

**WORCESTER COUNTY  
BOARD OF ZONING APPEALS  
MINUTES**

**September 14, 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, Thomas Babcock, Joe Green, Larry Duffy, Glenn Irwin 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. 17-44**, on the lands of John & Patrice Lehmann, requesting a variance to the Ordinance prescribed front yard setback from 35 feet to 13.4 feet (an encroachment of 21.6 feet) associated with a proposed detached garage in the R-1 Rural Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-205(d)(1) and ZS 1-305, located at 10204 Silver Point Lane, approximately 0.4 miles north of US Route 50 (Ocean Gateway), Tax Map 26, Parcel 238, in the Tenth Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony was John Lehmann. There were no protestants. Submitted as Applicant's Exhibit No. 1 were two photographs of the existing shed. Following the discussion, it was moved by Mr. Irwin, seconded by Mr. Green and carried unanimously to grant the variance as requested. The hearing ended at 6:38 PM.

The public hearing commenced at 6:39 PM on **Case No. 17-47**, on the lands of Fletcher Parker, requesting a special exception to operate a sawmill in the A-1 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-201(c)(8) and ZS 1-325, located on the westerly side of MD Route 12 (Snow Hill Road), approximately 0.53 miles south of Onley Road, Tax Map 79, Parcel 29, in the Eighth Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony was Fletcher Parker. 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 6:42 pm.

The public hearing commenced at 6:43 PM on **Case No. 17-46**, on the application of TowerCom VI, LLC, on the lands of Gidge LLC, requesting a special exception to allow a concealed monopole over 100' in height in the R-1 Rural Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-205(c)(16) and ZS 1-343, located at 11517 Gum Point Road, approximately 0.65 miles east of MD Route 589 (Racetrack Road), Tax Map 21, Parcel 180, in the Third Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony Alexandra Bull. Appearing in support of the application was Jason Gibbs, property owner. In opposition to the request was Frank Himes, neighboring property owner. Following the discussion, it was moved by Mr. Babcock, seconded by

Mr. Green and carried unanimously to grant the special exception as requested. The hearing ended at 6:55 PM.

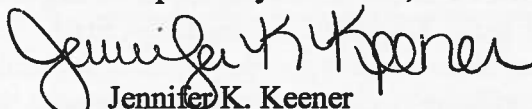
The public hearing commenced at 6:56 PM on **Case No. 17-49**, on the application of Hugh Cropper IV, Esquire, on the lands of Sovereign III, LLC, requesting a special exception to allow a 6' tall fence in the front yard setback in the R-4 General Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(3), and ZS 1-305(k)(3)C, located at the northeasterly intersection of Old Bridge Road (MD Route 707) and Keyser Point Road, Tax Map 26, Parcel 185, of the West Harbor Village Residential Planned Community, in the Tenth Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony were Hugh Cropper, IV, Esquire, Kathleen Clark, property owner, and Frank Lynch, Jr., surveyor. There were no protestants. Submitted as Applicant's Exhibit No. 1 were photographs of the proposed fence and the current view from the units where the fencing would be installed. Following the discussion, it was moved by Mr. Irwin, seconded by Mr. Duffy and carried unanimously to grant the special exception as requested. The hearing ended at 7:02 PM.

The public hearing commenced at 7:03 PM on **Case No. 17-48**, on the application of Hugh Cropper, IV, Esquire, on the lands of Elwood & Mary Hokanson, requesting a variance to the Ordinance prescribed rear yard setback from 30 feet to 16 feet (an encroachment of 14 feet) and a variance to the Ordinance prescribed front yard setback from 50 feet from the center of the road right-of-way to 42 feet (an encroachment of 8 feet) associated with a proposed single-family dwelling 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 on Meadow Drive approximately 0.36 miles southeast of the intersection with Snug Harbor Road, Tax Map 33, Parcel 346, Lot 33 of the Snug Harbor Subdivision, in the Tenth Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony was Hugh Cropper, IV, Esquire, Russell Hammond, surveyor, and Elwood Hokanson, property owner. Appearing in support of the request was Ronnie Carpenter. There were no protestants. Submitted as Applicant's Exhibits No. 1 & 2 were aerials photograph of the subject property. Following the discussion, it was moved by Mr. Green, seconded by Mr. Fykes and carried unanimously to grant the variance. The hearing ended at 7:11 PM.

#### **Administrative Matters**

With no further business before the Board, the meeting was adjourned at 7:11 PM.

Respectfully submitted,

  
Jennifer K. Keener  
Zoning Administrator