

**WORCESTER COUNTY  
BOARD OF ZONING APPEALS  
MINUTES**

**July 9, 2020**

Pursuant to the provisions of the Worcester County Zoning Ordinance and due to the current COVID-19 pandemic, and in lieu of public appearance, notice is hereby given that the public hearing will be held remotely by conference call with the Board of Zoning Appeals for Worcester County. Members who participated were: Robert Purcell, Thomas Babcock, Joe Green, Glenn Irwin and Larry Fykes. Additional participants were Jennifer Keener, DRP Deputy Director, Cathy Zirkle, DRP Specialist II, Jessica Edwards, Customer Service Representative, Valerie Dawson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 20-37**, on the lands of Jani & Angelina Zhupa, requesting a variance to the Ordinance prescribed rear yard setback from 30 feet to 8.2 feet (an encroachment of 21.8 feet) associated with a proposed open deck addition in the R-2 Suburban Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-206(b)(2) and ZS 1-305, located at 10105 Ponderosa Court, approximately 146 feet north of Nature Park Drive, Tax Map 21, Parcel 294, Lot 21 of the Herring Landing Subdivision, in the Tenth Tax District of Worcester County, Maryland. Jennifer Keener read the application. Joining in the conference call and providing testimony was Irini Zhupa-Zendeli and Peter Renzi. There were no protestants. Following the discussion, it was moved by Mr. Fykes, seconded by Mr. Irwin, and carried unanimously to grant the variance as requested. The hearing ended at 6:48 PM.

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The Board members were informed that should the August hearing may be in person, the Election of Officers will be held and that masks/social distancing will be required.

With no further business before the Board, the meeting was adjourned at 6:50 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Cathy Zirkle", written in a cursive style.

Cathy Zirkle  
DRP Specialist II