

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

October 10, 2024

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: Thomas Babcock, Lisa Bowen, Beth Gismondi, Don Furbay and Larry Fykes. Also in attendance were Kristen Tremblay, Zoning Administrator; Gary Pusey, DRP Specialist III; Debbie Dickerson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:34 PM on **Case No. 24-60**, on the lands of Jeremy Ayars, requesting a variance to the front yard setback from 50 feet from the center of the road right-of-way to 38 feet (to encroach 12 feet) for a proposed single family dwelling in the R-4 General Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-208(b)(2) and ZS 1-305, located at 11812 Steam Mill Hill Road, Tax Map 13, Parcel 64, Tax District 3, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Jeremy Ayars. There were no protestants. Following the discussion, it was moved by Ms. Gismondi, seconded by Mr. Fykes and carried unanimously to grant the variance as requested. The hearing ended at 6:40 PM.

The Board noted that **Case No. 24-62** was advertised for 6:35 PM but was withdrawn by the Applicant prior to this hearing, so no action was necessary.

The public hearing commenced at 6:41 PM on **Case No. 24-61**, on the lands of Eric Davis, requesting a variance to a front yard setback from 50 feet to 25.4 feet (to encroach 24.6 feet) for a replacement dwelling 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 10352 Keyser Point Road, Tax Map 21, Parcel 8, Section A, Block 7, Lot 6, Tax District 10, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Eric Davis. Appearing in opposition were John Van Fossen and Colleen McElwee. Submitted as Protestants Exhibit No. 1 was a letter from Ms. McElwee with attached photographs. Following the discussion, it was moved by Mr. Furbay, seconded by Ms. Gismondi and carried 4 to 1 to grant the variance with two Conditions, with Mr. Babcock opposed. The Conditions require that (1) the driveway be moved farther north adjacent to the property at 10354 Keyser Point Road with the house to be moved farther to the south, and (2) per Environmental Programs, that the existing well and power lines be located on the Site Plan to determine if all well setback requirements can be met without a variance being required from the MD Dept. of the Environment. The hearing ended at 7:10 pm.

The public hearing commenced at 7:11 PM on **Case No. 24-64**, on the lands of Ted Shirilla, requesting a variance to the rear yard setback from 30 feet to 10.2 feet (to

encroach 19.8 feet) for a proposed open deck 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 116 Pine Forest Drive, Tax Map 21, Parcel 309, Section 17, Lot 8, Tax District 3, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Ted Shirilla. Appearing in opposition was Mihallaq Rapo. Following the discussion, it was moved by Mr. Fykes, seconded by Ms. Bowen and carried 4 to 1 to grant the variance with the Condition that a fence no more than 4' high be installed along the rear property line adjacent to 118 Pine Forest Drive, with Ms. Gismondi opposed. The hearing ended at 7:33 PM.

With no further business before the Board, the meeting was adjourned at 7:35 PM.

Respectfully submitted,



Gary Pusey
DRP Specialist