condition: Excellent
 Tax Annual Amt/Year: \$5,535 / 2019
 Tax Assessed Value: \$430,033 / 2020
 Land Assessed Value: \$135,500

	Bed	Baths
TOTAL	3	2 Full, 1 Half
Main Level		1 Half
Upper Level 1	3	2 Full
Structure Type:	Detached	
Style:	Colonial	
Levels/Stories:	2	
Waterfront:	Yes	
Views:	Water	
Ownership Interest:	Fee Simple	
Abv Grd Fin SQFT:	2,376 / Assessor	
Lot Acres / SQFT:	0.24a / 10,560sf / Assessor	

Recent Change: 07/02/2020 : New Active : C/S->ACT

Waterfront / Water Access

Water Body Name: Yellow Bank Stream
 Water Body Type: Creek

Features

Constr Materials: Cedar, Other
 Cooling/Fuel: Central A/C, Heat Pump(s) / Electric
 Heating/Fuel: Heat Pump(s), Zoned / Electric
 Water/Sewer: Public / Public Sewer
 Basement: No
 Accessibility Feat: None
 Appliances: Dishwasher, Disposal, Refrigerator, Stove
 Fireplace Count: 1
 Waterfront Type: Yes / Creek
 Zoning: R-2

Remarks

Public: Step into the Past, with Modern-Day Flair! This Downtown Centreville Staple Piece is Ready for 'her' new Lucky Owner! RARE Offering at this Simply STUNNING, Updated, Downtown Centreville Beauty! Boasting Nearly 2400 Square Feet with Ample Character Throughout! Historic Charm with Exceptional, Modern-Day Updates! Gorgeous Remodel in 2005. Random-Width Knotty-Pine Hardwood Floors, Picture-Perfect, ...
Exclusions: Dining Room Chandelier, Mirrors in guest bathroom and powder room, Washer and Dryer.

Listing Details

Original Price: \$525,000 Sale Type: Standard DOM: 1





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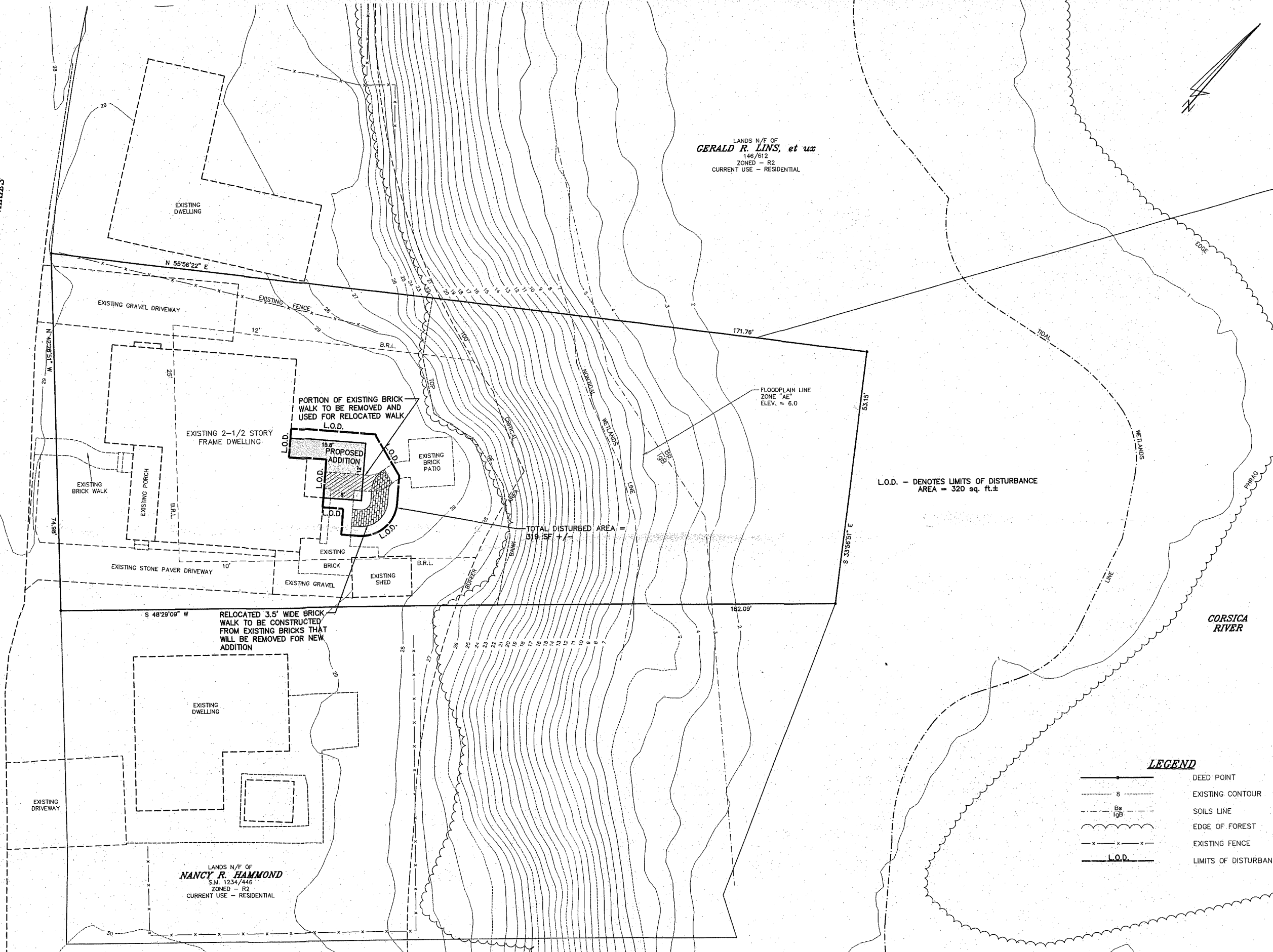
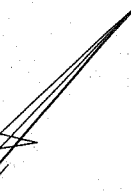
LANDS N/F OF
FREDERICK E. BEU, et ux
S.M. 2350/214
ZONED - C2/R2
CURRENT USE - RESIDENTIAL

