

**WORCESTER COUNTY  
BOARD OF ZONING APPEALS  
MINUTES**

**November 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, Jake Mitrecic and Larry Fykes. Also in attendance were Kristen Tremblay, Zoning Administrator, Stuart White, Valerie Dawson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 22-52**, on the lands of Celeste McGee, requesting an after-the-fact variance to the side yard setback from 20 feet to 7.3 feet (to encroach 12.7 feet) for an existing shed in the E-1 Estate District (A-1 Agricultural setbacks apply) pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-122(c)(1)B.1, ZS 1-203(b)(4) and ZS 1-305, located at 12550 Daye Girls Road, Tax Map 9, Parcel 271, Tax District 5, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Celeste McGee. There were no protestants. Following the discussion, it was moved by Mr. Babcock, seconded by Mr. Fykes and carried unanimously to grant the variance as requested. The hearing ended at 6:38 PM.

The public hearing commenced at 6:39 PM on **Case No. 22-55**, on the lands of Curtis United Methodist Church, on the application of Kenneth Shockley, requesting a variance to the front yard setback from 60 feet from the center of the road right-of-way to 41.4 feet (to encroach 18.6 feet) and a side yard variance from 35 feet to 13.3 feet (to encroach 21.7 feet) for an addition to an existing church in the A-1 Agricultural District pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-201(c)(18) and ZS 1-305, located at 11808 Campbelltown Road, Tax Map 14, Parcel 151, Tax District 3, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony were Kenneth Shockley, Reverend Prouse, and Harvey Finney. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a letter of support from Fulton Holland, neighboring property owner. Following the discussion, it was moved by Mr. Mitrecic, seconded by Mr. Green and carried unanimously to grant the variances as requested. The hearing ended at 6:46pm.

The public hearing commenced at 6:47 PM on the **Re-Advertisement of Case No. 22-47**, on the application of Mark Cropper, on the lands of Charles Barreras, requesting a variance to the rear yard setback from 30 feet to 22.48 feet (to encroach 7.52 feet) for a proposed 2nd floor deck addition 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 46 Lookout Point, Tax Map 16, Parcel 41, Section 4, Lot 104, Tax District 3, Worcester County, Maryland.

Kristen Tremblay read the application. Appearing as witness and providing testimony were Charles Barreras and Greg Wilkins. There were no protestants. Submitted as Applicant's Exhibit # 1 was an aerial photo of the property and surrounding area and a list of similar previously granted variances. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Fykes and carried unanimously to grant the variance as requested as requested. The hearing ended at 6:58 PM.

The public hearing commenced at 6:59 PM on **Case No. 22-54**, on the application of Mill Brook Engineering, on the lands of Lake Haven MHP, requesting a variance to the side yard setback of 300 feet to 119 feet (to encroach 181 feet) for an addition to a Wastewater Treatment Plant in the R-4 General Residential District pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-208(b)(6), ZS 1-208(c)(9) and ZS 1-328(c) located at 11003 Grays Corner Road, Tax Map 21, Parcel 161, Tax District 3, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Michaelena Hayes. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a site plan illustrating the proposed addition and 3 photographs of the property. Following the discussion, it was moved by Mr. Fykes, seconded by Mr. Green and carried unanimously to grant the variance as requested. The hearing ended at 7:05 PM.

### **Administrative Matters**

With no further business before the Board, the meeting was adjourned at 7:05 PM.

Respectfully submitted,

Stuart White  
DRP Specialist