

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

THURSDAY NOVEMBER 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. 25-62, on the lands of Lois and Donald Kline, requesting a variance to the rear yard setback from 5 feet to 1 foot (to encroach 4 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 8553 North Longboat Way, Tax Map 33, Parcel 347, Lot 11, Tax District 10, Worcester County, Maryland.

6:35 p.m.

Case No. 25-60, on the lands of the Giglio Family Revocable Trust, requesting a variance to the front yard setback from 50 feet from a minor collector to 27.3 feet (to encroach 22.7 feet) for a proposed addition in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-206(b)(2) & ZS 1-305 located at 10508 Keyser Point Road, Tax Map 21, Parcel 8, Section A, Block 14, Lots 10 and 11, Tax District 10, Worcester County, Maryland.

6:40 p.m.

Case No. 25-61, on the lands of Paul and Theresa Michalski, requesting a total of four (4) variances, including two (2) after-the-fact variances for an existing mobile home and attached sunroom, from the 10 foot front yard setback to 3.62 feet (a reduction of 6.38 feet) and from the 3 foot right side yard setback to 2.84 feet (a reduction of 0.16 feet); and two (2) variances for proposed landings with steps, from the 10 foot front yard setback to 4.35 feet (a reduction of 5.65 feet) and from the 5 foot rear yard setback to 0.19 feet (a reduction of 4.81 feet) in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(18) and ZS 1-318(d)(1)B, located at 452 Timberline Circle, Tax Map 16, Parcel 94, Lot 452, Tax District 3, Worcester County, Maryland.

6:45 p.m.

Case No. 25-63, on the lands of Kimberly and Shannon Mills, on the application of Mark Spencer Cropper, requesting a variance to the rear yard setback from 30 feet to 22.9 feet (to encroach 7.1 feet) for a proposed covered deck with steps associated with a proposed residence 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 12636 Torquay Road, Tax Map 21, Parcel 8, Section A, Block 6, Lot 22, Tax District 10, Worcester County, Maryland.

Administrative Matters

1. Appeal of Case Number 25-41

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.

APPLICATION TO :
BOARD OF ZONING APPEALS
WORCESTER COUNTY, MARYLAND
ONE WEST MARKET STREET
GOVERNMENT CENTER ROOM 1201
SNOW HILL, MD 21863-1070

OFFICE USE ONLY :
CASE NO: 25-62
DATE FILED: 10/10/2025
HEARING DATE: 11-13-2025

APPLICATION BEING MADE FOR:

☐ SPECIAL EXCEPTION	☐ FORESTRY
☒ VARIANCE	☐ CRITICAL AREA
☐ EXPANSION OF NONCONFORMING USE/STRUCTURE	☐ APPEAL
☐ OTHER	
☐ AFTER THE FACT	☒ PROPOSED
	☐ ADMINISTRATIVE ADJUSTMENT

TO THE BOARD OF ZONING APPEALS:

Pursuant to Section ZS 1-116 of the Worcester County Zoning Ordinance, enacted or as amended, request is hereby made for: encroach into rear yard setback
4 feet
5 feet down to 1 foot

LOCATION OF PROPERTY:

TAX MAP: 33 PARCEL: 347 SECTION: LOT/ BLOCK: 11
~~On the N/S/E/W of:~~
8553 North Longboat Way (Feet/Miles), N/S/E/W of

PROPERTY OWNER INFORMATION:

Owner's Name: Lois Kline Telephone: [REDACTED]
Address: 5750 Highland Lane E-Mail: [REDACTED]
Sunderland MD 20689

APPLICANT INFORMATION:

Applicant's Name: Telephone:
Address: E-Mail:

Has property in question ever been subject of a previous appeal? (If yes, give case no. and date)
NO

Is property located in the Chesapeake Bay Critical Area or Atlantic Coastal Bay Critical Area, or its tributaries? yes If so, has information been submitted in accordance with Worcester County's Critical Area Program Regulations? N/A

OFFICE USE ONLY: MINIMUM REQUIRED SETBACKS:

FRONT: <u>10'</u>	FROM CENTERLINE OF ROAD	REAR: <u>5'</u>
	RIGHT OF WAY OF A STATE ROAD	LEFT SIDE: <u>7'</u>
	FROM PROPERTY LINE	RIGHT SIDE: <u>3'</u>

ZONING DISTRICT: A-2 Campground Subdivision TAX DISTRICT: 10

Lois Kline
Signature of Owner or Legal Representative

Signature of Applicant

SEE NEXT PAGE FOR NOTARY (BOTH OWNER AND APPLICANT TO BE NOTARIZED)

**BOARD OF ZONING APPEALS APPLICATION
NOTARY PAGE FOR BOTH
OWNER AND APPLICANT**

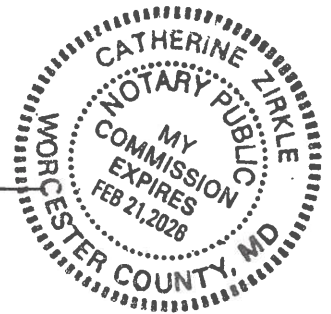
STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (OWNER)

I HEREBY CERTIFY that on this 10th day of October
20 25 before me, a Notary Public in and for the State and County aforesaid,
personally appeared Lois Kline, known to me (or
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged he executed the same for the purposes therein
contained AND FURTHER MADE OATH that he executed the same in the capacity
therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.



Notary Public



My Commission Expires: 2/21/2028

STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (APPLICANT)

I HEREBY CERTIFY that on this _____ day of _____
20 _____ before me, a Notary Public in and for the State and County aforesaid,
personally appeared _____, known to me (or
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged he executed the same for the purposes therein
contained AND FURTHER MADE OATH that he executed the same in the capacity
therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.

Notary Public

My Commission Expires: _____





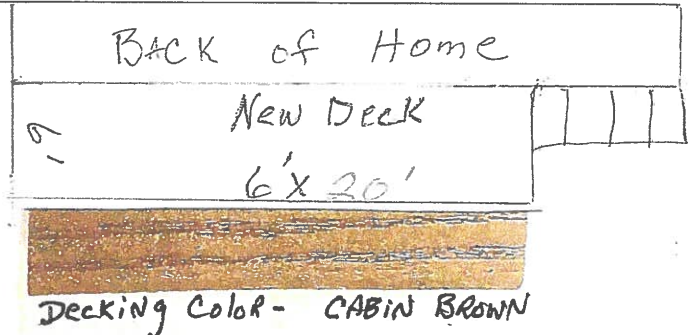
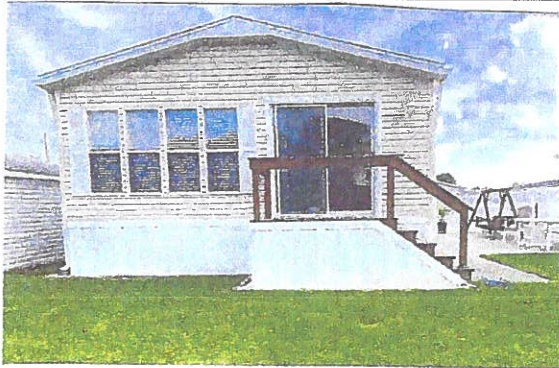


8552 Stephen Decatur Highway Berlin, MD 21811
410-641-1671

Environmental Control Committee Application for Approval

Date: 8/25/25 Name: DON & Lois KLINE
Address: 8553 North Longboat Way Lot# 11
City: Berlin State: MD Zip: 21811 Phone: CELL [REDACTED]
Type of Improvement: Home ☒ Deck ☐ Courtyard ☐ Driveway ☐ Shed ☐ Sidewalk ☐ Planting/ Planter Box ☐ Other

Provide Drawing of Proposed Improvements Below (attach additional sheets if necessary)



Owner will acquire Survey Site Deck Plan and all Permits from Worcester County before work is started.

