

**WORCESTER COUNTY  
BOARD OF ZONING APPEALS  
MINUTES**

**April 11, 2019**

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, DRP Specialist II, Jessica Casey, Customer Service Representative, Joy Birch, Natural Resources Specialist III, Valerie Dawson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 19-18**, on the lands of William Burbage, requesting a special exception to locate an off-premise directional sign in the A-1 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(3) and ZS 1-324(d)(2)A, located on the east side of Worcester Highway (US Route 113), ½ mile north of Hayes Landing Road, Tax Map 32, Parcel 22, in the Third Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony was William Burbage. There were no protestants. 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 6:36 PM.

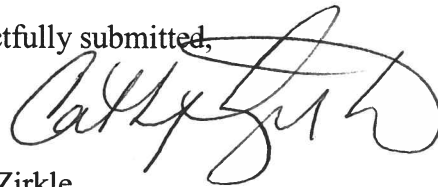
The public hearing commenced at 6:37 PM on **Case No. 19-21**, on the lands of Dominique Sessa, requesting an after-the-fact variance to the Ordinance prescribed front yard setback from 10 feet to 9.4 (an encroachment of 0.6 feet) associated with an existing park model in the A-2 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-202(c)(19) and ZS 1-318(d)(1)B, located at 458 Timberline Circle, approximately 328 feet northwest of Dolphin Drive, Tax Map 16, Parcel 94, Lot 458 of the White Horse Park Campground Subdivision, in the Third Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony was Judith Sessa. There were no protestants. Following the discussion, it was moved by Mr. Green, seconded by Mr. Fykes and carried unanimously to grant the variance as requested. The hearing ended at 6:43pm.

The public hearing commenced at 6:44 PM on **Case No. 19-4**, on the application of Mark Cropper, Esquire, on the lands of Gregory & Nancy Britt, requesting a variance to the Atlantic Coastal Bays Critical Area setback from 50 feet to 35.6 feet (an encroachment of 14.4 feet) associated with a proposed pool, patio and fence in the R-2 Suburban Residential District, pursuant to Zoning Code Section ZS 1-116(m)(1) and Natural Resources Sections NR 3-104(c)(4) and NR 3-111, located at 13016 North Shore Road, approximately 324 feet east of Golf Course Road, Tax Map 22, Parcel 367, Lot 26 of the Captain's Hill Subdivision, in the Tenth Tax District of Worcester County,

Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony was Mark Cropper, Esq. and Gregory Britt. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a photo packet of the house and yard. Submitted as Applicant's Exhibit No. 2 was a three site plans, one current and two proposed. Submitted as Applicant's Exhibit No. 3 was a packet of aerial views of the neighborhood. Following the discussion, it was moved by Mr. Purcell, seconded by Mr. Green and carried 5-1 to grant the Atlantic Coastal Bays Critical Area variance as requested with Mr. Babcock opposed. The hearing ended at 6:58 PM.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Cathy Zirkle", written in a cursive style.

Cathy Zirkle  
DRP Specialist II