

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

June 10, 2021

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, Joe Green, Jake Mitrecic, James Purnell and Larry Fykes. Also, in attendance were Kristen Tremblay, Zoning Administrator, Cathy Zirkle, DRP Specialist, Stuart White, DRP Specialist, Valerie Dawson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 21-32**, on the lands of John & Sharen Ewell, requesting an after-the-fact variance to the Ordinance prescribed rear yard setback from 5 feet to 0.9 feet (an encroachment of 4.1 feet) and an after-the-fact variance to the Ordinance prescribed side yard setback from 3 feet to 2.44 feet (an encroachment of 0.56 feet) associated with an existing manufactured home in the A-2 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-305 and ZS 1-318(d)(1)B, located at 26 Deep Sea Drive, approximately 80 feet north of the westerly intersection with Salt Spray Drive, Tax Map 16, Parcel 85, Section 1, Lot 26, of the White Horse Park Campground Subdivision, in the Third Tax District of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was John & Sharen Ewell. There were no protestants. Following the discussion, it was moved by Mr. Fykes, seconded by Mr. Green and carried unanimously to grant the variance as requested. The hearing ended at 6:36 PM.

The public hearing commenced at 6:37 PM on **Case No. 21-33**, on the lands of Steve & Dina Thorne, requesting a variance to the Ordinance prescribed rear yard setback from 30 feet to 19 feet (an encroachment of 11 feet) associated with a proposed open deck and stairs addition 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 10018 Mill Pond Drive, approximately 758 feet south east of the Delaware state line, Tax Map 3, Parcel 137, Lot 16, of the Mill Pond Subdivision, in the Fifth Tax District of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Dina Thorne. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a collection of photos depicting the existing conditions of the subject property and decks on surrounding properties. Following the discussion, it was moved by Mr. Green, seconded by Mr. Mitrecic and carried unanimously to grant the variance as requested. The hearing ended at 6:44pm.

The public hearing commenced at 6:45 PM on **Case No. 21-34** , on the lands of Richard and Connie Rutherford, requesting a variance to encroach 5 feet into the platted rear yard setback associated with a proposed open deck 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 11003 Turnberry Lane, approximately 169 feet south of Player Lane, Tax Map 16, Parcel 99, Section 1, Lot 7 of the River Run Residential Planned Community, in the Third Tax District of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was John Davis, builder. 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 6:52 PM.

Administrative Matters

With no further business before the Board, the meeting was adjourned at 6:56 PM.

Respectfully submitted,



Cathy Zirkle
DRP Specialist II