EXCEL Contracting, LLC to install new deck on back of house (6'x20') stairs down will be in same place. Decking color: Cabin Brown. White Vinyl Railings & White Vented Skirting. Install new 4x4 treated lumber on ground to protect skirting on back of deck and down right side of house.

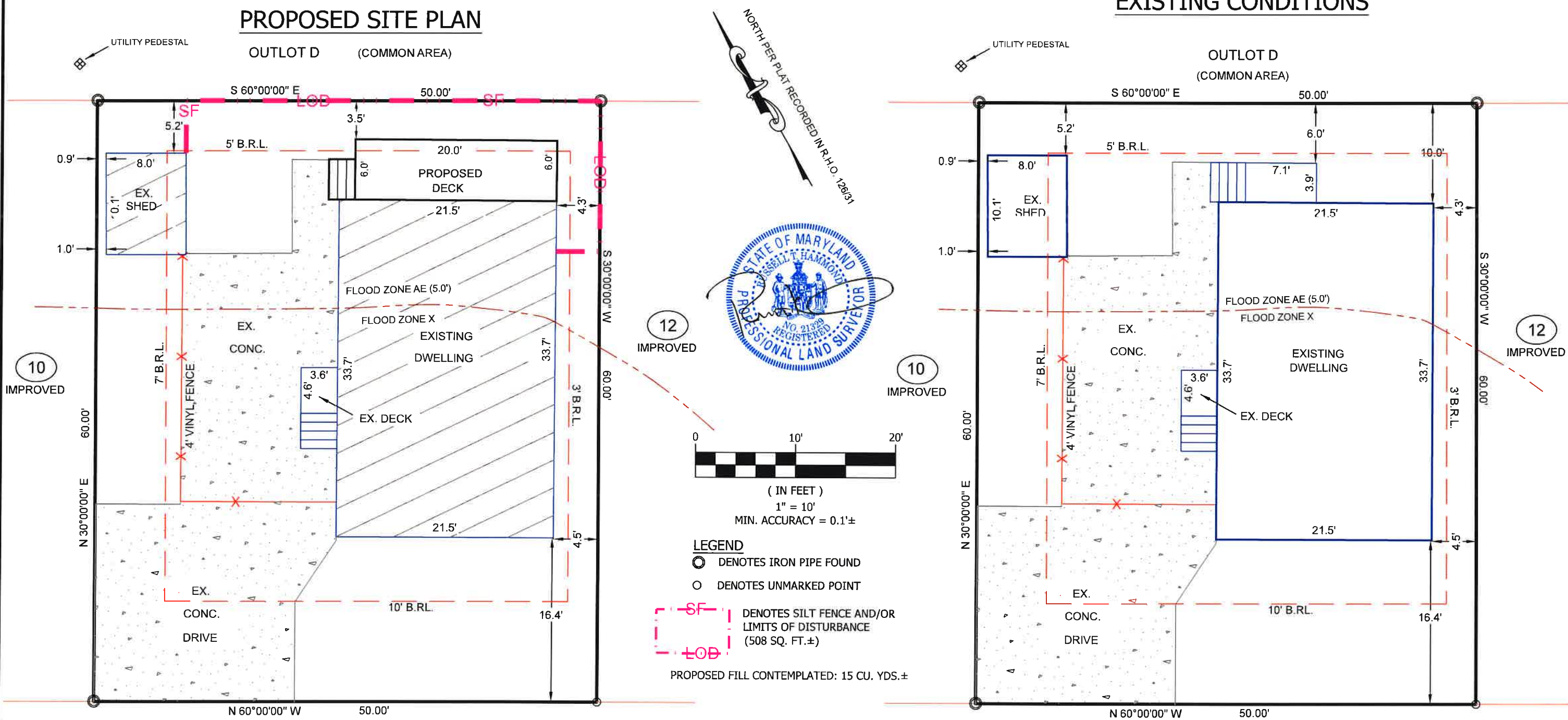
* The condition of your approval allows the ECC to enforce Maintenance and Trimming Rules. *Approval requires 3 of 5 signatures*

1. [Signature] 2. [Signature] 3. Melanie M. Dixon 4. _____
5. _____
Conditions
(Must be in accordance with the Assateague Pointe ECC guidelines unless otherwise noted above).

**** If you are considering changing any structure from its original form, an approval by the Assateague Pointe ECC is required. Other permits or approvals maybe needed from other agencies in addition to this approval. ****

Please mail completed form to Assateague Pointe office or email: ECC.Assateague@gmail.com.
Any questions please call the ECC at 443-397-0171

NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT, AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY, WETLANDS, UTILITIES OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED



NORTH LONGBOAT WAY - 40' R.O.W.

GENERAL NOTES:

ADDRESS: 8553 NORTH LONGBOAT WAY
TAX MAP 33, PARCEL 347
DEED REF.: R.H.O. 1739/402
PLAT REF.: R.H.O. 126/31
LOT AREA: 3,000 S.F.±
BLDG ENVELOPE: 1,800 S.F.±
EX. ZONING: A-1
PLATTED SETBACKS:
FRONT: 10', REAR: 5'
RIGHT SIDE: 3', LEFT SIDE: 7'
FLOOD ZONE: X & AE (EL 5')
PER FIRM NO. 240083 0170 H
DATED JULY 16, 2015.
CRITICAL AREA DESIGNATION: I.D.A.
BUFFER MANAGEMENT AREA "A"

LOT COVERAGE

EX. DWELLING = 726 S.F.±
EX. SIDE OPEN DECK & STEPS = 29 S.F.±
EX. SHED = 80 S.F.±
EX. CONC. DRIVE & PATIO = 815 S.F.±

PROPOSED REAR DECK & STEPS = 130 S.F.±

TOTAL PROPOSED LOT COVERAGE = 1,780 S.F.±

1,780 - 1,629 = 151 S.F.± INCREASE IN LOT COVERAGE

ALL LOTS ARE SUBJECT TO THE FOLLOWING UTILITY/DRAINAGE EASEMENTS

1. A 10' WIDE EASEMENT PARALLEL TO THE REAR LOT LINE.
2. A 3' WIDE EASEMENT PARALLEL TO THE SIDE LOT LINE.
3. A 10' WIDE EASEMENT PARALLEL TO THE ROAD RIGHT-OF-WAY.

