

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

THURSDAY DECEMBER 12, 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.

Case No. 24-75, on the lands of Zachary Rishkofski, requesting a variance to the front yard setback from 75 feet to 63.17 feet (to encroach 11.83 feet) to construct a roof over an existing front porch 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 10308 Golf Course Road, Tax Map 22, Parcel 287, Lot 7, Tax District 10, Worcester County, Maryland.

6:35 p.m.

Case No. 24-70, on the lands of Peter Ayers Wimbrow III, on the application of Hugh Cropper, IV, requesting a variance to reduce the Atlantic Coastal Bays Critical Area Buffer from 15 feet to 7 feet (to encroach 8 feet) for a proposed single-family dwelling in the R-3 Multi-Family Residential District, pursuant to Zoning Code §§ ZS 1-116(m) and ZS 1-305 and Natural Resources Code §§ 3-104(c)(4) and NR 3-111, located at 6 Pine Cone Way, Tax Map 21, Parcel 293, Lot 140B, Tax District 10, Worcester County, Maryland.

6:40 p.m.

Case No. 24-72, on the lands of Angela Gould, on the application of Hugh Cropper IV, requesting a variance to the front yard setback from 50 feet to the center of the road right-of-way to 45.1 feet (to encroach 4.9 feet) for a replacement two-story residence on existing pilings; and a variance to the front yard setback from 50 feet to the center of the road right-of-way to 42.1 feet (to encroach 7.9 feet) for a proposed 3' by 5' chimney 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 12417 Meadow Drive, Tax Map 33, Parcel 346, Lots 41, 42 and 43, Tax District 10, Worcester County, Maryland. The requested variances are in addition to previous setback variances granted by the Board for a proposed addition and open deck.

6:45 p.m.

Case No. 24-73, on the lands of Harbor Court LLC, on the application of Hugh Cropper, IV, requesting 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 33 feet (to encroach 42 feet) for a swimming pool; and two variances to the front yard setback off of Golf Course Road from 75 feet to the center of the road right-of-way to 27.5 feet (to encroach 47.5 feet) for two gazebos, 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 12803 Memory Lane, Tax Map 27, Parcel 307, Lots 29 & 30, Tax District 10, Worcester County, Maryland. The requested variances are in addition to previous variances granted by the Board for a proposed two-story dwelling and a detached garage with an accessory apartment.

6:50 p.m.

Case No. 24-71, on the application of Maryland Coastal Bays Program, on the lands of the State of Maryland, Ruark Family LP, and Assateague Island National Seashore, requesting a modification to extend waterfront structures in excess of 125 feet by 18 feet, 25 feet, 29 feet and 150 feet for construction of a proposed living shoreline project extending to a maximum of 275 feet channelward, pursuant to Natural Resources Code §§ NR 2-102(e)(1) and Zoning Code §§ ZS 1-116(n)(3), located at 7000 Rum Pointe Road, Tax Map 42, Parcels 8, 36, and 40, Tax District 10, Worcester County, Maryland.

6:55 p.m.

Case No. 24-69, on the lands of Riverview Park LLC, on the application of Rauch Inc., requesting a special exception to construct a wastewater treatment facility to accommodate the enlargement of a mobile home park and a variance to the 300 foot setback requirement from the facility to other buildings not associated with the facility to 100 feet (to encroach 200 feet) in the R-4 General Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-208(c)(9) and ZS 1-328(c), located at 12623 Shell Mill Road, Tax Map 9, Parcels 167 and 268, Tax District 5, Worcester County, Maryland.

Administrative Matters