

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

THURSDAY NOVEMBER 14, 2024

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. Audio and video recording will take place during this public hearing.

The public is invited to view this meeting live online at - <https://worcestercountymd.swagit.com/live>

6:30 p.m.

Re-advertisement of Case No. 24-62, on the lands of Michael Deem, on the application of Robert Bailey, requesting a variance to the rear yard setback from 30 feet to 15.3 feet (to encroach 14.7 feet) for a proposed one story deck, and a variance to the front yard setback from 30 feet to 27 feet (to encroach 3 feet) for a proposed single-family 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 on Meadow Drive, about 1,432 feet south east of Snug Harbor Road, Tax Map 33, Parcel 346, Lot 24, Tax District 10, Worcester County, Maryland.

6:35 p.m.

Case No. 24-68, on the lands of Earl and Karen Starner, on the application of Kristina Watkowski, requesting a variance to a side yard setback from 60 feet to 36.06 feet (to encroach 23.94 feet) for a proposed garage in the E-1 Estate District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-203(d)(1) and ZS 1-305, located on Twin Oaks Drive about 465 feet east of South Point Road, Tax Map 51, Parcel 45, Lot 18, Tax District 10, Worcester County, Maryland.

6:40 p.m.

Case No. 24-65, on the lands of Eric and Marla Levine, on the application of Kristina Watkowski, requesting an after the fact variance to a front yard setback from 55 feet to 37.34 feet (to encroach 17.66 feet) for an existing carport 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 12632 Old Bridge Road, Tax Map 27, Parcel 471, Lot 1, Tax District 10, Worcester County, Maryland.

6:45 p.m.

Case No. 24-66, on the lands of Mark and Maureen Broderick, on the application of Kristina Watkowski, requesting a special exception to allow a commercial kennel in the A-1 Agricultural District and a variance to the rear yard setback for the kennel from 50 feet to 45.04 feet (to encroach 4.96 feet), pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-201(c)(30) and ZS 1-305, located at 10420 Georgetown Road, Tax Map 20, Parcel 108, Lot 4, Tax District 3, Worcester County, Maryland.

6:50 p.m.

Case No. 24-67, on the lands of GCR Development LLC, on the application of Hugh Cropper, IV, pursuant to Zoning Code § ZS 1-116(c)(1), requesting an appeal of the determination made by the Department that a building permit had expired in accordance with § ZS 1-115(g), associated with the property located at 9723 Golf Course Road, Tax Map 27, Parcel 702, Lot 2, Tax District 10, Worcester County, Maryland.

6:55 p.m.

Case No. 24-63, on the lands of Ewell Family Revocable Trust, on the application of Mark Cropper, requesting a special exception to allow a farm-based slaughterhouse in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3) and ZS 1-201(c)(34), located at 9552 Croppers Island Road, Tax Map 40, Parcel 93, Tax District 4, Worcester County, Maryland.

Administrative Matters