SITE PLAN FOR DECK

- LOT 11 -

PHASE 1 - ASSATEAGUE POINTE RESORT
TENTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND

CURRENT OWNER: DONALD AND LOIS KLINE - 5750 HIGHLAND LANE SUNDERLAND, MD 20689

NORTH LONGBOAT WAY - 40' R.O.W.

EX. LOT COVERAGE

EX. DWELLING = 726 S.F.±
EX. SIDE OPEN DECK & STEPS = 29 S.F.±
EX. SHED = 80 S.F.±
EX. CONC. DRIVE & PATIO = 815 S.F.±
EX. REAR OPEN DECK & STEPS = 42 S.F.±

TOTAL EX. LOT COVERAGE = 1,692 S.F.±

RUSSELL T. HAMMOND

Surveying, L.L.C.

SURVEYING - LAND PLANNING
10310 Hotel Road Bishopville, MD 21813
(410) 352-5674 - (410) 726-8076

DRAWN BY B.BATTY/R. HAMMOND
FILE NO. 2025-3808
DATE 09/09/2025

REVISED: 11/06/2025

WORCESTER COUNTY BOARD OF ZONING APPEALS
STAFF REPORT FOR:
CASE NO. 25-62

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.

HEARING DATE: November 13, 2025

LOCATION: Located at 8553 North Longboat Way, Tax Map 33, Parcel 347, Lot 11, Tax District 10, Worcester County, Maryland.

APPROVAL REQUESTED: A variance to the rear yard setback from 5 feet to 1 foot (to encroach 4 feet) for a proposed deck in the A-2 Agricultural District.

CODE REFERENCES: Zoning Code Sections ZS 1-116(c)(4), ZS 1-202(c)(18), ZS 1-305 and ZS 1-318.

PROPERTY HISTORY: The following records are on file:

06/25/1991 Building Permit No. 21891 – Issued 06/25/1991 – C/O issued 09/18/1991 – Permit for an addition to a Park Model and an 8’ x 10’ shed.

COMMENTS: The property owner requests approval for an 8.5’ x 20’ open deck that would replace an existing 4’ x 7’ (approximate) landing with steps. As proposed, the deck would extend 4’ into the 5’ rear setback line, requiring a 1’ setback variance. The applicant’s rear yard adjoins common land owned by the Assateague Pointe HOA that contains a SWM pond.

For the variance request, the Board must make findings that the applicant has demonstrated the following:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved.
2. Literal interpretation of the provisions of this Title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Title.
3. The special conditions or circumstances did not result from actions of the applicant.
4. The condition or circumstance is not one that could be reasonably provided for under legislation of general applicability within the zoning district and shall be granted only on account of the uniqueness of the situation.

SUBSEQUENT PROCESSES IF APPROVED:

1. Obtain a building permit and all other necessary approvals.

OWNER: Donald and Lois Kline
5750 Highland Lane
Sunderland, MD 20689

APPLICANT : Lois Kline
5750 Highland Lane
Sunderland, MD 20689

PREPARED BY: Zoning Division Staff

In accordance with Section ZS 1-114, the Department has met the public notification requirements with regard to advertisement in a local paper, posting of property and notification of adjoining property owners.

APPLICATION TO :
BOARD OF ZONING APPEALS
WORCESTER COUNTY, MARYLAND
ONE WEST MARKET STREET
GOVERNMENT CENTER ROOM 1201
SNOW HILL, MD 21863-1070

OFFICE USE ONLY :

CASE NO: 25-60
DATE FILED: 9-17-2025
HEARING DATE: 11-13-2025

APPLICATION BEING MADE FOR:

☐ SPECIAL EXCEPTION
☒ VARIANCE
☐ EXPANSION OF NONCONFORMING USE/STRUCTURE
☐ OTHER
☐ FORESTRY
☐ CRITICAL AREA
☐ APPEAL
☐ AFTER THE FACT
☒ PROPOSED
☐ ADMINISTRATIVE
ADJUSTMENT

TO THE BOARD OF ZONING APPEALS:

Pursuant to Section ZS 1-116 of the Worcester County Zoning Ordinance, enacted or as amended, request is hereby made for:

Add a garage extend it out
1'6" to match bump out on far right of house -
front yard setback variance of 22.7' requested

LOCATION OF PROPERTY:

TAX MAP: 21 PARCEL: 8 SECTION: A LOT/ BLOCK:
On the N/S/E/W of: 10+11 14
(Feet/Miles), N/S/E/W of

PROPERTY OWNER INFORMATION:

Owner's Name: FRANK + DIANE GIGLIO Telephone: [REDACTED]
Address: 10508 KEYSER POINT ROAD OCMD 21842 E-Mail: [REDACTED]

APPLICANT INFORMATION:

Applicant's Name: [REDACTED] Telephone: [REDACTED]
Address: 10508 KEYSER POINT RD OCMD 21842 E-Mail: [REDACTED]

Has property in question ever been subject of a previous appeal? (If yes, give case no. and date)
NO

Is property located in the Chesapeake Bay Critical Area or Atlantic Coastal Bay Critical Area, or its tributaries? Yes If so, has information been submitted in accordance with Worcester County's Critical Area Program Regulations? [REDACTED]

OFFICE USE ONLY: MINIMUM REQUIRED SETBACKS:

FRONT: 50' FROM CENTERLINE OF ROAD
50' RIGHT OF WAY OF A STATE ROAD
50' FROM PROPERTY LINE
REAR: 30'
LEFT SIDE: 8'
RIGHT SIDE: 8'
ZONING DISTRICT: R-2 TAX DISTRICT: 10

[Signature]
Signature of Owner or Legal Representative

[Signature]
Signature of Applicant

SEE NEXT PAGE FOR NOTARY (BOTH OWNER AND APPLICANT TO BE NOTARIZED)

**BOARD OF ZONING APPEALS APPLICATION
NOTARY PAGE FOR BOTH
OWNER AND APPLICANT**

STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (OWNER)

I HEREBY CERTIFY that on this 17th day of September
20 25 before me, a Notary Public in and for the State and County aforesaid,
personally appeared FRANK Giglio, known to me (or
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged he executed the same for the purposes therein
contained AND FURTHER MADE OATH that he executed the same in the capacity
therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.



Notary Public



My Commission Expires: August 19, 2028

STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (APPLICANT)

I HEREBY CERTIFY that on this 17th day of September
20 25 before me, a Notary Public in and for the State and County aforesaid,
personally appeared Frank Giglio, known to me (or
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged he executed the same for the purposes therein
contained AND FURTHER MADE OATH that he executed the same in the capacity
therein stated and for the purposes therein contained.

