

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

*THURSDAY JANUARY 9, 2025*

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. 25-5**, on the lands of Mary and John Cosentino, requesting an after-the-fact variance to the side yard setback from 8 feet to 7.49 feet (to encroach 0.51 foot) for an existing accessory structure 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 18 Tail of the Fox Drive, Tax Map 16, Parcel 46, Section 9, Lot 575, Tax District 3, Worcester County, Maryland.

**6:35 p.m.**

**Case No. 25-2**, on the lands of Fedale Berlin LLC, on the application of Matt Wiley, requesting a special exception to allow the expansion of a nonconforming use and structure in order to construct a roof over a proposed 6' x 20' porch addition to a single-family residence in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(5), ZS 1-122(d)(1), ZS 1-116(c)(3), ZS 1-210 and ZS 1-305, located approximately 1,600 feet west of Herring Creek Lane between Grays Corner Road and U.S. Route 50, Tax Map 26, Parcel 347, Tax District 10, Worcester County, Maryland.

**6:40 p.m.**

**Case No. 25-3**, on the lands of William Cross and Joseph Hodski, on the application of J. Stacey Hart & Associates, Inc., requesting a variance to the side lot line setbacks on Lots 330 & 331 from 6 feet to 0 feet for a proposed shared dock in the R-3 Multi-family Residential District, pursuant to Zoning Code §§ ZS 1-116(n)(3), ZS 1-207(d)(6), and ZS 1-335, and Natural Resources Code §§ 2-102(e)(2), located at 154 & 253 Teal Circle, Tax Map 16, Parcel 41, Section 4, Lots 330 & 331, Tax District 3, Worcester County, Maryland.

**6:45 p.m.**

**Case No. 25-4**, on the lands of Kathy and Carmine Picarelli, on the application of Josette Wheatley, requesting two (2) after-the-fact variances to each side lot line setback for an existing dock and two (2) variances to each side lot line setback for a proposed floating dock from 6 feet to 3.15 feet (to encroach 2.85 feet) for each structure on the property's north side and from 6 feet to 1.23 feet (to encroach 4.77 feet) for each structure on the property's south side in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(n)(3), ZS 1-206(d)(6), and ZS 1-335, and Natural Resources Code §§ 2-102(e)(2), located at 14 Drawbridge Road, Tax Map 16, Parcel 42, Section 5, Lot 98, Tax District 3, Worcester County, Maryland.

**6:50 p.m.**

**Case No. 24-74**, on the lands of Nancy and William Jenkins, on the application of Kristina Watkowski, requesting a variance to reduce the Atlantic Coastal Bays Critical Area Buffer from 100 feet to 23.65 feet (to encroach 76.35 feet) for a proposed patio and fence in the R-2 Suburban Residential District, pursuant

to Zoning Code §§ ZS 1-116(m) and ZS 1-305 and Natural Resources Code §§ 3-104(d)(4) and NR 3-111, located at 12406 Coastal Marsh Drive, Tax Map 33, Parcel 281, Lot 56, Tax District 10, Worcester County, Maryland.

**6:55 p.m.**

**Case No. 25-1**, on the lands of Gary and Tracy Desjardins, on the application of Kristina Watkowski, requesting an after-the-fact variance to reduce the Atlantic Coastal Bays Critical Area Buffer from 100 feet to 31.9 feet (to encroach 68.1 feet) for an existing paver patio and walkway in the E-1 Estate District, pursuant to Zoning Code §§ ZS 1-116(m) and ZS 1-305 and Natural Resources Code §§ 3-104(d)(4) and NR 3-111, located at 11323 Newport Bay Drive, Tax Map 50, Parcel 50, Lot 14, Tax District 10, Worcester County, Maryland.

**7:00 p.m.**

**Case No. 25-6**, on the lands of DW RE Holdings, LLC, on the application of Hugh Cropper, IV, requesting a special exception for proposed outdoor batting cages and two (2) variances to the 100 foot setback from an arterial highway for batting cages from 100 feet to 20.2 feet (to encroach 79.8 feet) and for a relocated storage shed from 100 feet to 38.8 feet (to encroach 61.2 feet) in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-210(c)(1), and ZS 1-305(b)2, located at 9810 Hammond Road, Tax Map 9, Parcel 378, Lot 1, Tax District 5, Worcester County, Maryland.

**7:05 p.m.**

**Case No. 25-7**, on the lands of DW RE Holdings, LLC, on the application of Hugh Cropper, IV, requesting a special exception for an outdoor commercial recreation establishment (baseball practice infield), a special exception to allow a 20-foot high fence, and a variance to the 100 foot setback from an arterial highway for a baseball backstop from 100 feet to 25.27 feet (to encroach 74.73 feet) in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-210(c)(1), ZS 1-305(b)2 and ZS 1-305(k)(3), located on the east side of Worcester Highway approximately 500 feet south of Hammond Road, Tax Map 9, Parcel 378, Parcel 2, Tax District 5, Worcester County, Maryland.

**Administrative Matters**