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## **ZONING & PLANNING - MARYLAND**

### **Chiusano v. Two Farms, Inc.**

**Appellate Court of Maryland - January 28, 2026 - A.3d - 2026 WL 221133**

Protestants sought judicial review of county board of appeals' decision approving developer's project's designation as a planned drive-in cluster under county zoning regulations.

The Circuit Court affirmed. Protestants appealed.

The Appellate Court held that:

- Planning director's letter was not appealable because he lacked authority to interpret zoning regulations;
- Letter was not appealable because it was not a final action; and
- Letter was not appealable because notice was not provided to aggrieved parties.

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