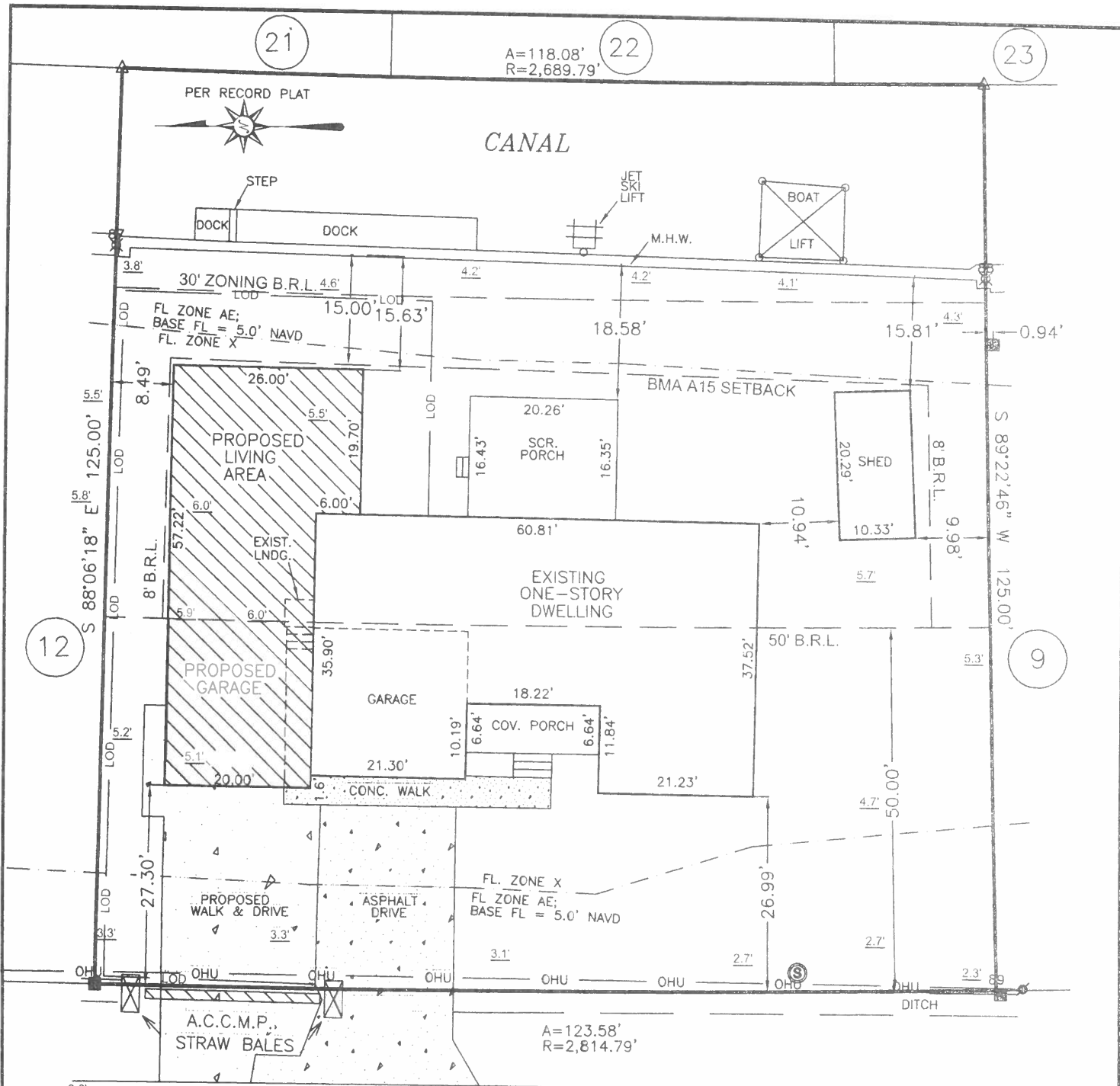
AS WITNESS my hand and official seal.



Notary Public



My Commission Expires: August 19, 2028



KEYSER POINT ROAD (PLATTED AS CAPE ISLE OF WIGHT ROAD)
(50' R.O.W. - MINOR COLLECTOR)

PROPOSED SITE PLAN
SHOWING NEW ADDITION

HOUSE NO.10508
LOTS 10 & 11 - BLOCK 14 - SECTION A
CAPE ISLE OF WIGHT

TENTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND
TAX MAP 21, P/O PARCEL 8
LOT AREA = 15,104.8 SQ. FT.±
DISTURBED AREA = 3,047 SQ. FT.±
24 CUBIC YARDS OF FILL PROPOSED
CURRENTLY ZONED R-2
REQUIRED SETBACKS: FRONT = 50' (MINOR COLLECTOR)
SIDES = 8' EACH, REAR = 30'
FLOOD ZONE X & AE; BASE FLOOD ELEV. = 5.0' NAVD
EXISTING & PROPOSED IMPROVEMENTS LIE IN ZONE X (EXCEPT DRIVE)

NOTE:

SITE LIES IN THE ATLANTIC COASTAL BAYS CRITICAL AREA AND IS CLASSIFIED AS AN INTENSELY DEVELOPED AREA, (IDA), AND IS IN BUFFER MANAGEMENT AREA GROUP A15.

EXISTING COVERAGE AREAS

HOUSE, PORCHES, STEPS = 2,533.4 Sq. Feet
SHED = 209.4 Sq. Feet
WALK & DRIVE = 684.2 Sq. Feet

TOTAL = 3,427.0 Sq. Feet

EXISTING & PROPOSED COVERAGE AREAS

EX. HOUSE, PORCHES, STEPS = 2,507.3 Sq. Feet
EX. SHED = 209.4 Sq. Feet
EX. WALK & DRIVE = 615.9 Sq. Feet
PROPOSED ADDITION = 1,263.6 Sq. Feet
PROPOSED WALK & DRIVE = 621.7 Sq. Feet

TOTAL = 5,217.9 Sq. Feet

EXISTING COVERAGE OUTSIDE 100' BUFFER = 7.7 SQ. FT.
EXISTING AND PROPOSED COVERAGE OUTSIDE 100' BUFFER = 19.6 SQ. FT.
THIS SITE PLAN REPRESENTS A 1,790.9 SQ. FT. INCREASE IN CRITICAL AREA COVERAGE.

LEGEND

- FOUND CONC. MONUMENT
- MAG NAIL TO BE SET
- UNMARKED POINT
- SEWER
- UTILITY POLE
- OHU - OVERHEAD UTILITY LINE
- LOD - LIMIT OF DISTURBANCE
- 2.7' - EXISTING ELEV.; NAVD 88

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21523, EXPIRATION DATE 07-13-2027.

Professional Land Surveyor Seal for Gregory P. Wilkins, License No. 21523, State of Maryland. The seal is circular with the text "GREGORY P. WILKINS", "REGISTERED", "NO. 21523", "STATE OF MARYLAND", and "EXPIRATION DATE 07-13-2027". Below the seal is a signature line with the name "GREGORY P. WILKINS" and a date line with the date "07/15/2025". To the right of the signature line is a box for the job number, which contains the text "JOB NO.: 9208BZA".

SCALE: 1" = 20'
DRAWN BY: GPW7
DATE: 07/15/2025
JOB NO.: 9208BZA

WORCESTER COUNTY BOARD OF ZONING APPEALS
STAFF REPORT FOR:
CASE NO. 25-60

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.

HEARING DATE: November 13, 2025

LOCATION: Located at 10508 Keyser Point Road, Tax Map 21, Parcel 8, Section A, Block 14, Lots 10 and 11, Tax District 10, Worcester County, Maryland.

APPROVAL REQUESTED: A variance to the front yard setback from 50 feet from a minor collector to 27.3 feet (to encroach 22.7 feet) for a proposed addition in the R-2 Suburban Residential District.

