

**WORCESTER COUNTY  
BOARD OF ZONING APPEALS  
MINUTES**

**February 11, 2021**

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: Robert Purcell, Thomas Babcock, David Dypsky, James Purnell and Larry Fykes. Also in attendance were Kristen Tremblay, Zoning Administrator, Cathy Zirkle, DRP Specialist II, Valerie Dawson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 21-7**, on the application of Carroll DelGavio, on the lands of Stephen & Laurie Lyons, requesting a variance to the Ordinance Prescribed rear yard setback from 30 feet to 13.3 feet (an encroachment of 16.7 feet) associated with a proposed 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 on Jefferson Avenue, approximately 58 feet south of Hayes Avenue, Tax Map 5, Parcel 1, Lot 176 in the Tenth Tax District of Worcester County, Maryland. Cathy Zirkle read the application. Appearing as witness and providing testimony was Carroll DelGavio. There was one exhibit submitted in protest from the owner of lot 175. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Babcock and carried unanimously to postpone the case until the applicant has had more time to prepare his case. The hearing ended at 6:38PM.

The public hearing commenced at 6:39 PM on **Case No. 21-9**, on the lands of Brian & Tracie Young, requesting a variance to the Ordinance prescribed rear yard setback from 30 feet to 9.7 feet (an encroachment of 20.3 feet) associated with the proposed removal and reconstruction of an existing deck and steps 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 17 Waters Edge Court, approximately 92 feet east of Moonshell Drive, Tax Map 16, Parcel 41, Section 4, Lot 190, of the Ocean Pines Subdivision, in the Third Tax District of Worcester County, Maryland. Cathy Zirkle read the application. Appearing as witness and providing testimony was Brian Young. There were no protestants. Submitted as Applicant's Exhibit No. 1 were photos of the existing deck. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Fykes and carried unanimously to grant the variance as requested. The hearing ended at 6:44 PM.

With no further business before the Board, the meeting was adjourned at 6:45 PM.

Respectfully submitted,

Cathy Zirkle  
DRP Specialist II

