

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

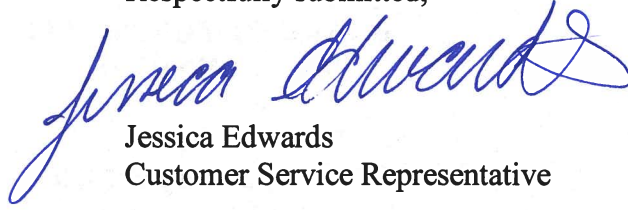
January 9, 2020

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: David Dypsky, Robert Purcell, Thomas Babcock, Joe Green, Glenn Irwin and Larry Fykes. Also in attendance were Jennifer Keener, Zoning Administrator, Cathy Zirkle, DRP Specialist II, Jessica Edwards, Customer Service Representative, Valerie Dawson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 20-1**, on the application of Hugh Cropper, IV, on the lands of James & Jennifer Young, requesting two variances to reduce the Ordinance prescribed minimum lot area from 10,000 square feet to 9,750 square feet (a reduction of 250 square feet) and two variances to the Ordinance prescribed minimum lot width from 80 feet to 67.5 feet (a reduction of 12.5 feet) associated with the proposed re-subdivision of two previously consolidated lots 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 82 Ocean Parkway, approximately 172 feet west of Moby Dick Drive, Tax Map 16, Parcel 40, Section 3, Lot 280A of the Ocean Pines Subdivision, in the Third Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony was Hugh Cropper, IV, Esquire and Frank Lynch, Jr., Surveyor. There were no protestants. Submitted as Applicant's Exhibit No. 1 a copy of a portion of the original subdivision plat for Ocean Pines Section 3. Submitted as Applicant's Exhibit No. 2 was a letter of support from the owner of a neighboring property. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Green, and carried unanimously to grant the variances as requested. The hearing ended at 6:45 PM.

The public hearing commenced at 6:45 PM **Case No. 20-3**, on the application of Calvert Crossland, LLC, on the lands of Orlando & Martha Harrison, requesting a special exception to construct a 195 foot tall telecommunications monopole in the A-1 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-201(c)(29) and ZS 1-343, located on Ironshire Station Road, approximately 439 feet west of Downs Road, Tax Map 31, Parcel 40, in the Third Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony were Barbara Pivit of Calvert Crossland, LLC and Steve Smethurst, Attorney. Rudolph Clinton Parks appeared to request further information from the applicant. There were no protestants. Following the discussion, it was moved by Mr. Babcock, seconded by Mr. Fykes, and carried unanimously to grant the special exception as requested. The hearing ended at 7:13 PM.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jessica Edwards", is written over the typed name and title.

Jessica Edwards
Customer Service Representative