CODE REFERENCES: Zoning Code Sections ZS 1-116(c)(4), ZS 1-206(b)(2) and ZS 1-305.

PROPERTY HISTORY: The following records are on file:

03/29/1971 Building Permit No. 2593 – Issued 03/29/1971 – Zoning Certificate issued 06/21/1971 – Permit for a new residence and a garage.
08/14/1990 Building Permit No. 20526 – Issued 08/14/1990 – Zoning Certificate issued 10/25/1990 – Permit for timber bulkhead and a parallel dock.
07/31/2020 Building Permit No. 20-0775 – Issued 08/03/2020 – C/O issued 01/08/2021 – Permit for a 10' x 20' detached shed.

COMMENTS: The property owners request approval for an addition containing living space and a garage that will be located 27.3' from the front property line. Keyser Point Road is classified as a minor collector and because of that classification the front yard setback is 50,' instead of 30' along a local road in the R-2 District. Although the addition requires a variance, it should be noted that the addition will not be as close to Keyser Point Road as the southern front corner of the house which is 26.99' from the front property line (the house was built in 1971, before the 50' front setback requirement was established in 2009).

For the variance request, the Board must make findings that the applicant has demonstrated the following:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved.

2. Literal interpretation of the provisions of this Title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Title.
3. The special conditions or circumstances did not result from actions of the applicant.
4. The condition or circumstance is not one that could be reasonably provided for under legislation of general applicability within the zoning district and shall be granted only on account of the uniqueness of the situation.

SUBSEQUENT PROCESSES IF APPROVED:

1. Obtain a building permit and all other necessary approvals.

OWNER: Giglio Family Revocable Trust, Frank J. Giglio Trustee et al
10508 Keyser Point Road
Ocean City, MD 21842

APPLICANT : Same

PREPARED BY: Zoning Division Staff

In accordance with Section ZS 1-114, the Department has met the public notification requirements with regard to advertisement in a local paper, posting of property and notification of adjoining property owners.

APPLICATION TO :
BOARD OF ZONING APPEALS
WORCESTER COUNTY, MARYLAND
ONE WEST MARKET STREET
GOVERNMENT CENTER ROOM 1201
SNOW HILL, MD 21863-1070

OFFICE USE ONLY :

CASE NO: 25-61
DATE FILED: 10-2-2025
HEARING DATE: 11-13-2025

APPLICATION BEING MADE FOR:

☒ SPECIAL EXCEPTION
☒ VARIANCE
☐ EXPANSION OF NONCONFORMING USE/STRUCTURE
☐ OTHER
☒ AFTER THE FACT ☒ PROPOSED
☐ FORESTRY
☐ CRITICAL AREA
☐ APPEAL
☐ ADMINISTRATIVE ADJUSTMENT

TO THE BOARD OF ZONING APPEALS:

Pursuant to Section 25-1-116 of the Worcester County Zoning Ordinance, enacted or as amended, request is hereby made for: 2 After-the-Fact Variances for existing mobile home and sunroom, from 10' FY setback to 3.62' (6.38' variance) and from 3' right SY setback to 2.84' (0.16' variance); and 2 proposed variances for landings with steps, from 10' FY setback to 4.35' (5.65' variance) and from 5' RY setback to 0.19' (4.81' variance)

LOCATION OF PROPERTY:

TAX MAP: 16 PARCEL: 94 SECTION: (LOT) BLOCK: 452
On the N/S/E/W of: Timberline Circle
Approx 100 (Feet/Miles), N/S/E/W of Seabrook Ln.

PROPERTY OWNER INFORMATION:

Owner's Name: Paul and Theresa Michalski Telephone: [REDACTED]
Address: 400 Ben Oaks Dr. West, Severna Park, MD 21146 E-Mail: [REDACTED]

APPLICANT INFORMATION:

Applicant's Name: Same Telephone: _____
Address: _____ E-Mail: _____

Has property in question ever been subject of a previous appeal? (If yes, give case no. and date)
No

Is property located in the Chesapeake Bay Critical Area or Atlantic Coastal Bay Critical Area, or its tributaries? No If so, has information been submitted in accordance with Worcester County's Critical Area Program Regulations? _____

OFFICE USE ONLY: MINIMUM REQUIRED SETBACKS:

FRONT: _____ FROM CENTERLINE OF ROAD
_____ RIGHT OF WAY OF A STATE ROAD
_____ FROM PROPERTY LINE
REAR: 5'
LEFT SIDE: 7'
RIGHT SIDE: 3'
ZONING DISTRICT: A-2 TAX DISTRICT: 3

[Signature]
Signature of Owner or Legal Representative

[Signature]
Signature of Applicant

SEE NEXT PAGE FOR NOTARY (BOTH OWNER AND APPLICANT TO BE NOTARIZED)

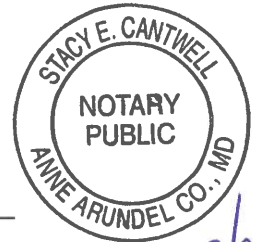
**BOARD OF ZONING APPEALS APPLICATION
NOTARY PAGE FOR BOTH
OWNER AND APPLICANT**

STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (OWNER)

I HEREBY CERTIFY that on this 18th day of September
20 25 before me, a Notary Public in and for the State and County aforesaid,
personally appeared Theresa Michalski, known to me (or
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged he executed the same for the purposes therein
contained AND FURTHER MADE OATH that he executed the same in the capacity
therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.

Stacy E. Cantwell
Notary Public



My Commission Expires:

3/24/2029

My Commission Expires

3/24/2029

STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (APPLICANT)

I HEREBY CERTIFY that on this _____ day of _____
20 _____ before me, a Notary Public in and for the State and County aforesaid,
personally appeared _____, known to me (or
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged he executed the same for the purposes therein
contained AND FURTHER MADE OATH that he executed the same in the capacity
therein stated and for the purposes therein contained.

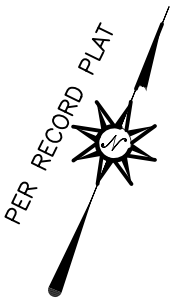
AS WITNESS my hand and official seal.

