

**WORCESTER COUNTY  
BOARD OF ZONING APPEALS  
MINUTES**

**August 10, 2023**

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, Lisa Bowen, and Larry Fykes. Also in attendance were Kristen Tremblay, Zoning Administrator, Stuart White, Valerie Dawson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 23-61**, on the lands of John Brewis, requesting a special exception to allow a 6 foot tall fence in a front yard setback, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-& ZS 1-305(k)(3) located at 11201 West Marie Drive, Tax Map 10, Parcel 240, Lot 138A, Tax District 5, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Ruth Brewis, John Brewis, and William Spellman. There were no protestants. Following the discussion, it was moved by Mr. Fykes, seconded by Mr. Dypsky and carried unanimously to grant the special exception as requested. The hearing ended at 6:41 PM.

The public hearing commenced at 6:41 PM on **Case No. 23-63**, on the lands of Jacob Hirschey, on the application of Hugh Cropper, IV, requesting a variance to the front yard setback from 25 feet to 15 feet (to encroach 10 feet) for a proposed single family dwelling in the R-3 Multi-family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2) & ZS 1-305 located at 12 Boston Drive, Tax Map 16, Parcel 47, Section 11, Lot 34, Tax District 3, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Charles Kelley, Jr.. Appearing in opposition were Christina Petrlik-Seegle, Patricia Gamby, and Michael Raymond. Submitted as Applicant's Exhibit No. 1 was a copy of the record plat of the community. Submitted as Applicant's exhibit # 2 was a copy of the site plan for the proposal. Submitted as Applicant's exhibit # 3 and #4 were photographs of the subject property. Submitted as Applicant's exhibit # 5 was a photograph example of the proposed house. Submitted as Applicant's exhibit # 6 was an aerial photograph of the subject property. Submitted as Protestant's exhibit # 1 was a collection of (6) photographs of the subject property. Submitted as Protestant's exhibit # 2 was an email correspondence/information packet and (4) photographs of the subject property. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Babcock and carried unanimously to grant the variance as requested. The hearing ended at 7:30 pm.

The public hearing commenced at 7:31 PM on **Case No. 23-62**, on the lands of Ocean City Baptist Church, on the application of American Farm Foundation, requesting a special exception (transient use) to allow a special event, a Hot Air Balloon Festival, in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-105(c)(5) ZS 1-

116(c)(3) and ZS 1-337, located at 12637 B Ocean Gateway, Tax Map 27, Parcel 11, Lot F1, Tax District 10, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Alex Spies. There were no protestants. Mr. Gaskill questioned Mr. Spies if the scheduled date for the festival had changed. Mr. Spies responded that he would like to proceed with the August 25 – 27 schedule but may postpone it until September. Mr. Gaskill responded that would not be possible as, if the special exception was granted, the opinion would not be signed until the September Board of Zoning Appeals meeting September 14. He also stated that once the opinion was signed, there is a 30-day waiting period for potential appeals. Mr. Gaskill offered Mr. Spies his options to proceed with the hearing or request that it be tabled until a later date. Mr. Spies requested that the Board table the hearing. Following the discussion, it was moved by Mr. Babcock, seconded by Mr. Dypsky and carried unanimously to table the hearing until a later date. The hearing ended at 7:37 PM.

### **Administrative Matters**

With no further business before the Board, the meeting was adjourned at 7:37 PM.

Respectfully submitted,

Stuart White  
DRP Specialist