

**WORCESTER COUNTY  
BOARD OF ZONING APPEALS  
MINUTES**

**July 13, 2017**

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 Duffy and Larry Fykes. Also in attendance were Jennifer Keener, Zoning Administrator; Cathy Zirkle, License Permit Clerk II, Valerie Dawson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 17-35**, on the lands of Gregory & Jessica Tawes, requesting a special exception to increase the height of a fence within a side yard setback in the R-1 Rural Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-205(b)(2) and ZS 1-305(k)(3)B, located at 8810 Hunting Hound Road, approximately 1249 feet south of Assateague Drive, Tax Map 32, Parcel 349, Lot 4, of the Stray Fox Subdivision, in the Third Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony was Gregory Tawes. There were no protestants. Following the discussion, it was moved by Mr. Fykes, seconded by Mr. Green and carried 5 to 1 to grant the special exception as requested with Mr. Purcell opposed. The hearing ended at 6:38 PM.

The public hearing commenced at 6:39 PM on **Case No. 17-32**, on the lands of the Johnson Family Trust, on the application of Mark S. Cropper, Esquire, requesting a special exception for the accessory use of a principal structure or use of land for the commercial hosting of non-agricultural functions and events on a farm, in the A-1 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-201(c)(33) and ZS 1-325, 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. Mr. Purcell recused himself from this case. Jennifer Keener read the application. Appearing as witness and providing testimony was Mark Cropper, Esquire and Darren Casto, property owner. There were no protestants. Following the discussion, it was moved by Mr. Fykes, seconded by Mr. Babcock and carried unanimously to grant the special exception as requested. The hearing ended at 6:44pm.

The public hearing commenced at 6:45 PM on **Case No. 17-36**, on the lands of Robinson Fenwick Properties, LLC, on the application of Mark S. Cropper, Esquire, requesting a variance to the Ordinance prescribed front yard setback from 50' from the center of the road right-of-way to 35' from the center of the road right-of-way (an encroachment of 15') associated with a proposed single family dwelling 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 on Madison Avenue, approximately 172 feet north of Wilson Avenue, Tax Map 5, Parcel 1, Lot 18 of the Glen Acres Subdivision, in the Tenth Tax District of Worcester County, Maryland. Jennifer Keener read the application.

Appearing as witness and providing testimony was Mark Cropper, Esquire, Greg Wilkins, Land Surveyor and Spencer Rowe, Environmental Consultant. There were no protestants. Submitted as Applicant's Exhibit No. 1 was the opinion and survey of lot 17, BZA Case 16-36. Submitted as Applicant's Exhibit No. 2 was an aerial of the subject property. Submitted as Applicant's Exhibit No. 3 was a permit from the Maryland Department of the Environment. Submitted as Applicant's Exhibit No. 4 was a permit from the State Board of Public Works. Submitted as Applicant's Exhibit No. 5 was a permit from the Army Corps of Engineers. Following the discussion, it was moved by Mr. Purcell, seconded by Mr. Fykes and carried unanimously to grant the variance as requested. The hearing ended at 6:58 PM.

The public hearing commenced at 6:59 PM on **Case No. 17-37**, on the lands of Robinson Fenwick Properties, LLC, on the application of Mark S. Cropper, Esquire, requesting a variance to the Ordinance prescribed front yard setback from 50' from the center of the road right-of-way to 35' from the center of the road right-of-way (an encroachment of 15') associated with a proposed single family dwelling 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 on Madison Avenue, approximately 120 feet north of Wilson Avenue, Tax Map 5, Parcel 1, Lot 19 of the Glen Acres Subdivision, in the Tenth Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony was Mark Cropper, Esquire, Greg Wilkins, Land Surveyor and Spencer Rowe, Environmental Consultant. There were no protestants. Submitted as Applicant's Exhibit No. 1 was the opinion and survey of lot 17 BZA Case 16-36. Submitted as Applicant's Exhibit No. 2 was an aerial of the subject property. Submitted as Applicant's Exhibit No. 3 was a permit from the Maryland Department of the Environment. Submitted as Applicant's Exhibit No. 4 was a permit from the State Board of Public Works. Submitted as Applicant's Exhibit No. 5 was a permit from the Army Corps of Engineers. Following the discussion, it was moved by Mr. Purcell, seconded by Mr. Fykes and carried unanimously to grant the variance as requested. The hearing ended at 7:05 PM.

With no further business before the Board, the meeting was adjourned at 7:06 PM.

Respectfully submitted,

Cathy Zirkle  
License Permit Clerk II