

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

THURSDAY JULY 13, 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. 23-57, on the lands of Robert C Rhode, Jr., on the application of Robert J. Rhode, requesting a variance to the agricultural protection setback from 200 feet to 96 feet (to encroach 104 feet) for a proposed single family dwelling in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-201(b)(5) & ZS 1-305(r)(1), located on Old Ocean City Road at the intersection with St. Martins Road, Tax Map 19, Parcel 127, Lot 5, Tax District 3, Worcester County, Maryland.

6:35 p.m.

Case No. 23-53, on the lands of Verizon Maryland, Inc, on the application of Century Engineering, LLC requesting an expansion of an existing non-conformity for a concrete pad with generator and a special exception to allow a 6 foot tall fence in the front yard setback in the I-2 Heavy Industrial District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(c)(5), ZS 1-122(d)(2) & ZS 1-305, at 12611 Worcester Highway, Tax Map 9, Parcel 45, Tax District 5, Worcester County, Maryland.

6:40 p.m.

Case No. 23-54, on the lands of Pocomoke Storage LLC, on the application of Gary Deal, requesting an expansion of a legally existing non-conforming use of land not to exceed 50% of the original approved land area, pursuant to Zoning Code §§ ZS 1-116(c)(5), ZS 1-122(d)(2) and ZS 1-325, at 2212 Bypass Road, Tax Map 84, Parcel 301, Tax District 1, Worcester County, Maryland.

6:45 p.m.

Case No. 23-58, on the lands of Hideaway Properties, LLC, on the application of Bob Riccio, requesting a special exception to expand an existing restaurant in the C-1 Neighborhood Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-209(c)(2) & ZS 1-325, at 7539 Old Ocean City Road, Tax Map 13, Parcel 25, Lot 1, Tax District 3, Worcester County, Maryland.

6:50 p.m.

Case No. 23-52, on the lands of Ron & Sara Gorfinkel, on the application of Hugh Cropper, IV, requesting an after-the-fact variance to the left side yard setback from 3 feet to 0.9 feet (to encroach 2.1 feet) for an existing chimney in a Residential Planned Community, pursuant to Zoning Code §§ ZS 1-116(c)(4) and ZS 1-315, located at 12379 Hidden Bay Drive, Tax Map 33, Parcel 281, Lot 46, Tax District 10, Worcester County, Maryland.

6:55 p.m.

Case No. 23-50, on the lands of Kathy Clark, on the application of Hugh Cropper, IV, requesting a variance to the front yard setback off of Ocean Ave. from 25 feet to 0 feet (to encroach 25 feet), a variance to the front yard setback off of Golf Course Road from 75 feet to the center of the road right-of-way to 49 feet (to encroach 26 feet) for a single family dwelling, a variance to the front yard setback off of Golf Course Road from 75 feet to the center of the road right-of-way to 45 feet (to encroach 25 feet) for a garage with accessory apartment, in the R-3 Multi-family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2) and ZS 1-305 located at 12803 Memory Lane, Tax Map 27, Parcel 307, Lots 29 & 30, Tax District 10, Worcester County, Maryland.

7:00 p.m.

Case No. 23-56, on the lands of Martha's Landing Resort, LLC, on the application of Mark Cropper, requesting a variance to the front yard setback off of Harbor Road from 50 feet to the center of the road right-of-way to 25.91 feet (to encroach 24.08 feet) and a variance to the front yard setback off of Golf Course Road from 75 feet to the center of the road right-of-way to 57 feet (to encroach 18 feet) for the proposed replacement of an existing building in the CM Commercial Marine District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-214(b)(1) and ZS 1-305, on the northeast corner of Harbor Road and Golf Course Road, Tax Map 27, Parcel 447, Lot 78 (86 & 87), Tax District 10, Worcester County, Maryland.

7:05 p.m.

Case No. 23-60, on the lands of Martha's Landing Resort, LLC, on the application of Mark Cropper, requesting a variance to the front yard setback from 25 feet to .03 feet (to encroach 24.97 feet) for the proposed replacement of an existing building in the CM Commercial Marine District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-214(b)(1) and ZS 1-305, on the southeast corner of Sunset Avenue and Golf Course Road, Tax Map 27, Parcel 447, Lot 78 (79 & 80), Tax District 10, Worcester County, Maryland.

7:10 p.m.

Case No. 23-59, on the lands of Kimberly Linton, requesting a special exception for the use of not more than thirty percent of the gross acreage of a lot or parcel, for agritourism uses and structures and a special exception to allow a fence taller than 4 feet in a front yard setback, for a petting zoo in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-201(c)(9) and ZS 1-305(k)(3)C, at 11539 Sinepuxent Road, Tax Map 33, Parcel 165, Tax District 3, Worcester County, Maryland.

Administrative Matters