

**NOTICE OF PUBLIC HEARING  
WORCESTER COUNTY  
BOARD OF ZONING APPEALS  
AGENDA**

*THURSDAY SEPTEMBER 14, 2023*

Pursuant to the provisions of the Worcester County Zoning Ordinance, notice is hereby given that a public hearing will be held in-person before the Board of Zoning Appeals for Worcester County, in the Board Room (Room 1102) on the first floor of the Worcester County Government Center, One West Market Street, Snow Hill, Maryland.

**6:30 p.m.**

**Case No. 23-51**, on the lands of Avalon Hall, on the application of George E. Young, III, requesting a variance to reduce the Chesapeake Bay Critical Area Buffer from 100 feet to 50 feet (to encroach 50 feet) for a proposed 10' x 290' driveway through nontidal wetlands and the 100 foot buffer, pursuant to Natural Resources Code §§ NR 3-219 (c) (4) and NR 3-211 and Zoning Code §§ ZS 1-116(l) located on Hickory Point Road about 985 feet east of 250 Hickory Point Road, Tax Map 90, Parcel 13, Lot B, Tax District 1, Worcester County, MD.

**6:35 p.m.**

**Case No. 23-67**, on the lands of Beverly Glass, on the application of Mark Cropper, requesting a special exception to allow a 6-foot-tall fence in a front yard setback, pursuant to Zoning Code §§ ZS 1-116(c)(3), & ZS 1-305(k)(3) located at 9177 Old Ocean City Road, Tax Map 19, Parcel 49, Lot 2, Tax District 3, Worcester County, Maryland.

**\*\*POSTPONED\*\***

**6:40 p.m.**

~~**Case No. 23-55**, on the lands of Janet & Daniel Trimper, IV Revocable Trust, on the application of Mark Cropper, requesting a variance to reduce the Atlantic Coastal Bays Critical Area Buffer Management Area from 50 feet to 33.67 feet (to encroach 16.4 feet) and a variance to exceed the 30 percent allowable forest clearing to 46.4 percent associated with a construction of a single family dwelling, Pursuant to Natural Resources Code §§ NR 3-104 (c)(4), NR 3-111 and NR 3-107 (c)(4) and Zoning Code §§ ZS 1-116(m), located at 11031 Piney Island Drive, Tax Map 15, Parcel 90, Lot 19, Tax District 5, Worcester County, MD.~~

**6:45 p.m.**

**Case No. 23-60**, on the lands of Martha's Landing Resort, LLC, on the application of Mark Cropper, requesting a variance to the front yard setback from 25 feet to .03 feet (to encroach 24.97 feet) for the proposed replacement of an existing building in the CM Commercial Marine District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-214(b)(1) and ZS 1-305, on the southeast corner of Sunset Avenue and Golf Course Road, Tax Map 27, Parcel 447, Lot 78 (79 & 80), Tax District 10, Worcester County, Maryland.

**6:50 p.m.**

**Case No. 23-56**, on the lands of Martha's Landing Resort, LLC, on the application of Mark Cropper, requesting a variance to the front yard setback off of Harbor Road from 50 feet to the center of the road right-of-way to 25.91 feet (to encroach 24.08 feet) and a variance to the front yard setback off of Golf Course Road from 75 feet to the center of the road right-of-way to 57 feet (to encroach 18 feet) for the proposed replacement of an existing building in the CM Commercial Marine District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-214(b)(1) and ZS 1-305, on the northeast corner of Harbor Road and Golf Course Road, Tax Map 27, Parcel 447, Lot 78 (86 & 87), Tax District 10, Worcester County, Maryland.

**6:55 p.m.**

**Case No. 23-65**, on the lands of Martha's Landing Resort, LLC, on the application of Mark Cropper, requesting a variance to the front yard setback from 25 feet to 18.5 feet (to encroach 6.5 feet) and a variance to the minimum lot size from 5,000 square feet to 1,920 square feet for a proposed pavilion for aquaculture in the CM Commercial Marine District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-214(b)(4) and ZS 1-305, located on Harbor Road, approximately 291 feet east of Golf Course Road, Tax Map 27, Parcel 372, Lot 96 (96 & 97), Tax District 10, Worcester County, Maryland

**Administrative Matters**