

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

THURSDAY FEBRUARY 10, 2022

Pursuant to the provisions of the Worcester County Zoning Ordinance, notice is hereby given that a public hearing will be held in-person 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. 22-12, on the lands of Michael Cochran, requesting a variance to the rear yard setback from 30 feet to 19.4 feet (to encroach 11.6 feet), for a proposed deck in the R-3 Multi-Family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2) and ZS 1-305 located at 163 Teal Circle, Tax Map 16, Parcel 41, Section 4, Lot 255, Tax District 3 of Worcester County, Maryland.

6:35 p.m.

Case No. 22-13, on the lands of Stephen Silverman and Brandie Baker, requesting a variance to the front yard setback off Duxbury Road from 25 feet to 18.2 feet (to encroach 6.8 feet) and a variance to the front yard setback off Boston Drive from 25 feet to 20.5 feet (to encroach 4.5 feet), for a proposed deck in the R-3 Multi-Family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2) and ZS 1-305 located at 24 Duxbury Road, Tax Map 16, Parcel 47, Section 11, Lot 168, Tax District 3 of Worcester County, Maryland.

6:40 p.m.

Case No. 22-8, on the lands of the Milton Pennewell Family Irrevocable Trust, requesting a variance to the minimum lot width of 200 feet to 154 feet (reduce by 46 feet), for a proposed subdivision in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-201(b)(5) and ZS 1-305, located on Pennewell Road, approximately 0.88 miles north west of Nassawango Road, Tax Map 62, Parcel 29, Tax District 2, Worcester County, Maryland.

6:45 p.m.

Case No. 22-10, on the application of Mark Cropper, on the lands of Rental 888 Homes, LLC, requesting a variance to the rear yard setback from 30 feet to 18.18 feet (to encroach 11.82 feet) and a variance to the left side yard setback from 6 feet to 5.56 feet (to encroach .44 feet) for a proposed deck addition in the R-3 Multi-family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2) and ZS 1-305, located at 70 Lookout Point, Tax Map 16, Parcel 41, Section 4, Lot 93, Tax District 3, Worcester County, Maryland.

6:50 p.m.

Case No. 22-6, on the application of Lisa Sparks, on the lands of John Grady, III, requesting a variance to the Atlantic Coastal Bays Critical Area Ordinance to exceed the allowable 100 feet tidal wetland crossing by 302 feet, associated with a 402 foot walkway over tidal wetlands, pursuant to Natural Resources § NR 3-125(b)(1) & Zoning Code § ZS 1-116(n)(2), located on South Point Road, approximately 0.4 miles north of Waterside Drive, Tax Map 50, Parcel 24, Lot 12, Tax District 10, Worcester County, Maryland.

6:55 p.m.

Case No. 22-9, on the application of Hugh Cropper, IV, on the lands of Car Wash Holdings, LLC, requesting a special exception to construct a freestanding, non-monument sign in the C-3 Highway Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-211(d)(3) and ZS 1-324(c)(4)B.4, located at 11407 Samuel Bowen Blvd., Tax Map 26, Parcel 455, Lot 3B, Tax District 3, Worcester County, Maryland.

7:00 p.m.

Case No. 22-11, on the application of Hugh Cropper, IV, on the lands of Glenn Prettyman, requesting a special exception to construct three commercial units and a special exception to increase the size of the units to 5,000 square feet each in the C-1 Neighborhood Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3) and ZS 1-209(c)(1), located on Md Rt. 611, Stephen Decatur Highway, approximately 386 feet north of Sinepuxent Road, Tax Map 26, Parcel 274, Lot 2, Tax District 10, Worcester County, Maryland.

Administrative Matters