

**WORCESTER COUNTY  
BOARD OF ZONING APPEALS  
MINUTES**

**March 10, 2022**

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: David Dypsky, Robert Purcell, Thomas Babcock, Joe Green, Lisa Bowen, and Larry Fykes. Also in attendance were Kristen Tremblay, Zoning Administrator, Cathy Zirkle, Stuart White, Jenelle Gerthoffer, Kristi Marsh, Valerie Dawson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 22-18**, on the application of Hugh Cropper, IV, on the lands of Jennifer Cropper, requesting a special exception to construct a single family dwelling in the RP Resource Protection District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-215(c)(1) and ZS 1-305, located on Box Iron Road, about 615 feet northeast of Truitt's Landing Road, Tax Map 80, Parcel 1, Lot 2, Tax District 2 of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Hugh Cropper, IV, Jennifer Cropper, Greg Wilkins, Sadie Hurlock, and Jacob Hurlock. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a site plan of the property. Following the discussion, it was moved by Mr. Green, seconded by Mr. Dypsky and carried unanimously to grant the special exception as requested. The hearing ended at 6:39 PM.

The public hearing commenced at 6:40 PM on **Case No. 22-14**, on the application of Coastal Compliance Solutions, on the lands of Dolney Living Trust, requesting a modification to extend a waterfront structure in excess of 125 feet by 35 feet for a proposed 160 foot pier, pursuant to Natural Resources Section NR 2-102(e)(1) and Zoning Code §§ ZS 1-116(n)(2), located at 6902 Rum Point Lane, Tax Map 42, Parcel 36, Lot 1A, Tax District 10 of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Chris McCabe of Coastal Compliance Solutions, LLC. There were no protestants. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Fykes and carried unanimously to grant the special exception as requested. The hearing ended at 6:43 PM.

The public hearing commenced at 6:44 PM on **Case No. 22-16**, on the application of Nexamp, on the lands of Horace & Elwath, LLC, requesting a special exception to increase the height of a fence to 7 feet tall in the A-1 Agricultural District around a proposed solar energy facility, pursuant to Zoning Code Sections ZS 1-116(c)(3), and ZS 1-305(k)(3)C, located at 6025 George Island Landing Road, Tax Map 94, Parcel 134, in the Eighth Tax District of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was James Brandt, engineer. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a section from

the National Electric Code regarding barrier requirements. Submitted as Applicant's Exhibit No. 2 was a site plan of the property illustrating the proposal. Following the discussion, it was moved by Mr. Fykes, seconded by Mr. Green and carried unanimously to grant the special exception as requested. The hearing ended at 6:50 PM.

**Administrative Matters**

No administrative matters were discussed.

With no further business before the Board, the meeting was adjourned at 6:51 PM.

Respectfully submitted,

Stu White  
DRP Specialist