

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

THURSDAY JUNE 9, 2022

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. 22-34, on the lands of Stephen Lyons, requesting a variance to reduce the lot width from 75 feet to 74.1 feet (by 0.9 feet) on a non-conforming lot of record in the R-3 Multi-Family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2) and ZS 1-305, located at 13416 Madison Avenue, Tax Map 5, Parcel 1, Lot 144 (& 1/2 of 145), Tax District 10, Worcester County, Maryland.

6:35 p.m.

Case No. 22-32, on the lands of Randall and Anderson Hastings, requesting a special exception to expand a surface mining operation in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-201(c)(15), and ZS 1-330, located on the south side of Ironshire Station Road, about 351 feet west of Shire Drive, Tax Map 32, Parcel 360, Tax District 3, Worcester County, Maryland.

6:40 p.m.

Case No. 22-35, on the lands of A Better Home Construction Co, Inc, requesting a variance to the rear yard setback from 5 feet to 0.1 feet (to encroach 4.9 feet) and a variance to the left side yard setback from 7 feet to 4.68 feet (to encroach 2.32 feet) associated with an existing manufactured home in the A-2 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-305 and ZS 1-318(d)(1)B, located at 11 Deep Sea Drive, Tax Map 16, Parcel 85, Section 1, Lot 11, Tax District 3, Worcester County, Maryland.

6:45 p.m.

Case No. 22-28, on the application of Mark Cropper, on the lands of Bierman Family LLC, requesting a variance to reduce the Atlantic Coastal Bays Critical Area buffer from 100 feet to 49 feet (to encroach 51 feet), associated with the construction of a single-family dwelling, pursuant to Zoning Code §§ ZS 1-116(m)(1) and Natural Resources §§ 3-104(c)(4) and NR 3-111, located at 12738 Heathland Drive, Tax Map 17, Parcel 1, Lot 94, Tax District 5, Worcester County, Maryland.

6:50 p.m.

Case No. 22-27, on the application of Hugh Cropper, IV, on the lands of Wayne & Patricia McCorkle, requesting a variance to reduce the Atlantic Coastal Bays Critical Area buffer from 100 feet to 78 feet (to encroach 22 feet), associated with the construction of a single-family dwelling, pursuant to Zoning Code §§ ZS 1-116(m)(1) and Natural Resources §§ 3-104(c)(4) and NR 3-111, located on South Point Road, about 246 feet east of Carefree Lane, Tax Map 51, Parcel 27, Tax District 10, Worcester County, Maryland.

6:55 p.m.

Case No. 22-37, on the application of Hugh Cropper, IV, on the lands of COF Investment Group, LLC, requesting a variance to the front yard setback of 100 feet to 70.5 feet (to encroach 29.5 feet) and a variance to the front yard setback of 100 feet to 89 feet (to encroach 11 feet), for 2 proposed retail buildings in the C-2 General Commercial District and RP Resource Protection District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-210(b)(2) and ZS 1-325, located on Ocean Gateway (US route 50), approximately 365 feet west of Blue Marlin Drive, Tax Map 26, Parcel 158, Tax District 10, Worcester County, Maryland.

7:00 p.m.

Case No. 22-36, on the application of Hugh Cropper, IV, on the lands of Salt Life Park, LLC, requesting a variance to the front yard setback of 75 feet to the center of the road right-of way to 58.75 feet (to encroach 16.25 feet), for a proposed replacement mail center in the R-4 General Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4) and ZS 1-314 located at 12346 Old Bridge Road, Tax Map 26, Parcel 396, Tax District 10, Worcester County, Maryland.

7:05 p.m.

Re-advertisement of Case No. 22-31, on the application of Hugh Cropper, IV, on the lands of Stephen & Lisa Harrison, requesting a variance to the rear yard setback from 30 feet to 22.11 feet (to encroach 7.89 feet) for a proposed deck enlargement and an after-the-fact left side yard variance from 8 feet to 3.96 feet (to encroach 4.04 feet) for an existing outdoor shower, 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 at 12335 Snug Harbor Road, Tax Map 33, Parcel 346, Lot 67 & 68, Tax District 10, Worcester County, Maryland.

Administrative Matters