

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

June 14, 2018

The Worcester County Board of Zoning Appeals met on the above date in Training Room B on the third floor of the Worcester County Government Center, One West Market Street, Snow Hill, Maryland. Members present were: David Dypsky, Robert Purcell, Thomas Babcock, Joe Green, Larry Duffy, Glenn Irwin and Larry Fykes. Also in attendance were Jennifer Keener, Zoning Administrator; Cathy Zirkle, License Permit Clerk II, Jenelle Gerthoffer, Natural Resources Administrator, Valerie Dawson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 18-26**, on the application of Kevin Parsons of Becker Morgan Group, on the lands of the Worcester County Board of Education, requesting an exception from the Forest Conservation Regulations to allow offsite afforestation associated with the proposed reconstruction of the Showell Elementary School in the E-1 Estate District, pursuant to Zoning Code Sections ZS 1-116(k)(2), ZS 1-203(c)(2), and Natural Resources Sections NR 1-412 and NR 1-416, located at 11318 Showell School Road, on the Northeast corner of the intersection with Racetrack Road, Tax Map 15, Parcel 91, in the Third Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony were Kevin Parsons, architect and Joe Price. There were no protestants. Following the discussion, it was moved by Mr. Green, seconded by Mr. Fykes and carried unanimously to grant the Exception from the Forest Conservation Regulations as requested. The hearing ended at 6:48 PM.

The public hearing commenced at 6:49 PM on **Case No. 18-27**, on the lands of Stockyard Inc, requesting a special exception to reconstruct a legally existing non-conforming pylon sign associated with Hooper's Restaurant and a special exception to relocate and reconstruct a legally existing non-conforming water sports monument sign in the C-2 General Commercial District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-122(d)(1), ZS 1-210(d)(3), ZS 1-305 and ZS 1-324, located on Ocean Gateway (US Route 50), on the north east corner of Inlet Isle Lane and Ocean Gateway, Tax Map 27, Parcels 569 & 587, in the Tenth Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony were Hugh Cropper, IV, Esquire, Keith Iott, architect, and Pete Shepherd, owner. There were no protestants. Following the discussion, it was moved by Mr. Babcock, seconded by Mr. Purcell and carried unanimously to grant both special exceptions as requested. The hearing ended at 6:56 PM.

The public hearing commenced at 6:57 PM on **Case No. 18-30**, on the application of Hugh Cropper, IV, Esquire, on the lands of Mark Odachowski, requesting a special exception to establish a seasonal resort development in the R-4 General Residential District and the extension of the R-4 General Residential district boundary no more than 50 feet into the R-2 Suburban Residential District, pursuant to Zoning Code Sections ZS 1-110(d), ZS 1-116(c)(3), ZS 1-208(c)(17), ZS 1-305 and ZS 1-350, located at 12424 Old Bridge Road (MD Route 707), west of Hastings Lane, Tax Map 26, Parcel 191, Lot C, in the Tenth Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony were Hugh Cropper, IV, Esquire, Mark Odachowski, owner, and Bob Hand, landscape architect. Appearing in opposition or with questions about the project were Jean Turnbaugh, Joanne Schlick, Ralph Hastings and Richard Bales. Following the discussion, it was moved by Mr. Irwin, seconded by Mr. Green and carried unanimously to grant both special exceptions as requested. The hearing ended at 7:47 PM.

The public hearing commenced at 7:48 PM on **Case No. 18-29**, on the application of Mark S. Cropper, Esquire, on the lands of Brooklyn's Estate, LLC, requesting a special exception for the accessory use of a principal structure or use of land for the commercial hosting of non-agricultural functions and events on a farm, in the A-1 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-201(c)(33) and ZS 1-325, located at 10442 Katelyn Lane, approximately 818 feet north of MD Route 90 (Ocean City Expressway), Tax Map 15, Parcel 256, Lot 5, in the Third Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony were Mark Cropper, Esquire, Steve Engel, surveyor and Patrick Brady, owner. There were no protestants. Submitted as applicant's exhibit No. 1 was an aerial overview of the farm and surrounding area. Submitted as applicant's exhibit No. 2 was an aerial view of the farm with parcel boundaries and setbacks marked. Following the discussion, it was moved by Mr. Purcell, seconded by Mr. Fykes and carried unanimously to grant the special exception as requested. The hearing ended at 8:06 PM.

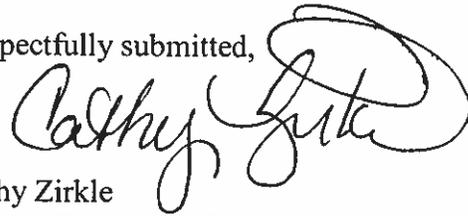
The public hearing commenced at 8:08 PM on **Case No. 18-28**, on the application of the Department of Development, Review and Permitting, on the lands of William Topper, requesting an After-the-Fact variance to the Ordinance prescribed right side yard setback from 3 feet to 2.27 feet (an encroachment of 0.73 feet), an After-the-Fact variance to the Ordinance prescribed rear yard setback from 5 feet to 4.77 feet (an encroachment of 0.23 feet) and an After-the-Fact variance to the Ordinance prescribed front yard setback from 10 feet to 7.89 feet (an encroachment of 2.11 feet) associated with an existing recreational vehicle in the A-2 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-202(b)(12) and ZS 1-318(d)(1)B, located at 365 Timberline Circle, approximately 417 feet north of Dolphin Drive, Tax Map 16, Parcel 94, Lot 365, Phase 3, of the White Horse Park Campground Subdivision, in the Third Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony was Jennifer Keener. There were no protestants. Following the discussion, it was moved by Mr. Fykes, seconded by Mr.

Duffy and carried unanimously to grant both of the variances as requested. The hearing ended at 8:13 PM.

Administrative Matters

With no further business before the Board, the meeting was adjourned at 8:15 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Cathy Zirkle". The signature is written in a cursive style with a large, looping flourish at the end.

Cathy Zirkle
License Permit Clerk II