

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

THURSDAY SEPTEMBER 11, 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. 25-51, on the lands of Christina and Jeffrey Lank, on the application of Kristina Watkowski, requesting an after-the-fact variance to the side yard setback from 20 feet to 18.5 feet (to encroach 1.5 feet) for a detached garage and an after-the-fact variance to the side yard setback from 20 feet to 7.7 feet (to encroach 12.3 feet) for a shed in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-201(b)(5) and ZS 1-305, located at 7109 Ayres Lane Road, Tax Map 72, Parcel 101, Tax District 2, Worcester County, Maryland.

6:35 p.m.

Case No. 25-50, on the lands of Build Pines, LLC, on the application of Hugh Cropper, IV, requesting a special exception to allow contractor shops in the A-2 Agricultural District, pursuant to Zoning Code Sections §§ ZS 1-116(c)(3), ZS 1-116(c)(4) and ZS 1-202(c)(13), located at 10529 Flower Street, Tax Map 25, Parcel 275, Tax District 3, Worcester County, Maryland.

6:40 p.m.

Case No. 25-39, on the lands of Donald D'Aquila, on the application of Hugh Cropper IV, requesting two (2) variances to reduce the Atlantic Coastal Bays Critical Area Buffer (1) from 100 feet to 51.76 feet (to encroach 48.24 feet) for a proposed dwelling; and (2) from 100 feet to 12.83 feet (to encroach 87.17 feet) for a proposed driveway in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(m), ZS 1-202(b)(5) and ZS 1-305 and Natural Resources Code §§ 3-104(d)(4) and NR 3-111, located at 8718 Grey Fox Lane, Tax Map 33, Parcel 206, Tax District 3, Worcester County, Maryland.

6:45 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 four (4) 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.

Administrative Matters

IMPORTANT NOTICE

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.