

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

April 14, 2022

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, Lisa Bowen, Jake Mitrecic and Larry Fykes. Also in attendance were Kristen Tremblay, Zoning Administrator, Cathy Zirkle, Stuart White, Jenelle Gerthoffer, Kristi Marsh, Debbie Dickerson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 22-20**, on the lands of James Kurtz, requesting a variance to the front yard setback to Public Landing Road (MD 365) from 50 feet to 41 feet (to encroach 9 feet), and a variance to the rear yard setback from 50 feet to 20 feet (to encroach 30 feet) for a proposed dwelling in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4) and ZS 1-201(b)(5), located at 7439 Public Landing Road, Tax Map 64, Parcel 127, Tax District 2 of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was James Kurtz. There was no opposition. Following the discussion, it was moved by Mr. Babcock, seconded by Mr. Dypsky and carried unanimously to grant the variances as requested. The hearing ended at 6:41 PM.

The public hearing commenced at 6:42 PM on **Case No. 22-22**, on the lands of Paul & Nancy Bounds, requesting a special exception to operate a surface mine and a special exception to operate a dredge spoil disposal site in the A-1 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-201(c)(16), ZS 1-201(c)(27) and ZS 1-330, located on Langmaid Road, about 1,100 feet east of Bowden Road, Tax Map 49, Parcel 24, Parcel 123, Lot 2A and Parcel 156, Lot 3, Tax District 4 of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Paul Bounds and Coard Bounds. Appearing in opposition was Stacy Simpson, Gabriel Ross, Nathaniel Cullen, Deborah Cullen, Matthew Simpson and Brittany Carey. Opponents Exhibit No. 1 was a detailed outline by Mrs. Simpson against the project. Opponents Exhibit No. 2 was an outline and photographs by Ms. Ross against the project. Opponents Exhibit No. 3 was several aerial (drone) photos taken by Mr. Cullen. Following the discussion, Paul Bounds requested a continuance, it was moved by Mr. Dypsky, seconded by Mr. Babcock and carried unanimously to grant the both continuance requests. The discussion ended at 7:43 PM.

The public hearing commenced at 7:45 PM on **Case No. 22-19**, on the application of Mark Cropper, on the lands of Christina and Michael Lawson, Jr., requesting a variance to the Atlantic Coastal Bays Critical Area regulations to exceed the allowable 100 foot tidal wetland crossing by 118 feet for a proposed 3' x 218' walkway over wetlands, pursuant to NR 3-125(b)(1) and Zoning Code §§ ZS 1-116(n)(2), located at 13039 Riggan

Ridge Road, Tax Map 22, Parcel 397, Block 8, Lots 8 & 41, Block 9, Lot 8, Tax District 10 of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Spencer Cropper, Russell Hammond, Mark Cropper and Michael Lawson, Jr. Appearing in opposition was Dean Jurasimus, James Luff and Gabriel Ross. Submitted as Opposition Exhibit No. 1 was a list of neighbors against the pier. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Fykes and carried unanimously to grant the variance as requested. The hearing ended at 8:33 PM.

The public hearing commenced at 8:34 PM on **Case No. 22-24**, on the application of Hugh Cropper, IV, on the lands of Salt Life Park, LLC, requesting a variance to the front yard setback down to 2 feet from Greenridge Road, for a proposed replacement mobile home in the R-4 General Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-314(c)(4)B and ZS 1-314(e)(1), located at 12346 Old Bridge Road, Tax Map 26, Parcel 164, Unit 106, Tax District 10 of Worcester County, Maryland. **Case No. 22-25**, on the application of Hugh Cropper, IV, on the lands of Salt Life Park, LLC, requesting a variance to the front yard setback down to 2 feet from Greenridge Road, for a proposed replacement mobile home in the R-4 General Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-314(c)(4)B and ZS 1-314(e)(1), located at 12346 Old Bridge Road, Tax Map 26, Parcel 164, Unit 121, Tax District 10 of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony were Hugh Cropper, IV and Mark Odachowski. There were no protestants. Mr. Cropper requested that cases 22-24 & 22-25 be combined, Mr. Mitrecic made the motion to allow, Mr. Fykes seconded and it was carried unanimously to allow the consolidation. Submitted as Applicant's Exhibit No. 1 was a color site plan. Following the discussion, it was moved by Mr. Dypsky, seconded by Mrs. Bowen and carried unanimously to grant the variance(s) as requested. The hearing ended at 8:45 PM.

The public hearing commenced at 8:46 PM on **Case No. Case No. 22-26**, on the application of Hugh Cropper, IV, on the lands of Sea Squared, LLC, requesting a special exception to allow contractor shops in the A-2 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-202(c)(14), ZS 1-305, ZS 1-322 and ZS 1-325, located at 11206 Five-L Drive, Tax Map 21, Parcel 261, Lot 7, Tax District 3 of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Hugh Cropper, IV Bob Hand and Ron Croker. There was no opposition. Submitted as Applicant's Exhibit No. 1 was the opinion from case 17-30. Submitted as Applicant's Exhibit No. 2 was one large and one small version of the proposed site plan. Following the discussion, it was moved by Mr. Green, seconded by Mr. Dypsky and carried unanimously to grant the special exception with the condition that the applicant must provide 100' of vegetated buffer along the Pennington Commons property line. The hearing ended at 8:58 PM.

The public hearing commenced at 9:00 PM on **Case No. 22-23**, on the application of Arcola Towers, LLC, on the lands of John Taylor Farms, LLC requesting a special exception to reduce the minimum separation distance to an existing or permitted residential structure from 1000 feet to no less than 500 feet in the A-1 Agricultural

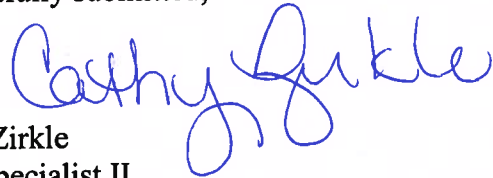
District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-201(b)(15) and ZS 1-343(b)(2)B(1)(ii), located on the northwest corner at the intersection of Carey Road and Worcester Hwy. (US 113), Tax Map 20, Parcel 371, Tax District 3 of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony Sean Hughes, Kristen Stelzer and Ward Bennett. Ida Kleinicke was present in opposition. Following the discussion, it was moved by Mr. Fykes, seconded by Mr. Dypsky and carried unanimously to grant the special exception as requested. The hearing ended at 9:19 PM.

Administrative Matters

The Board was asked to vote on an amendment to the approval of BZA Case 22-10. In response to an Appeal filed by Mr. Black of 72 Lookout Point, the owners of 70 Lookout Point agreed to reduce the size of the proposed deck from 12' x 38' down to 8' x 34' with a 4' landing and stairs at the end. The motion to accept as requested was made by Mr. Fykes, seconded by Mr. Green and carried unanimously.

With no further business before the Board, the meeting was adjourned at 9:30 PM.

Respectfully submitted,



Cathy Zirkle
DRP Specialist II

