

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

May 12, 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: Robert Purcell, Thomas Babcock, David Dypsky, Joe Green, Lisa Bowen and Larry Fykes. Also in attendance were Kristen Tremblay, Zoning Administrator, Cathy Zirkle, Joy Birch, Kristi Marsh, Valerie Dawson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 22-30**, on the lands of Christine Wyatt, requesting a variance to the minimum lot width from 200 feet to 105.31 feet (reduce 94.69 feet), a variance to the right side yard setback from 20 feet to 10.9 feet (to encroach 9.1 feet) a variance to the left side yard setback from 20 feet to 19.4 feet (to encroach .6 feet) for a proposed replacement dwelling in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4) and ZS 1-201(b)(5), located at 10025 Orchard Road, Tax Map 41, Parcel 49, Lot 3, Tax District 3 of Worcester County, Maryland.

Kristen Tremblay read the application. Appearing as witness and providing testimony was Frank Lynch, Jr. There was no opposition. Submitted as Applicants Exhibit No. 1 was the opinion for case 95526. Submitted as Applicants Exhibit No. 2 was a copy of the 2006 site plan. Submitted as Applicants Exhibit No. 3 was a collection of letters of support from the neighboring properties. Submitted as Applicants Exhibit No. 4 was an aerial view of the property. Following the discussion, it was moved by Mr. Babcock, seconded by Mr. Dypsky and carried unanimously to grant the variances as requested. The hearing ended at 6:44 PM.

The public hearing commenced at 6:45 PM on **Case No. 22-29**, on the lands Chick-Fil-A, Inc., requesting a variance to the front yard setback on Ocean Gateway (US Rt. 50) from 100 feet to 67 feet (to encroach 33 feet) for a proposed canopy and clearance bar addition in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-210(b)(2) and ZS 1-305, located at 12901 Ocean Gateway, Tax Map 27, Parcel 704, Lot 3, Tax District 10 of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Jason Rossier and Hunter Caudill. There was no opposition. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Fykes and carried unanimously to grant the variance as requested. The hearing ended at 6:55 PM.

With no further business before the Board, the meeting was adjourned at 6:57 PM.

Respectfully submitted,

Cathy Zirkle
DRP Specialist II