LANDS N/F OF
GERALD R. LINS, et ux
146/612
ZONED - R2
CURRENT USE - RESIDENTIAL

LANDS N/F OF
NANCY R. HAMMOND
S.M. 1234/446
ZONED - R2
CURRENT USE - RESIDENTIAL

WATSON ROAD
R/W VARIES

CHESTERFIELD AVENUE



L.O.D. - DENOTES LIMITS OF DISTURBANCE
AREA = 320 sq. ft.±

TOTAL DISTURBED AREA =
319 SF ±

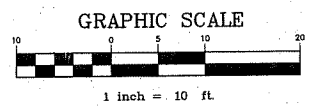
FLOODPLAIN LINE
ZONE "AE"
ELEV. = 6.0

LEGEND

	DEED POINT
	EXISTING CONTOUR
	SOILS LINE
	EDGE OF FOREST
	EXISTING FENCE
	LIMITS OF DISTURBANCE

NOTE:
SEDIMENT AND EROSION CONTROL
WILL BE STRICTLY ENFORCED

NOTE:
FOLLOWING INITIAL DISTURBANCE, PERMANENT OR
TEMPORARY, STABILIZATION SHALL BE COMPLETED
WITHIN 3 CALENDAR DAYS ON ALL PERIMETER
CONTROLS AND SLOPES GREATER THAN 3:1 AND
CONTROLS AND SLOPES GREATER THAN 3:1 ON



TOWN OF CENTREVILLE
QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
No. _____ EXPIRES _____

**DAVIS, MOORE, SHEARON
& ASSOCIATES, LLC**
ENGINEERING, DRAFTING/DESIGN,
ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80

DATE	REVISION

SITE PLAN
ON THE LANDS OF
CHRISTOPHER S. & SUSAN G. JACKSON
IN THE TOWN OF CENTREVILLE
TAX MAP - 35H, GRD - 18, PARCEL - 1294
THIRD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND

DATE	SCALE
JULY '15	1" = 10'
JOB No. 2015.049	DRAWN BY WJM
FOLDER Ref. 35H-2015049	DESIGNED BY KJS
SHEET No. - C-2	

ISSUED BUILDING PERMITS
September 1 - 30, 2023

Permit #	Applicant	Owner	Address	Type	Issue Date*
BP-191-23	Economy Restoration LLC	Matt Stewart	133 Edenderry Ave.	replace roof	9/13/2023
BP-192-23	Economy Restoration LLC	Jessica Scott	111 Edenderry Ave.	replace roof	9/13/2023
BP-193-23	Economy Restoration LLC	Bernard Doss	145 Orchestra Place	replace roof	9/13/2023
BP-194-23	MD Residential by Lacrosse, LLC	Peter G. Sheaffer	105 Bristol Lane	SFD	9/28/2023
BP-195-23	Economy Restoration LLC	Ravi Voraganty	1002 Church Hill Rd	replace roof	9/13/2023
BP-196-23	Economy Restoration LLC	Gwynn Sperandeo	210 Lurgan Lane	replace roof	9/13/2023
BP-197-23	Economy Restoration LLC	Jacqueline Heimbuch	819 Harmony Way	replace roof	9/13/2023
BP-198-23	Economy Restoration LLC	William Baxter	217 Northfield Way	replace roof	9/26/2023
BP-199-23	TL Fence LLC.	Justin Ray	129 Meadowbrook Way	fence	9/26/2023
BP-200-23	ABTB Mid-Atlantic, LLC	ABTB Mid-Atlantic, LLC	104 Stella Lane	Fast Food Restaurant	9/26/2023
BP-201-23	Susan Reiff	Susan Reiff	450 Railroad Ave	sunroom with bath	9/26/2023
BP-202-23	Danielle Harrington	Danielle Harrington	145 Cool Meadow Drive	fence	9/26/2023
BP-203-23	JSE Consruction LLC.	Eddie Newsome	316 Holly Street	intellijack installation in basement	9/26/2023

* based on the approval date by Zoning Administrator