

**NOTICE OF PUBLIC HEARING
WORCESTER COUNTY
BOARD OF ZONING APPEALS**

AGENDA

THURSDAY, OCTOBER 10, 2019

Pursuant to the provisions of the Worcester County Zoning Ordinance, notice is hereby given that a public hearing will be held before the Board of Zoning Appeals for Worcester County, in the Board Room (Room 1102) on the first floor of the Worcester County Government Center, One West Market Street, Snow Hill, Maryland.

6:30 p.m.

Case No. 19-40, on the lands of Mohammad Nasir and Mahe Iqbal requesting a special exception to allow an existing manufactured home to be used for non-residential purposes in the A-1 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-201(c)(12), ZS 1-305, ZS 1-314 and ZS 1-339, located at 2832 Betheden Church Road, at the terminus of Klej Grange Road, Tax Map 78, Parcel 99, in the Eighth Tax District of Worcester County, Maryland.

6:35 p.m.

Case No. 19-37, on the application of Charles “Roy” Trageser, on the lands of YK Enterprises, LLC, requesting a variance to the Ordinance prescribed lot width requirement from 200 feet to 182.74 feet (a reduction of 17.26 feet) in the E-1 Estate District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-203(b)(4), and ZS 1-305, located at 12046 St. Martins Neck Road, approximately 1,988 feet west of Back Creek Road, Tax Map 10, Parcel 167, in the Fifth Tax District of Worcester County, Maryland.

6:40 p.m.

Case No. 19-32, on the application of Dylan Drew, on the lands of Mary Ange, requesting a variance to the Ordinance prescribed front yard setback from 25 feet to 14.7 feet (an encroachment of 10.3 feet) associated with the proposed construction of a single-family dwelling in the R-2 Suburban Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-206(b)(2) and ZS 1-305, located at 12121 Salt Point Road on the northwestern corner of the intersection with Cove Landing Road, Tax Map 4, Parcel 26, Block 9, Lot 1, in the Fifth Tax District of Worcester County, Maryland.

6:45 p.m.

Case No. 19-39, on the lands of Vincent & Denise Lynch, requesting a special exception to reconstruct a non-conforming two-story addition to an existing single family dwelling, in the V-1 Village and RP Resource Protection Districts, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-122(d)(1)B, ZS 1-204(b)(2) and ZS 1-305, located at 10720 St. Martins Neck Road, approximately 507 feet south of Bishopville Road (MD Route 367), Tax Map 9, Parcel 153, in the Fifth Tax District of Worcester County, Maryland.

6:50 p.m.

Case No. 19-36, on the application of Mark S. Cropper, Esquire, on the lands of Hugh F. Jr. and Tonia B. Wilde, requesting a variance to the Atlantic Coastal Bays Critical Area Regulations to allow a pier to extend greater than 100' over state or private wetlands in the R-1 Rural Residential District and the RP Resource Protection District pursuant to Zoning Code Sections ZS 1-116(m), ZS 1-116(n)(2) and Natural Resources Sections § NR 3-125(b)(1) and NR 3-111, located at 10620 Piney Island Drive, approximately 530 feet south of Bunting Road, Tax Map 15, Parcel 218, Lot 7, in the Fifth Tax District of Worcester County, Maryland.

6:55 p.m.

Case No. 19-38, on the application of Mark S. Cropper, Esquire, on the lands of David Dvorchak, requesting a shoreline modification to exceed the allowable channelward extension of 19.4 feet by 7 feet (for a total of 26.4 feet channelward) in conjunction with a proposed boat lift in the R-2 Suburban Residential District, pursuant to Zoning Code Sections ZS 1-116(n)(2) and Natural Resources Sections § NR 2-102(e)(1), located at 10506 Brighton Road, approximately 265 feet north of Rumgate Road, Tax Map 21, Parcel 8, Section A, Lot 17, of the Cape Isle of Wight Subdivision, in the Tenth Tax District of Worcester County, Maryland.

7:05 p.m.

Case No. 19-41, on the application of Hugh Cropper, IV, Esquire, on the lands of Michael and Diana Abbaticchio, requesting an after-the-fact variance to the Ordinance prescribed right side yard setback from 9.4 feet to 3.6 feet (an encroachment of 5.8 feet) associated with the construction of a second story on an existing one-story detached garage in the A-1 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-201(d)(2), and ZS 1-305, located at 8921 Stephen Decatur Highway, on the northwesterly side of Stephen Decatur Highway, approximately 373 feet south of Dutch Harbor Lane, Tax Map 33, Parcel 9, Lot 6, in the Tenth Tax District of Worcester County, Maryland.

7:10 p.m.

Re-Advertisement of Case No. 19-24, on the application of Hugh Cropper, IV, Esquire, on the lands of Stephen Cook, requesting a variance to the Atlantic Coastal Bay Critical Area setback associated with the proposed construction of a single family dwelling in the R-3 Multi-Family Residential District pursuant to Zoning Code Sections ZS 1-116(m)(1), ZS 1-207(b)(2) and ZS 1-305 and Natural Resources Sections NR 3-104(c)(4) and NR 3-111 located on the northerly side of Old Bridge Road, approximately 2,104 feet west of Golf Course Road, Tax Map 27, Parcel 234, Lot 16, in the Tenth Tax District of Worcester County, Maryland.

ADMINISTRATIVE MATTERS