

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

December 8, 2016

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, Joe Green, Glenn Irwin, Rodney Belmont and Larry Fykes. Also in attendance were Jennifer Keener, Zoning Administrator; Cathy Zirkle, License Permit Clerk, Valerie Dawson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 16-41**, on the application of Mark S. Cropper, Esquire, on the lands of the Johnson Family Trust, requesting a special exception (transient use) for use of land to hold celebration functions and parties, in the A-1 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-105(c)(5) and ZS 1-337(a), located at 7530 Cedartown Road, approximately 970 feet east of Double Bridges Road, Tax Map 56, Parcel 100, Lot 1, in the Second Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony was Mark Cropper, Esquire and Darren Casto. There were no protestants. Following the discussion, it was moved by Mr. Irwin, seconded by Mr. Belmont and carried unanimously to grant the special exception as requested. The hearing ended at 6:35 PM.

The public hearing commenced at 6:36 PM on **Case No. 16-42**, on the application of Brad Fox, on the lands of Helen Geis, requesting a variance to the Ordinance prescribed rear yard setback from 30 feet to 10 feet (an encroachment of 20 feet), associated with the proposed installation of a ground mounted medium solar energy system (7.44kW), in the V-1 Village District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-204(b)(2), ZS 1-305 and 1-344(d)(1)B, located at 5718 George Island Landing Road, approximately 749 feet west of Freetown Lane, Tax Map 94, Parcel 69, in the Eighth Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony was Brad Fox. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a site plan and system diagram. Following the discussion, it was moved by Mr. Green to approve, seconded by Mr. Fykes and failed 2 to 3 with Mr. Dypsky, Mr. Belmont and Mr. Irwin opposed. A second motion to deny the variance was made by Mr. Irwin, seconded by Mr. Belmont and was carried 3 to 2 with Mr. Green and Mr. Fykes in opposition. The hearing ended at 6:42 PM.

The public hearing commenced at 6:43 PM on **Case No. 16-43**, on the lands of Robyn Casey, requesting a variance to the Ordinance prescribed front yard setback from 25 feet from the property line to 11.5 feet (an encroachment of 13.5 feet) associated with the proposed addition of a wheelchair ramp in the R-4 General Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-208(b)(2) and ZS 1-305,

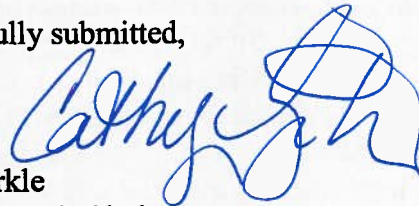
located at 11 Ensign Drive, at the northwesterly intersection with Deep Channel Drive, Tax Map 26, Parcel 432, Section 2, Block G, Lot 100 of the Mystic Harbour Subdivision, in the Tenth Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony was Robyn Casey. There were no protestants. Following the discussion, it was moved by Mr. Belmont, seconded by Mr. Green and carried unanimously to grant the variance as requested. The hearing ended at 6:46 PM.

The public hearing commenced at 6:47 PM on **Case No. 16-45**, on the application of Hugh Cropper, IV, Esquire, on the lands of Raymond & Victoria Suchy, requesting a variance to the Ordinance prescribed rear yard setback from 30 feet to 28 feet (an encroachment of 2 feet) associated with a proposed replacement sun room and open deck 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 2 Martinique Circle, approximately 177 feet west of Fairway Lane, Tax Map 16, Parcel 46, Section 9, Lot 303, in the Third Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony was Hugh Cropper IV, Esquire and Raymond Suchy. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a packet with a 2016 property survey, drawing of the proposed sunroom and a picture of the current two story deck. Submitted as Applicant's Exhibit No. 2 were letters of support from two neighbors. 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 6:52 PM.

Administrative Matters

With no further business before the Board, the meeting was adjourned at 6:53 PM.

Respectfully submitted,



Cathy Zirkle
License Permit Clerk