

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

AGENDA

THURSDAY, DECEMBER 12, 2019

Pursuant to the provisions of the Worcester County Zoning Ordinance, notice is hereby given that a public hearing will be held 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. 19-49, on the lands of Fasil Gebereegzaghar, requesting a variance to reduce the lot area from 5,917 square feet to 5,557 square feet (a reduction of 360 square feet) and a variance to the Ordinance prescribed rear yard setback from 30 feet to 25.78 feet (an encroachment of 4.22 feet) associated with a legal non-conforming lot in the R-2 Suburban Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-122, ZS 1-206(b)(2), and ZS 1-305, located on Horn Island Drive, approximately 240 feet east of Golf Course Road, Tax Map 27, Parcel 103, Block A, Lot 10 of Elliott's Development, in the Tenth Tax District of Worcester County, Maryland.

6:35 p.m.

Case No. 19-50, on the lands of Nicholas Aloï, requesting a, after-the-fact variance to the Ordinance prescribed side yard setback from 20 feet to 17.5 feet (an encroachment of 2.5 feet) associated with an existing garage in the A-1 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-201(b)(5), and ZS 1-305, located at 1938 Saint Lukes Road, approximately 1,750 feet east of Pheasant Lane, Tax Map 36, Parcel 132, Lot 1, in the Seventh Tax District of Worcester County, Maryland.

6:40 p.m.

Case No. 19-51, on the lands of John S. Collins requesting a special exception to expand a non-conforming structure by no more than 50% of the gross floor area, and a variance to the Ordinance prescribed front yard setback from 50 feet to 22.6 feet (an encroachment of 27.4 feet) associated with the proposed construction of a two-story addition to a non-conforming apartment building in the C-2 General Commercial District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-122(d)(1), ZS 1-210(b)(1) and ZS 1-305, located at 12304 Old Bridge Road, approximately 175 feet south of Ocean Gateway (MD Route 50), Tax Map 26, Parcel 150, in the Tenth Tax District of Worcester County, Maryland.

6:45 p.m.

Case No. 19-52, on the lands of Patrick Trate and Patricia Stevens, requesting a variance to the Ordinance prescribed side yard setback from 8 feet to 0.14 feet (an encroachment of 7.86 feet) associated with a proposed detached shed in the R-2 Suburban Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-206(d)(2) and ZS 1-305, located at 171 Nottingham Lane, approximately 275 feet east of Footbridge Trail, Tax Map 21, Parcel 224, Section 10, Lot 135 in the Third Tax District of Worcester County, Maryland.

6:50 p.m.

Re-Advertisement of Case No. 19-43, on the application of Hugh Cropper, IV, Esquire, on the lands of the Revocable Trust Agreement of Clarence D Hammond and Louise M Hammond, requesting a variance to the Atlantic Coastal Bay Critical Area setback from 50' to 12' (an encroachment of 38 feet), a variance to the Ordinance prescribed front yard setback from 50 feet from the center of the road right-of-way off of Riggin Ridge Road to 10 feet (an encroachment of 40 feet) and a variance to the Ordinance prescribed front yard setback from 50 feet from the center of the road right-of-way off of Center Drive to 10 feet (an encroachment of 40 feet), all of which are associated with the proposed construction of a single family dwelling in the R-2 Suburban Residential District pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-116(m)(1), ZS 1-206(b)(2), ZS 1-305 and Natural Resources Sections NR 3-104(c)(4) and NR 3-111, located on the northwest corner at the intersection of Riggin Ridge Road & Center Drive, Tax Map 27, Parcel 570, Block 5, Lot 12A, of the Bay Shore Acres subdivision, in the Tenth Tax District of Worcester County, Maryland.

ADMINISTRATIVE MATTERS