Notary Public

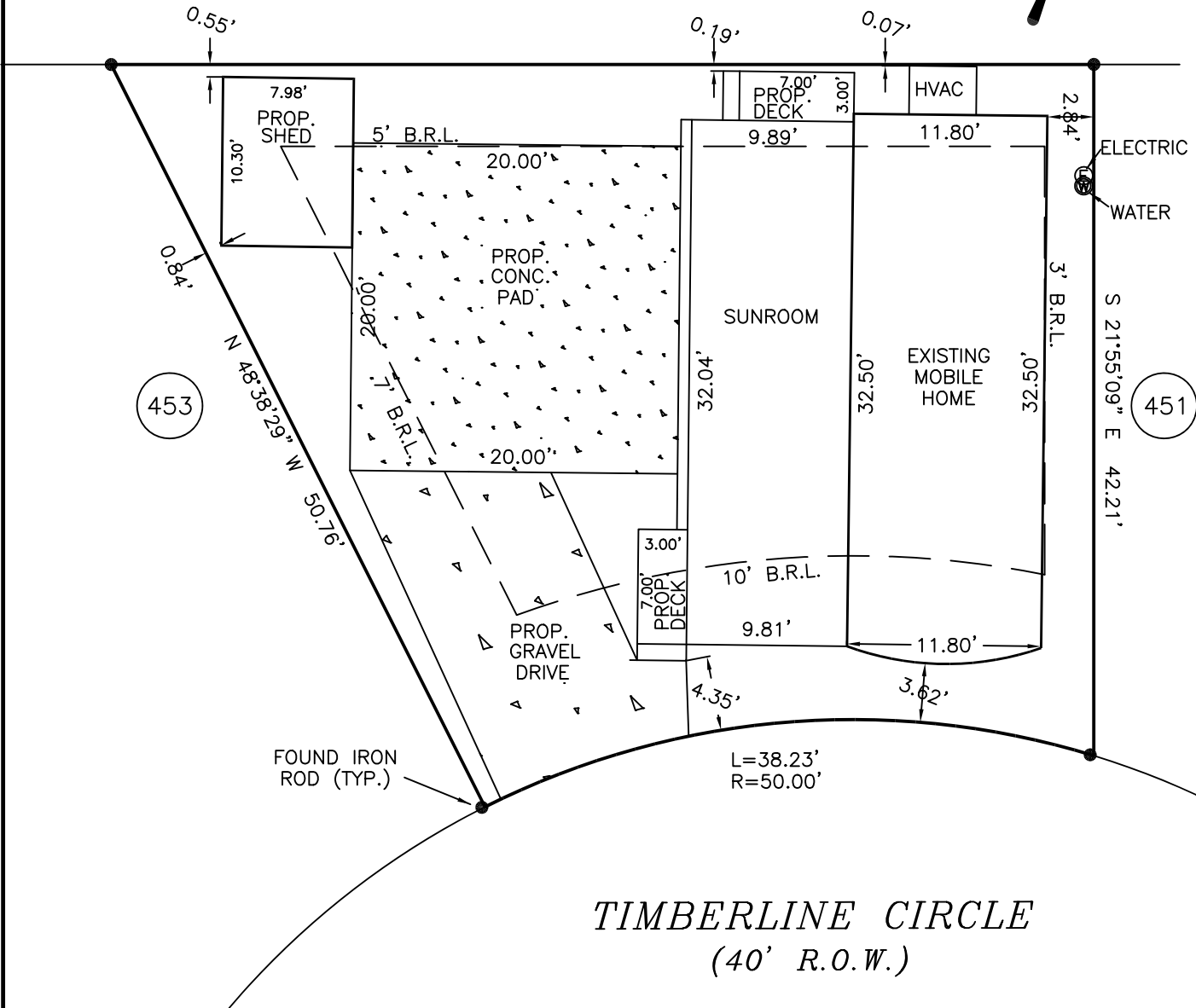
My Commission Expires:

REMAINING LANDS OF WHITE HORSE PARK

N 68°04'51" E 60.00'



GREGORY P. WILKINS, SURVEYOR, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS. THESE PLANS ARE NOT TO BE CHANGED, ALTERED, REPRODUCED, OR COPIED WITHOUT WRITTEN PERMISSION FROM GREGORY P. WILKINS SURVEYOR, INC. IF THE SURVEYORS SEAL & SIGNATURE ON THESE PLANS ARE NOT IN RED THEY ARE AN UNAUTHORIZED REPRODUCTION/COPY.



PROPOSED SITE PLAN
SHOWING NEW DECKS, SHED LOCATION,
DRIVE, & CONCRETE PARKING PAD

HOUSE NO. 452
LOT 452 – PHASE III
WHITEHORSE PARK CAMPGROUND
THIRD TAX DISTRICT
WORCESTER COUNTY, MARYLAND
TAX MAP 16, P/O PARCEL 94
LOT AREA = 2,054 SQ. FT.±
CURRENTLY ZONED: A-2
REQUIRED SETBACKS: FRONT = 10', LEFT SIDE = 7',
RIGHT SIDE = 3', REAR = 5'
FLOOD ZONE X
PLAT REFERENCE: R.H.O. 117/65

NOTE:
THIS LOT DOES NOT LIE IN THE ATLANTIC COASTAL BAYS CRITICAL AREA.



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED BY ME OR UNDER MY RESPONSIBLE
CHARGE, AND THAT I AM A DULY LICENSED
PROFESSIONAL LAND SURVEYOR UNDER THE LAWS
OF THE STATE OF MARYLAND LICENSE NO. 21523,
EXPIRATION DATE 07-13-2027.
REVISED – 09/12/2025 – HVAC

GREGORY P. WILKINS – PRESIDENT
GREGORY P. WILKINS SURVEYOR, INC.

GREGORY P. WILKINS
SURVEYOR, INC.
12626 OLD BRIDGE ROAD
OCEAN CITY, MARYLAND 21842
(410)213-0222

SCALE: 1" = 10'	DATE: 09/10/2025
DRAWN BY: GPW8	JOB NO.: 7286

WORCESTER COUNTY BOARD OF ZONING APPEALS
STAFF REPORT FOR:
CASE NO. 25-61

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.

HEARING DATE: November 13, 2025

LOCATION: Located at 452 Timberline Circle, Tax Map 16, Parcel 94, Lot 452 of the White Horse Park Campground Subdivision, Tax District 3, Worcester County, Maryland.

APPROVAL REQUESTED: A total of four (4) variances, including two (2) after-the-fact variances for an existing mobile home and attached sunroom, from the 10 foot front yard setback to 3.62 feet (a reduction of 6.38 feet) and from the 3-foot right side yard setback to 2.84 feet (a reduction of 0.16 feet); and two (2) variances for proposed landings with steps, from the 10 foot front yard setback to 4.35 feet (a reduction of 5.65 feet) and from the 5 foot rear yard setback to 0.19 feet (a reduction of 4.81 feet) in the A-2 Agricultural District.

CODE REFERENCES: Zoning Code Sections ZS 1-116(c)(4), ZS 1-202(c)(18), ZS 1-305 and ZS 1-318(d)(1)B.

PROPERTY HISTORY: The following records are on file:

10/07/1998 Building Permit No. 17474 – Issued 10/07/1988 – Zoning Certificate issued 01/04/1989 – Permit for an addition to a Recreational Vehicle, including a 10’ x 32’ patio room and an 8’ x 8’ storage shed.

07/18/2025 Building Permit No. 25-0779 – Issued 07/23/2025 – C/O pending – Permit to remove rear deck, lay concrete, and add a 10’ x 8’ storage shed.

COMMENTS: The current owners have owned this property since 2011. In 1988, the previous owners added a sunroom to the existing mobile home; it is unclear when the mobile home was placed on this lot. Both of these structures have been here for at least 37 years; because they don’t comply with the setbacks the current owners are requesting a front yard and side yard setback variance. In addition, the current owners are in the process of removing a rear deck and shed that encroached on to the rear property, owned by the White Horse Park Community Association, and are requesting approval to replace a rear deck with steps and another deck with steps from the sunroom with smaller decks with steps (i.e., the rear deck is 4.75’ x 7.94’ and the proposed is 3’ x

7'; and the sunroom deck is 4' x 7.6' and the proposed is 3' x 7'). Both of these decks are smaller than existing and the owners are requesting setback variances for each.

