

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

THURSDAY MARCH 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. 25-12, on the lands of The Williams Family Trust, requesting an after-the-fact variance to the rear yard setback from 30 feet to 28.3 feet (to encroach 1.7 feet) for an existing stairway to a second floor 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 31 Harborview Drive, Tax Map 16, Parcel 38, Section 1, Lot 394, Tax District 3, Worcester County, Maryland.

6:35 p.m.

Case No. 25-14, on the lands of Norman and Diana Beck, et al., requesting a variance to the front yard setback from 25 feet to 20.8 feet (to encroach 4.2 feet) to replace an existing 12' x 16' deck with a 10.5' x 12' deck and a 12.5' x 12' screened porch (total dimension of 12'x 23') 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 49 Anchor Way Drive, Tax Map 26, Parcel 432, Section 2, Block A, Lot 71, Tax District 10, Worcester County, Maryland.

6:40 p.m.

Case No. 25-15, on the lands of Russell Properties LLC, on the application of Kristina Watkowski, requesting two (2) variances to the front yard setback off of Wilson Ave. from 25 feet to 4.24 feet (to encroach 20.76 feet) for proposed second and third floor cantilevers, and two (2) variances from 25 feet to 19.86 feet (to encroach 5.14 feet) for proposed second and third floor decks on the west end of the existing house; two (2) variances to the front yard setback from Madison Ave. from 30 feet to 16.11 feet (to encroach 13.89 feet) for proposed second and third floor cantilevers on the east side of the house; and two (2) variances to the side yard setback from 6 feet to 4 feet (to encroach 2 feet) for proposed second floor cantilevers on the north side of the existing house 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 13444 Madison Ave., Tax Map 5, Parcel 1, Lot 141, Tax District 10, Worcester County, Maryland.

6:45 p.m.

Case No. 25-13, on the application of Hugh Cropper, IV, on the property of Giovanni and Jennifer David and Mark Gross and Scott Murrell, et al., as shown on the plat submitted with the application, requesting a variance to the Atlantic Coastal Bays Critical Area Ordinance to exceed the allowable 100 feet tidal wetland crossing by 53 feet for a proposed 3 foot by 153 foot walkway over tidal wetlands, pursuant to Natural Resources Section NR 3-125(b)(1) and Zoning Code Section ZS 1-116(m)(1), located at 11515 Heron Lane, approximately 730 feet east of South Point Drive, Tax Map 50, Parcel 24, Lot 4 and Tax Map 50, Parcel 18, Lot 44, of the Bay Shores subdivision, in the Tenth Tax District of Worcester County, Maryland.

Administrative Matters