

**WORCESTER COUNTY  
BOARD OF ZONING APPEALS  
MINUTES**

**June 9, 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, Jake Mitrecic and Larry Fykes. Also in attendance were Kristen Tremblay, Zoning Administrator, Stuart White, Jenelle Gerthoffer, Kristi Evans, Debbie Dickerson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **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. Kristen Tremblay read the application. Appearing as witness and providing testimony was Stephen Lyons. There were no protestants. Following the discussion, it was moved by Mr. Mitrecic, seconded by Mr. Fykes and carried unanimously to grant the variance as requested. The hearing ended at 6:40 PM.

The public hearing commenced at 6:40 PM on **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. Kristen Tremblay read the application. Appearing as witness and providing testimony were Hugh Cropper, Anne Hastings, Henry Hastings, and Russell Hammond. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a description of the mining operation. 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 6:52pm.

**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. Kristen Tremblay read the application. Appearing as witness and providing testimony was Hugh Cropper, Tom Cumpston, and Brian Fenstermacher. There were no protestants. Following the discussion, it was moved by Mr. Dypsky,

seconded by Mr. Mitrecic and carried unanimously to grant the variances as requested. The hearing ended at 6:55 PM.

The public hearing commenced at 6:55 PM on **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. Kristen Tremblay read the application. Appearing as witness and providing testimony were Spencer Cropper and Brock Parker. There were no protestants. Following the discussion, it was moved by Mr. Babcock, seconded by Mr. Dypsky and carried unanimously to grant the variance as requested. The hearing ended at 7:10 PM.

The public hearing commenced at 7:10 PM on **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. Kristen Tremblay read the application. Appearing as witness and providing testimony were Hugh Cropper, IV, Adam Mendiazabel, and Frank Lynch. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a packet with photos, plat, & site plans. Following the discussion, it was moved by Mr. Fykes, seconded by Mr. Dypsky and carried unanimously to grant the variances as requested. The hearing ended at 7:23PM.

**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. Kristen Tremblay read the application. Appearing as witness and providing testimony was Hugh Cropper, IV, Kathleen Clark, and Robert Meehan. Submitted as Applicant's Exhibit No. 1 was an aerial photo of the lot. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Green and carried unanimously to grant the variance as requested. The hearing ended at 7:30 PM.

The public hearing commenced at 7:52 PM on **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

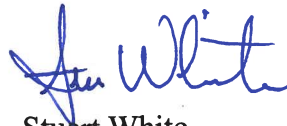
Bridge Road, Tax Map 26, Parcel 396, Tax District 10, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony were Lisa Sparks and Mark Odachowski. There were no protestants. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Fykes and carried unanimously to grant the variance as requested. The hearing ended at 7:41 PM.

The public hearing commenced at 7:42 PM on **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. Kristen Tremblay read the application. Appearing as witness and providing testimony were Hugh Cropper, Steven Harrison, Lisa Harrison, and Greg Wilkens. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a photo of the deck as it currently exists. Submitted as Applicant's Exhibit No. 2 was a letter of favor from an adjoining neighbor. Mr. Cropper stated that the owner would like to rescind the request for the outdoor shower setback variance. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Green and carried unanimously to grant the variance as requested. The hearing ended at 7:50 PM.

#### **Administrative Matters**

With no further business before the Board, the meeting was adjourned at 7:51 PM.

Respectfully submitted,



Stuart White  
DRP Specialist