

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

August 11, 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: David Dypsky, Robert Purcell, Thomas Babcock, Joe Green, Lisa Bowen, and Larry Fykes. Also in attendance were Kristen Tremblay, Zoning Administrator, Stuart White DRP Specialist, Kristi Evans, Environmental Health Specialist, Valerie Dawson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **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. Kristen Tremblay read the application. Appearing as witnesses and providing testimony were James Kurtz and Kristen Stelzer. Submitted as Applicant's Exhibit No. 1 was aerial photography of the subject property. Appearing in opposition were Linda Taylor-Donoway and Roland Donoway. Submitted as opposition's Exhibit # 1 was a property/tax map of the area. Following the discussion, it was moved by Mr. Dypsky, seconded by Ms. Bowen and carried unanimously to grant the special exception as requested. The hearing ended at 7:14 PM.

The public hearing commenced at 7:15 PM on **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. Kristen Tremblay read the application. Appearing as witnesses and providing testimony were Hugh Cropper, IV, Charles Kelley, Jr., O.R. White, and Greg Wilkins. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a site plan of the property. Submitted as Applicant's Exhibit No. 2 was a photograph of the house/parking area. Submitted as Applicant's Exhibit No. 3 was a photograph of the house/deck. 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 7:24 PM.

The public hearing commenced at 7:24 PM on **Case No. 22-44**, on the application of Hugh Cropper, IV, on the lands of Victor Lilly, requesting a variance to the left side

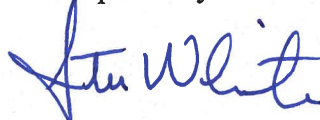
yard setback from 6 feet to 2 feet (to encroach 4 feet) for a proposed landing and stairs off of a deck, in an R-3/RPC District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-207(b)(6) and ZS 1-315, located at 12443 Sea Oaks Lane Unit 1, Tax Map 26, Parcel 473, Lot 11, Tax District 10, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witnesses and providing testimony were Hugh Cropper, IV, Victor Lilly, and Frank Lynch, Jr. There were no protestants. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Fykes and carried 5-1 to grant the variance as requested with Mr. Purcell opposed. The hearing ended at 7:31 PM.

The public hearing commenced at 7:32 PM on **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 3rd floor living space addition and a rear yard variance from 30 feet to 20.29 feet (to encroach 9.71 feet) for a 3rd 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. Kristen Tremblay read the application. Appearing as witness and providing testimony were Hugh Cropper, IV, Robert Herbert, and Greg Wilkins. There were no protestants. Submitted as Applicant's Exhibit No. 1 was an aerial photograph of the subject property. Submitted as Applicant's Exhibit No. 2 was a site plan of the subject property. Submitted as Applicant's Exhibit No. 3 was a photograph of the overhang porch. Submitted as Applicant's Exhibit No. 4 were photographs of the house. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Fykes and carried unanimously to grant the variances as requested. The hearing ended at 7:47 PM.

Administrative Matters

With no further business before the Board, the meeting was adjourned at 7:47 PM.

Respectfully submitted,



Stuart White
DRP Specialist