

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

*THURSDAY OCTOBER 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. 25-53**, on the lands of the Donald W. Urbancic Living Trust, requesting a variance to the rear yard setback from 5 feet to 3.4 feet (to encroach 1.6 feet) for a proposed deck in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(18), ZS 1-305 and ZS 1-318, located at 8837 Bay Ridge Drive, Tax Map 33, Parcel 347, Lot 163, Tax District 10, Worcester County, Maryland.

**6:35 p.m.**

**Case No. 25-54**, on the lands of Holly and Daniel Bernabei, requesting a variance to the side yard setback from 10 feet to 4.8 feet (to encroach 5.2 feet) and a variance to the rear yard setback from 25 feet to 24.875 feet (to encroach 0.125 feet) for a proposed open deck enlargement in the R-1 Rural Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-205(b)(2) & ZS 1-305 located at 11406 Maid at Arms Lane, Tax Map 26, Parcel 1, Lot 74, Tax District 3, Worcester County, Maryland.

**6:40 p.m.**

**Case No. 25-56**, on the lands of Kristi and Brooks Brittingham, requesting five (5) variances associated with a proposed minor subdivision, including three (3) variances to the front and side yard setback for existing poultry houses from 200 feet to 100 feet (a reduction of 100 feet); one (1) variance to the front yard setback for an existing manure shed from 200 feet to 170 feet (a reduction of 30 feet); and one (1) variance to the minimum lot width requirement from 200 feet to 180.13 feet (a reduction of 19.87 feet) for a proposed new lot in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-201(b)(5), ZS 1-349(f) and ZS 1-305, located at 8723 Ninepin Branch Road, Tax Map 30, Parcel 16, Tax District 4, Worcester County, Maryland.

**6:45 p.m.**

**Case No. 25-57**, on the lands of Rhonda and Clayton Hathaway, on the application of Blair Carey/RBR Homes, requesting a variance to the rear yard setback from 30 feet to 20.8 feet (to encroach 9.2 feet) for a third floor open deck with stairs and a variance to the rear yard setback from 30 feet to 26 feet (to encroach 4 feet) for first, second and third floor porches associated with a proposed residence 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 38 Teal Circle, Tax Map 16, Parcel 41, Section 4, Lot 61, Tax District 3, Worcester County, Maryland.

**6:50 p.m.**

**Case No. 25-55**, on the lands of the Friends of Bishopville Cemetery, Inc., on the application of Joseph E. Moore, requesting two (2) special exceptions for (1) the expansion of an existing cemetery and (2) the

approval of a Columbarium on a separate parcel in the V-1 Village District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-204(c)(19) and ZS 1-305, located at 10636 Cemetery Road, Tax Map 3, Parcels 98 and 101, Tax District 5, Worcester County, Maryland.

**6:55 p.m.**

**Case No. 25-58**, on the lands of Cecelia and Joseph Letts, on the application of Hugh Cropper IV, requesting a special exception for the enlargement of a nonconforming structure (single-family residence) and three (3) variances including (1) a variance to the side yard setback from 20 feet to 11.2 feet (to encroach 8.8 feet) for the dwelling; (2) a variance to the side yard setback from 20 feet to 13.5 feet (to encroach 6.5 feet) for a proposed deck and steps; and (3) an after-the-fact variance to the side yard setback from 20 feet to 3.7 feet (to encroach 16.3 feet) for an existing shed in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(5), ZS 1-122(d)(1), ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-202(b)(5) and ZS 1-305, located at 8949 Clark Road, Tax Map 33, Parcel 7, Tax District 10, Worcester County, Maryland.

**7:00 p.m.**

**Case No. 25-59**, on the lands of John Skidmore, requesting a variance to the side yard setback from 6 feet to 0 feet (to encroach 6 feet) for a proposed pool, deck, covered deck and associated improvements 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 26 West Mallard Drive, Tax Map 21, Parcel 273, Section 14C, Lot 122, Tax District 3, Worcester County, Maryland.

**7:05 p.m.**

**Case No. 25-52**, on the lands of Nicholas and Danielle Campanaro, on the application of Hugh Cropper IV, requesting a variance to reduce the Atlantic Coastal Bays Critical Area Buffer from 100 feet to 75.4 feet (to encroach 24.6 feet) for a proposed single-family residence in the R-1 Rural Residential District, pursuant to Zoning Code §§ ZS 1-116(m), ZS 1-205(b)(2) and ZS 1-305 and Natural Resources Code §§ 3-104(d)(4) and NR 3-111, located on the southwestern side of Trappe Creek Drive at its intersection with Hunting Hound Road, Tax Map 32, Parcel 349, Lot 15, Tax District 3, 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.**