For the variance request, the Board must make findings that the applicant has demonstrated the following:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved.
2. Literal interpretation of the provisions of this Title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Title.
3. The special conditions or circumstances did not result from actions of the applicant.
4. The condition or circumstance is not one that could be reasonably provided for under legislation of general applicability within the zoning district and shall be granted only on account of the uniqueness of the situation.

SUBSEQUENT PROCESSES IF APPROVED:

1. Obtain a building permit and all other necessary approvals.

OWNER: Paul and Theresa Michalski
400 Ben Oaks Drive West
Severna Park, MD 21146

APPLICANT : Same

PREPARED BY: Zoning Division Staff

In accordance with Section ZS 1-114, the Department has met the public notification requirements with regard to advertisement in a local paper, posting of property and notification of adjoining property owners.

APPLICATION TO :
BOARD OF ZONING APPEALS
WORCESTER COUNTY, MARYLAND
ONE WEST MARKET STREET
GOVERNMENT CENTER ROOM 1201
SNOW HILL, MD 21863-1070

OFFICE USE ONLY :

CASE NO: 25-63
DATE FILED: 10-15-2025
HEARING DATE: 11-13-2025

APPLICATION BEING MADE FOR:

☐	SPECIAL EXCEPTION	☐	FORESTRY
☒	VARIANCE	☐	CRITICAL AREA
☐	EXPANSION OF NONCONFORMING USE/STRUCTURE	☐	APPEAL
☐	OTHER		
☐	AFTER THE FACT	☒	PROPOSED
		☐	ADMINISTRATIVE ADJUSTMENT

TO THE BOARD OF ZONING APPEALS:

Pursuant to Section ZS 1-116 of the Worcester County Zoning Ordinance, enacted or as amended, request is hereby made for: a variance to extend 7.1' into the rear yard
30-foot BRL to accommodate a proposed cover deck for a proposed new single
family dwelling.

LOCATION OF PROPERTY:

TAX MAP: 21 PARCEL: 8 SECTION: A LOT/ BLOCK: 22
On the N/S/E/W of: W. Torquay Road
130 (Feet/Miles), N/S/E/W of Balte Road

PROPERTY OWNER INFORMATION:

Owner's Name: Shannon Mills & Kimberly Mills Telephone: [REDACTED]
Address: 12636 Torquay Road, Ocean City, MD 21842 E-Mail: [REDACTED]

APPLICANT INFORMATION:

Applicant's Name: MARK SPENCER CROPPER Telephone: [REDACTED]
Address: 6200 COASTAL HIGHWAY, SUITE 200, OC, MD 21842 E-Mail: [REDACTED]

Has property in question ever been subject of a previous appeal? (If yes, give case no. and date)
NO

Is property located in the Chesapeake Bay Critical Area or Atlantic Coastal Bay Critical Area, or its tributaries? Yes/NO If so, has information been submitted in accordance with Worcester County's Critical Area Program Regulations? Yes NO

OFFICE USE ONLY: MINIMUM REQUIRED SETBACKS:

FRONT: 25' FROM CENTERLINE OF ROAD RIGHT-OF-WAY
25' FROM PROPERTY LINE
REAR : 30'
LEFT SIDE: 8'
RIGHT SIDE: 8'

ZONING DISTRICT: R-2

TAX DISTRICT: 10

Signature of Owner or Legal Representative

Mark Spencer Cropper
6200 Coastal Highway, Suite 200
Ocean City, MD 21842

Signature of Applicant

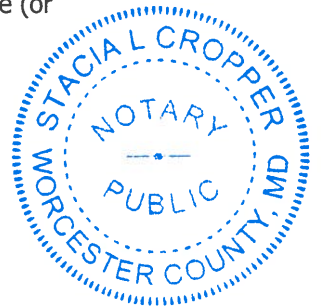
Mark Spencer Cropper
6200 Coastal Highway, Suite 200
Ocean City, MD 21842

SEE NEXT PAGE FOR NOTARY (BOTH OWNER AND APPLICANT TO BE NOTARIZED)

**BOARD OF ZONING APPEALS APPLICATION
NOTARY PAGE FOR BOTH
OWNER AND APPLICANT**

STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (OWNER)

I HEREBY CERTIFY that on this 13TH day of _____ October
20 25 before me, a Notary Public in and for the State and County aforesaid,
personally appeared MARK SPENCER CROPPER, known to me (or
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged he executed the same for the purposes therein
contained AND FURTHER MADE OATH that he executed the same in the capacity
therein stated and for the purposes therein contained.



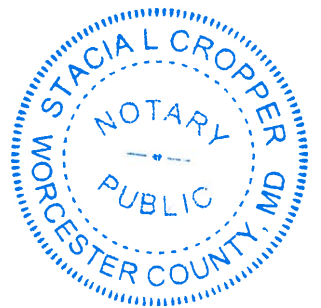
AS WITNESS my hand and official seal.

Stacia L. Cropper
Notary Public

My Commission Expires: 06-01-2025

STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (APPLICANT)

I HEREBY CERTIFY that on this 13TH day of _____ October
20 25 before me, a Notary Public in and for the State and County aforesaid,
personally appeared MARK SPENCER CROPPER, known to me (or
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged he executed the same for the purposes therein
contained AND FURTHER MADE OATH that he executed the same in the capacity
therein stated and for the purposes therein contained.



AS WITNESS my hand and official seal.

Stacia L. Cropper
Notary Public

My Commission Expires: 06-01-2025

PROPOSED WELL LOCATION

PROPOSED LOT COVERAGE

PROPOSED DWELLING	= 2,743 S.F.±
PROPOSED REAR DECK & STEPS	= 988 S.F.±
PROPOSED REAR COV. DECK & STEPS	= 177 S.F.±
PROPOSED FRONT PORCH & STEPS	= 126 S.F.±
PROPOSED GARAGE	= 767 S.F.±
PROPOSED DRIVEWAY & PATIO	= 1,789 S.F.±
TOTAL PROPOSED LOT COVERAGE	= 6,590 S.F.±

