

**WORCESTER COUNTY  
BOARD OF ZONING APPEALS  
MINUTES**

**July 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, Glenn Irwin and Larry Fykes. Also in attendance were Jennifer Keener, Zoning Administrator; Cathy Zirkle, DRP Specialist II, Jessica Edwards, Customer Service Representative, Valerie Dawson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Re-Advertisement of Case No. 18-34**, on the lands of James & Jocelyn Sigafoose, requesting a variance to the Ordinance prescribed front yard setback from 25 feet to 20.1 feet (an encroachment of 4.9 feet) and a variance to the Ordinance prescribed right side yard setback from 8 feet to 5 feet (an encroachment of 3 feet) both of which are associated with a proposed attached garage in the R-4 General Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-208(b)(5), ZS 1-305 and ZS 1-314(a), located at 47 Mystic Harbour Boulevard, approximately 207 feet south of Blue Heron Circle, Tax Map 27, Parcel 639, Section 3B, Block J, Lot 254 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 James Sigafoose. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a list of other approved variances in the neighborhood. Following the discussion, it was moved by Mr. Irwin, seconded by Mr. Babcock and carried unanimously to grant the variances as requested. The hearing ended at 6:40 PM.

The public hearing commenced at 6:41 PM on **Case No. 19-26**, on the lands of Gerald and Jennifer Albright, requesting a variance to the Ordinance prescribed side yard setback from 5 feet to 0 feet (an encroachment of 5 feet) and a variance to the Ordinance prescribed rear yard setback from 15 feet to 8.36 feet (an encroachment of 6.64 feet) associated with a proposed screen porch and open deck addition to an existing 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 at 5 Freeport Lane, on the southerly side of Freeport Lane, approximately 420 feet west of Fort Sumter South, Tax Map 21, Parcel 311, Section 16, Lot 147, of the Parke at Ocean Pines subdivision, in the Third Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony was Gerald Albright. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a six page packet of photographs of the subject property. Following the discussion, it was moved by Mr. Fykes, seconded by Mr. Green and carried 6 to 1 to grant the variances as requested with Mr. Purcell opposed. The hearing ended at 6:50pm.

The public hearing commenced at 6:51 PM on **Case No. 19-27**, on the lands of Robert and Lauren Selander, requesting a variance to the Ordinance prescribed side yard setback from 35 feet to 20 feet (an encroachment of 15 feet) associated with a proposed detached accessory building in the E-1 Estate District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-203(d)(1), and ZS 1-305, located at 6804 Brushbuck Lane, approximately 138 feet east of Bay Landing Drive, Tax Map 51, Parcel 45, Lot 10 of the Synepuxent Landing Subdivision, in the Tenth Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony was Robert (Steve) Selander. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a packet containing a letter of support from the President of the Synepuxent Landing Homeowner's Association, photographs of the subject property, a site plan and the front elevation of the proposed building. Following the discussion, it was moved by Mr. Purcell, seconded by Mr. Duffy and carried unanimously to grant the variance as requested. The hearing ended at 6:58 PM.

#### **Administrative Matters**

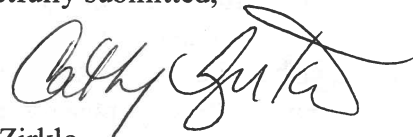
Mrs. Keener briefed the Board Members on the status of the Appeal of Case No. 19-20 to the Circuit Court.

Mrs. Keener requested any additional feedback on the proposed amendments to the Rules of Procedure for consideration at their August meeting.

Mr. Purcell was voted in as Chairman and Mr. Babcock was voted in as Vice-Chair.

With no further business before the Board, the meeting was adjourned at 7:05 PM.

Respectfully submitted,



Cathy Zirkle  
DRP Specialist II