

**NOTICE OF PUBLIC HEARING
WORCESTER COUNTY
BOARD OF ZONING APPEALS
AGENDA**

WEDNESDAY APRIL 19, 2023

Pursuant to the provisions of the Worcester County Zoning Ordinance, notice is hereby given that a public hearing will be held in-person before the Board of Zoning Appeals for Worcester County, in the Board Room (Room 1102) on the first floor of the Worcester County Government Center, One West Market Street, Snow Hill, Maryland.

6:30 p.m.

Case No. 23-16, on the application of Mark Cropper, on the lands of Gregory Tate, requesting a variance to the Atlantic Coastal Bays Critical Area regulations to exceed the allowable 100 foot tidal wetland crossing by 495 feet for a proposed 3 foot by 595 foot walkway over tidal wetlands and a modification to extend a waterfront structure in excess of 125 feet by 85 feet for a proposed pier and platform extending a total of 210 feet channelward, pursuant to Zoning Code §§ ZS 1-116(n)(3) and Natural Resources Code §§ NR 3-125(b)(1) and NR 2-102(e)(1), located on Riggin Ridge Road about 560 feet north of Center Drive, Tax Map 22, Parcel 397, Block 8, Lot 15B, Tax District 10, Worcester County, Maryland.

6:35 p.m.

Case No. 23-36, on the application of Mark Cropper, on the lands of Cynthia Shoemaker, requesting a special exception to allow a mosque in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-202(c)(29), ZS 1-305 and ZS 1-325 located at 12262 Eagles Nest Road, Tax Map 33, Parcel 118, Tax District 10, Worcester County, Maryland

6:40 p.m.

Case No. 23-10, on the application of Kristina Watkowski, on the lands of Peter Souritzidis, requesting a variance to reduce the Atlantic Coastal Bays Critical Area buffer from 100 feet to 25 feet (to encroach 75 feet), associated with the construction of a single-family dwelling, pursuant to Zoning Code §§ ZS 1-116(n)(3) and Natural Resources Code §§ 3-104(c)(4) and NR 3-111, located on Savanna Court about 396 feet north west of Heathland Drive, Tax Map 17, Parcel 1, Lot 78, Tax District 5, Worcester County, Maryland.

6:45 p.m.

Case No. 23-38, on the application of Hugh Cropper, IV, on the lands of Sea Squared, LLC, requesting a special exception to allow a storage yard and buildings for storage of watercraft and recreational vehicles in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-202(c)(12), ZS 1-305 and ZS 1-325 located at 11206 Five-L Drive, Tax Map 21, Parcel 261, Lot 7, Tax District 3, Worcester County, Maryland.

6:50 p.m.

Case No. 23-22, on the application of Kristina Watkowski, on the lands of SunTRS Castaways, LLC, requesting a variance to the front yard setback from 10 feet to 4 feet (to encroach 6 feet) and a variance to the rear yard setback from 5 feet to 1.8 feet (to encroach 3.2 feet) for a proposed replacement park model in a rental campground in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(18), ZS 1-

305 and ZS 1-318. located at 12550 Eagles Nest Road, Tax Map 33, Parcel 33, Site 309, Tax District 10, Worcester County, Maryland.

6:52 p.m.

Case No. 23-23, on the application of Kristina Watkowski, on the lands of SunTRS Castaways, LLC, requesting a variance to the rear yard setback from 5 feet to 1.2 feet (to encroach 3.8 feet) for a proposed replacement park model in a rental campground in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(18), ZS 1-305 and ZS 1-318. located at 12550 Eagles Nest Road, Tax Map 33, Parcel 33, Site 310, Tax District 10, Worcester County, Maryland.

6:54 p.m.

Case No. 23-24, on the application of Kristina Watkowski, on the lands of SunTRS Castaways, LLC, requesting a variance to the front yard setback from 10 feet to 3 feet (to encroach 7 feet) and a variance to the rear yard setback from 5 feet to 2.5 feet (to encroach 2.5 feet) for a proposed replacement park model in a rental campground in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(18), ZS 1-305 and ZS 1-318. located at 12550 Eagles Nest Road, Tax Map 33, Parcel 33, Site 311, Tax District 10, Worcester County, Maryland.

6:56 p.m.

Case No. 23-25, on the application of Kristina Watkowski, on the lands of SunTRS Castaways, LLC, requesting a variance to the front yard setback from 10 feet to 3 feet (to encroach 7 feet) and a variance to the rear yard setback from 5 feet to 2.1 feet (to encroach 2.9 feet) for a proposed replacement park model in a rental campground in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(18), ZS 1-305 and ZS 1-318. located at 12550 Eagles Nest Road, Tax Map 33, Parcel 33, Site 312 Tax District 10, Worcester County, Maryland.

6:58 p.m.

Case No. 23-26 on the application of Kristina Watkowski, on the lands of SunTRS Castaways, LLC, requesting a variance to the front yard setback from 10 feet to 3 feet (to encroach 7 feet) and a variance to the rear yard setback from 5 feet to 1.8 feet (to encroach 3.2 feet) for a proposed replacement park model in a rental campground in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(18), ZS 1-305 and ZS 1-318. located at 12550 Eagles Nest Road, Tax Map 33, Parcel 33, Site 313, Tax District 10, Worcester County, Maryland.

7:00 p.m.

Case No. 23-27, on the application of Kristina Watkowski, on the lands of SunTRS Castaways, LLC, requesting a variance to the front yard setback from 10 feet to 3 feet (to encroach 7 feet) and a rear yard setback from 5 feet to 1.5 feet (to encroach 3.5 feet) for a proposed replacement park model in a rental campground in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(18), ZS 1-305 and ZS 1-318. located at 12550 Eagles Nest Road, Tax Map 33, Parcel 33, Site 314, Tax District 10, Worcester County, Maryland.

7:02 p.m.

Case No. 23-28, on the application of Kristina Watkowski, on the lands of SunTRS Castaways, LLC, requesting a variance to the front yard setback from 10 feet to 3 feet (to encroach 7 feet) and a variance to the rear yard setback from 5 feet to 1.2 feet (to encroach 3.8 feet) for a proposed replacement park model in a rental campground in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(18), ZS 1-305 and ZS 1-318. located at 12550 Eagles Nest Road, Tax Map 33, Parcel 33, Site 315, Tax District 10, Worcester County, Maryland.

7:04 p.m.

Case No. 23-29, on the application of Kristina Watkowski, on the lands of SunTRS Castaways, LLC, requesting a variance to the front yard setback from 10 feet to 3 feet (to encroach 7 feet) and a variance to the rear yard setback from 5 feet to 1 foot (to encroach 4 feet) for a proposed replacement park model in a rental campground in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(18), ZS 1-305 and ZS 1-318. located at 12550 Eagles Nest Road, Tax Map 33, Parcel 33, Site 316, Tax District 10, Worcester County, Maryland.