

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

November 12, 2020

The Worcester County Board of Zoning Appeals met on the above date in the Board Room (Room 1102) on the first floor of the Worcester County Government Center, One West Market Street, Snow Hill, Maryland. Members present were Robert Purcell, Thomas Babcock, David Dypsky, Joe Green, James Purnell and Larry Fykes. Also in attendance were Jennifer Keener, DRP Deputy Director, Kristen Tremblay, Zoning Administrator, Cathy Zirkle, DRP Specialist II, Valerie Dawson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 20-49**, on the lands of Darryl & Patricia Greer, requesting an after the fact variance to the Ordinance prescribed side yard setback from 10 feet to 7.6 feet (an encroachment of 2.4 feet) associated with an existing landing and stairs in the R-1 Rural Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-205(b)(2) and ZS 1-305, located at 10714 Admirals Lassie Lane, approximately 740 feet southeast of Man O War Lane, Tax Map 26, Parcel 1, Lot 236, of the Riddle Farm Subdivision, in the Tenth Tax District of Worcester County, Maryland. Jennifer Keener read the application. Mark S Cropper, Esquire addressed the Board requesting a postponement of the case until the December 10, 2020 hearing. It was moved by Mr. Dypsky, seconded by Mr. Fykes and carried unanimously to allow the postponement. The hearing ended at 6:32 PM.

The public hearing commenced at 6:35 PM on **Case No. 20-50**, on the application of Mark S. Cropper, Esquire, on the lands of Cox 122 Raceway, LLC, requesting a variance to the Ordinance prescribed front yard setback off of Racetrack Road (MD Route 589) from 50 feet to 33.7 feet (an encroachment of 16.3 feet) associated with a proposed outdoor seating area, a variance to the front yard setback off of Grays Corner Road (MD Route 707) from 50 feet to 9.8 feet (an encroachment of 40.2 feet) and a variance to the front yard setback off of Ocean Gateway (US Route 50) from 100 feet to 44.6 feet (an encroachment of 55.4 feet), associated with proposed additions to an existing restaurant in the C-2 General Commercial District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-210(b)(2), ZS 1-305 and ZS 1-326, located at 11247 Ocean Gateway, at the intersection with Racetrack Road and Grays Corner Road, Tax Map 21, Parcel 170, in the Third Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony was Mark Cropper, Esquire and John Salm - Engineer. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a full size set of site plans, one existing conditions and one proposed. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Green and carried unanimously to grant the three variances as requested. The hearing ended at 6:45 PM.

The public hearing commenced at 6:46 PM on **Case No. 20-47**, on the lands of Erin Dunworth, requesting an after-the-fact variance to the Ordinance prescribed front yard setback from 161.6 feet to 62.5 feet (a reduction of 99.1 feet) associated with an existing detached garage in the A-1 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(4), 1-201(d)(2) and ZS 1-305, located at 11201 St. Martins Neck Road, approximately 165 feet east of N. Piney Point Road, Tax Map 10, Parcel 262, Lot 1, in the Fifth Tax District of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Erin Dunworth and Kevin Dunworth. There were no protestants. Following the discussion, it was moved by Mr. Babcock, seconded by Mr. Purnell and carried unanimously to grant the variance as requested. The hearing ended at 6:56pm.

With no further business before the Board, the meeting was adjourned at 6:58 PM.

Respectfully submitted,



Cathy Zirkle
DRP Specialist II