

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

*THURSDAY APRIL 11, 2024*

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. 24-25**, on the lands of Phillip Hamblin requesting a variance to the rear yard setback from 5 feet to 3 feet (to encroach 2 feet) for an open deck addition in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(18) and ZS 1-318, located at 8505 N. Longboat Way, Tax Map 33, Parcel 347, Lot 225A, Tax District 10, Worcester County, Maryland.

**6:35 p.m.**

**Case No. 24-24**, on the lands of Andrew Wagner, requesting a special exception to allow 6-foot-tall fencing in a front yard setback, pursuant to Zoning Code §§ ZS 1-116(c)(3), & ZS 1-305(k)(3) located at 8248 Shire Drive, Tax Map 32, Parcel 243, Tax District 3, Worcester County, Maryland.

**6:40 p.m.**

**Case No. 24-26**, on the lands of Aaron Lovegrove, requesting a variance to the Atlantic Coastal Bays Critical Area Ordinance to allow a fence within the 100' buffer, pursuant to Natural Resources Code §§ NR 3-104(c)(4) and NR 3-111 and Zoning Code §§ ZS 1-116(m)(1), located at 12357 Hidden Bay Drive, Tax Map 33, Parcel 281, Lot 37, Tax District 10, Worcester County, Maryland.

**6:45 p.m.**

**Case No. 24-27** on the lands of Joseph Serman, Jr., requesting a variance to a front yard setback from 50 feet to 20 feet (to encroach 30 feet) and a variance to the front yard setback from 60 feet to the center of the road right-of-way to 35.7 (to encroach 24.3 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) and ZS 1-305, located at 7628 Public Landing Road, Tax Map 64, Parcel 51, Tax District 2, Worcester County, Maryland.

**6:50 p.m.**

**Re-advertisement of Case No. 24-11**, on the lands of Joseph Bordenski, on the application of Kristina Watkowski, requesting a variance to the rear yard setback from 30 feet to 15.05 feet (to encroach 14.95 feet) and a variance to the front yard setback from 50 feet to the center of the road right-of-way to 35.46 (to encroach 14.54 feet) for a proposed single family dwelling in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-206(b)(2) and ZS 1-305, located on Snug Harbor Road about 1,002 feet east of the intersection with Meadow Drive, Tax Map 33, Parcel 346, Section A, Lot 21, Tax District 10, Worcester County, Maryland.

**6:55 p.m.**

**Case No. 24-29**, on the lands of George Tunis, on the application of Kristina Watkowski, requesting a special exception (transient use) to allow a special event in the R-3 Multi-family Residential District, pursuant to Zoning Code Sections ZS 1-105(c)(5), ZS 1-116(c)(3) and ZS 1-337, located at 12942 Old Bridge Road, Tax Map 27, Parcel 487, Lots 24, 25, 26 & 27, Tax District 10, Worcester County, Maryland.

**7:00 p.m.**

**Case No. 24-28**, on the lands of Tina Warren, requesting a special exception to allow a kennel for the boarding of household pets and variances to the separation distance of 200 feet from all property lines for an outside pen to 20 feet from the right side property line (to encroach 180 feet), 55 feet from the front property line (to encroach 150 feet), 28 feet from the left property line (to encroach 172 feet) and a variance to the lot width of 200 feet to 149.1 feet (to reduce by 50.9 feet) in the A-1 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-201(c)(30), ZS 1-305 and ZS 1-325, located at 10052 Hayes Landing Road, Tax Map 32, Parcel 358, Lot 3, Tax District 3, Worcester County, Maryland.

**Administrative Matters**