

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

THURSDAY FEBRUARY 13, 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. 25-8, on the lands of Ronnie Thompson, requesting a special exception to use a manufactured home for nonresidential use (personal storage) in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-201(c)(11), ZS 1-314 and ZS 1-305, located at 8001 Old Ocean City Road, Tax Map 14, Parcel 181, Tax District 3, Worcester County, Maryland.

6:35 p.m.

Case No. 25-9, on the lands of Phat Hong Nguyen, on the application of Charles Shade, requesting a special exception to use a manufactured home for nonresidential use (control systems for an existing poultry operation) in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-201(c)(11), ZS 1-314 and ZS 1-305, located at 2519 Payne Road, Tax Map 100, Parcel 5, Tax District 1, Worcester County, Maryland.

6:40 p.m.

Case No. 25-10, on the lands of Fedale Berlin LLC, on the application of Matt Wiley, requesting a variance to a front yard setback from 100 feet to 41.57 feet (to encroach 58.43 feet) for a proposed contractor shop in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-210, ZS 1-305 and ZS 1-326, located at 11726 Grays Corner Road, Tax Map 26, Parcel 99, Tax District 10, Worcester County, Maryland.

6:45 p.m.

TABLED FROM THE DEC. 12, 2024 MEETING - 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