

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

*THURSDAY AUGUST 11, 2022*

Pursuant to the provisions of the Worcester County Zoning Ordinance, notice is hereby given that a public hearing will be held 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. 22-41**, on the application of Arcola Towers, on the lands of James Kurtz, requesting a special exception to allow a separation distance of less than 1000 feet between a telecommunications tower and an existing or permitted residential structure in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-201(b)(15) & ZS 1-343(b)(2)(B)(1)(iii), located at 7614 Scotland Road, Tax Map 65, Parcel 56, Tax District 2, Worcester County, Maryland.

**6:35 p.m.**

**Case No. 22-42**, on the application of Hugh Cropper, IV, on the lands of Charles Kelley, Jr., requesting a variance to the rear yard setback from 30 feet to 27.73 feet (to encroach 2.27 feet) and a variance to the front yard setback from 50 feet from the center of the road right-of-way to 39.25 feet (to encroach 10.75 feet) for a proposed new dwelling in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-206(b)(2) and ZS 1-305, located at 12337 Snug Harbor Road, Tax Map 33, Parcel 346, Section A, Lot 69 & ½ of 70, Tax District 10, Worcester County, Maryland.

**6:40 p.m.**

**Case No. 22-44**, on the application of Hugh Cropper, IV, on the lands of Victor Lilly, requesting a variance to the left side yard setback from 6 feet to 2 feet (to encroach 4 feet) for a proposed landing and stairs off of a deck, in an R-3/RPC District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-207(b)(6) and ZS 1-315, located at 12443 Sea Oaks Lane Unit 1, Tax Map 26, Parcel 473, Lot 11, Tax District 10, Worcester County, Maryland.

**6:45 p.m.**

**Case No. 22-43**, on the application of Hugh Cropper, IV, on the lands of Robert Herbert, requesting an after the fact left side yard variance from 6 feet to 1.92 (encroaches 4.08 feet) for an existing overhang, a variance to the left side yard setback from 6 feet to 2.67 feet (to encroach 3.33 feet) for a proposed side deck expansion, a variance to the right side yard setback from 6 feet to 5 feet (to encroach 1 foot) for a 3 story front addition, a right side yard variance from 6 feet to 2.83 feet (to encroach 3.17 feet) for a proposed new cantilever window, a rear yard variance from 30 feet to 24.62 (to encroach 5.38 feet) for a 3<sup>rd</sup> floor living space addition and a rear yard variance from 30 feet to 20.29 feet (to encroach 9.71 feet) for a 3<sup>rd</sup> floor balcony in the R-3 Multi-family Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-207(b)(2) and ZS 1-305, located at 12950 Sunset Ave, Tax Map 27, Parcel 651, Lot 22A, Tax District 10, Worcester County, Maryland.

**Administrative Matters**