

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

January 12, 2023

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, Larry Fykes, Lisa Bowen, and Jake Mitrecic. Also in attendance were Kristen Tremblay, Zoning Administrator, Stuart White, DRP Specialist, Cathy Zirkle, DRP Specialist, Kristi Evans, Environmental Health Specialist, Valerie Dawson, Court Reporter and David Gaskill, Board Attorney.

The public hearing was scheduled for 6:30 PM on **Case No. 23-3**, on the lands of Mark Solito, requesting a variance to the left side yard setback from 10 feet to 8 feet (to encroach 2 feet) & a rear yard variance from 25 feet to 19.5 feet (to encroach 5.5 feet) for a proposed 2nd story deck in the R-1 Rural Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-205(b)(2) & ZS 1-305 located at 11464 Maid at Arms Lane, Tax Map 26, Parcel 1, Lot 48, Tax District 3, Worcester County, Maryland. The applicant was not present. Kristen Tremblay called the property owner who requested a postponement. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Mitrecic and carried 6 to 1 in favor of the postponement with Mr. Purcell opposed.

The public hearing commenced at 6:35 PM on **Case No. 23-4**, on the application of Hugh Cropper, IV, on the lands of Jane R. Corcoran Revocable Trust, requesting a special exception to allow a minor subdivision in the RP Resource Protection District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-215(c)(3) & ZS 1-311, located on the west side of Whitesburg road about 400 feet south of Old Beech Road, Tax Map 61, Parcel 4, Tax District 7, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony were Kristina Watkowski, attorney, Frank Lynch, Jr., surveyor, Chris McCabe of Coastal Compliance and Mr. & Mrs. Corcoran. There were no protestants. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Green and carried unanimously to grant the special exception. The hearing ended at 6:47 PM.

The public hearing commenced at 6:48 PM **Case No. 23-5**, on the application of Hugh Cropper, IV, on the lands of Chateau 84 LLC, requesting a variance to the front yard setback off of a minor collector highway from 50 feet to 34 feet (to encroach 16 feet) for a proposed dwelling in the R-3 Multi-family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2) & ZS 1-305, Located on the north side of Old Bridge Road about 100 feet east of Martha's Landing Drive, Tax Map 27, Parcel 241, Lot 9, Tax District 10, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony were Kristina Watkowski, attorney, Russell Hammond, surveyor and Eric VanOrden, property owner. There were no protestants. Submitted as Applicant's exhibit # 1 was a photo showing the houses down

Old Bridge Road. Submitted as Applicant's exhibit # 2 was an aerial view of the subject property and surrounding properties. 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 6:58 PM.

Administrative Matters

With no further business before the Board, the meeting was adjourned at 7:00 PM.

Respectfully submitted,

Cathy Zirkle
DRP Specialist