

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

July 14, 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, Jake Mitrecic and Larry Fykes. Also in attendance were Kristen M. Tremblay, Zoning Administrator, Cathy Zirkle, Joy Birch, Kristi Evans, Valerie Dawson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 22-39**, on the lands of Catherine Jones, requesting a variance to the left side yard setback from 20 feet to 14 feet (to encroach 6 feet) associated with a proposed garage addition in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-201(b)(5) and ZS 1-305, located at 8549 Ironshire Station Road, Tax Map 31, Parcel 87, Tax District 3, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Catherine Jones. 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 6:41 PM.

The public hearing commenced at 6:42 PM on **Case No. 22-33**, on the application of Hugh Cropper, IV, on the lands of Keith Iott and Diana Tremaine, requesting a variance to reduce the Atlantic Coastal Bays Critical Area buffer from 100 feet to 25 feet (an encroachment of 75 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, Savanna Court, about 157 feet west of Heathland Drive, Tax Map 17, Parcel 1, Lot 73, Tax District 05, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Keith Iott and Chris McCabe. There were no protestants. Submitted as Applicant's Exhibit No. 1 was an aerial photo of the property. Submitted as Applicant's Exhibit No. 2 was an aerial photo of the property. 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 6:54pm.

The public hearing commenced at 6:55 PM on **Case No. 22-40**, on the application of Hugh Cropper, IV, on the lands of Edward Kehl, III and Jennifer Ratasiewicz, requesting a variance to the front yard setback from 50 feet to 26.92 feet (to encroach 23.08 feet) and a variance to each side yard setback from 6 feet to 3.8 feet (to encroach 2.2 feet each) associated with a proposed dwelling 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 12816 Old Bridge Road, Tax Map 27, Parcel 287, Lot 2, Block C, Tax District 10, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Jennifer Ratasiewicz and Greg Wilkins. There were no protestants. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Green and carried unanimously to grant the variances as requested. The hearing ended at 7:04 PM.

Administrative Matters

The Board conducted their annual elections, Mr. Purcell will remain Chairman and Mr. Babcock remains Vice-Chairman.

With no further business before the Board, the meeting was adjourned at 7:10 PM.

Respectfully submitted,

Cathy Zirkle
DRP Specialist