TOTAL PROPOSED LOT COVERAGE: 6,590 S.F.± / 16,001 S.F. = 0.4118 OR 41.2%

PROPOSED LOT COVERAGE WITHIN 100' BUFFER

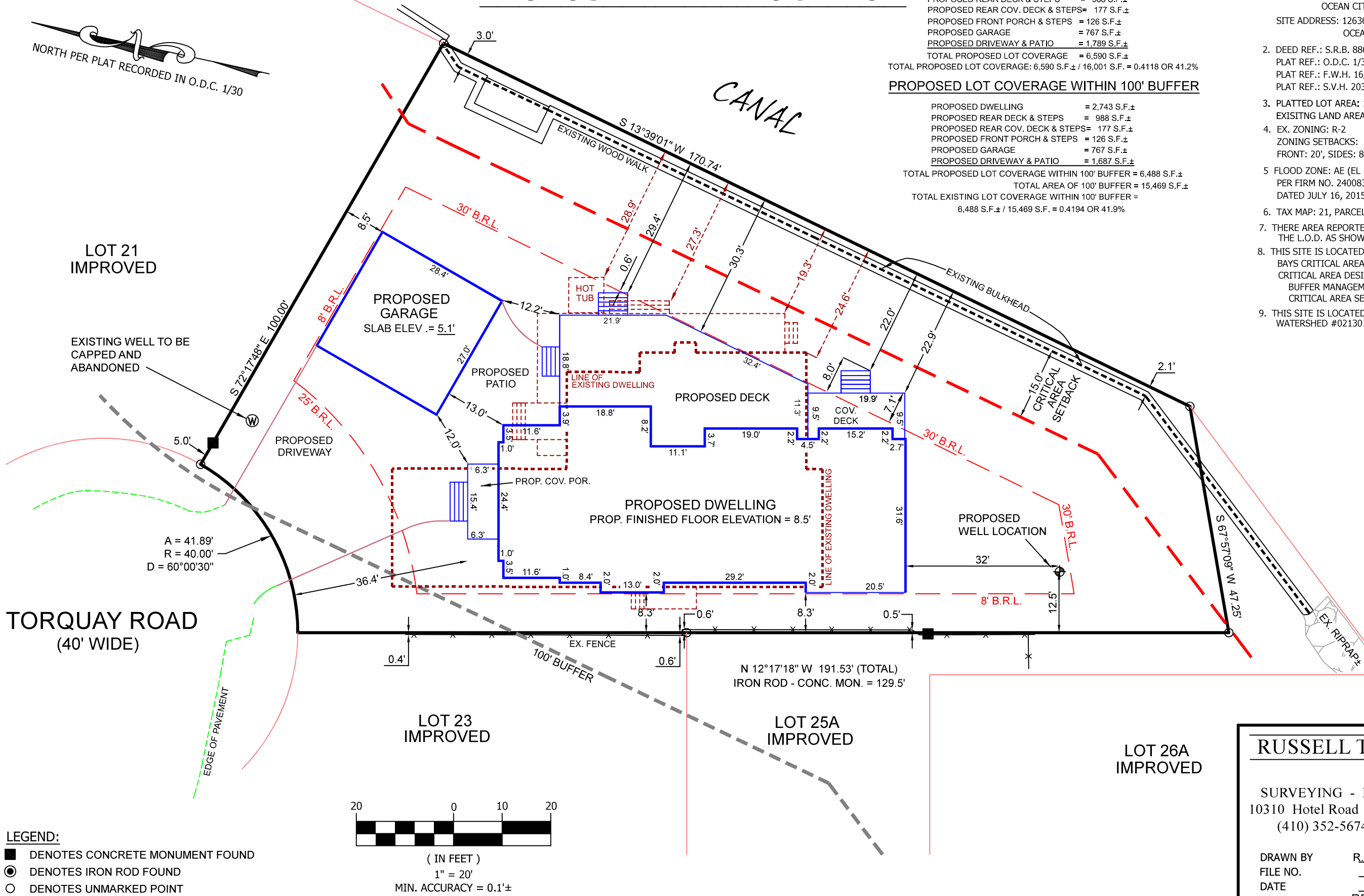
PROPOSED DWELLING	= 2,743 S.F.±
PROPOSED REAR DECK & STEPS	= 988 S.F.±
PROPOSED REAR COV. DECK & STEPS	= 177 S.F.±
PROPOSED FRONT PORCH & STEPS	= 126 S.F.±
PROPOSED GARAGE	= 767 S.F.±
PROPOSED DRIVEWAY & PATIO	= 1,687 S.F.±
TOTAL PROPOSED LOT COVERAGE WITHIN 100' BUFFER	= 6,488 S.F.±

TOTAL AREA OF 100' BUFFER = 15,469 S.F.±

TOTAL EXISTING LOT COVERAGE WITHIN 100' BUFFER = 6,488 S.F.± / 15,469 S.F. = 0.4194 OR 41.9%

SITE NOTES

- OWNER: SHANNON W. MILLS & KIMBERLY ANN MILLS
ADDRESS: 12636 TORQUAY ROAD
OCEAN CITY, MD. 21842
SITE ADDRESS: 12636 TORQUAY ROAD
OCEAN CITY, MD. 21842
- DEED REF.: S.R.B. 8862/122
PLAT REF.: O.D.C. 1/30
PLAT REF.: F.W.H. 16/14
PLAT REF.: S.V.H. 203/34
- PLATTED LOT AREA: 16,475 SQ. FT.± OR 0.378 AC.±
EXISTING LAND AREA: 16,001 SQ. FT.± OR 0.367 AC.±
- EX. ZONING: R-2
ZONING SETBACKS:
FRONT: 20', SIDES: 8', REAR: 30'
- FLOOD ZONE: AE (EL 5')
PER FIRM NO. 240083 0180 H
DATED JULY 16, 2015.
- TAX MAP: 21, PARCEL: 8
- THERE AREA REPORTEDLY NO WETLANDS WITHIN THE L.O.D. AS SHOWN HEREON.
- THIS SITE IS LOCATED WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA.
CRITICAL AREA DESIGNATION: I.D.A.
BUFFER MANAGEMENT AREA "A"
CRITICAL AREA SETBACK = 15'
- THIS SITE IS LOCATED WITHIN ISLE OF WIGHT BAY WATERSHED #02130103



RUSSELL T. HAMMOND
Surveying, L.L.C.

SURVEYING - LAND PLANNING
10310 Hotel Road Bishopville, MD 21813
(410) 352-5674 - (410) 726-8076

DRAWN BY: R. SAVAGE / R. HAMMOND
FILE NO.: 2025-3792
DATE: 10/29/2025
REVISED: 11/03/2025

WORCESTER COUNTY BOARD OF ZONING APPEALS
STAFF REPORT FOR:
CASE NO. 25-63

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.

HEARING DATE: November 13, 2025

LOCATION: Located at 12636 Torquay Road, Tax Map 21, Parcel 8, Section A, Block 6, Lot 22, Tax District 10, Worcester County, Maryland.

APPROVAL REQUESTED: A variance to the rear yard setback from 30 feet to 22.9 feet (to encroach 7.1 feet) for a proposed covered deck with steps associated with a proposed residence in the R-2 Suburban Residential District.

CODE REFERENCES: Zoning Code Sections ZS 1-116(c)(4), ZS 1-206(b)(2) and ZS 1-305.

PROPERTY HISTORY: The following records are on file:

10/20/1975	Building Permit No. 5832 – Issued 10/20/1975 – Zoning Certificate issued 10/15/1976 – Permit for a new residence and a patio.
06/02/1976	Building Permit No. 6363 – Issued 06/02/1976 – Zoning Certificate issued 08/16/1976 – Permit for garage and breezeway.
05/16/1978	Building Permit No. 7838 – Issued 05/16/1978 – Zoning Certificate issued 12/10/1980 – Permit to enclose an existing patio.
09/23/1993	Building Permit No. 32826 – Issued 09/23/1993 – C/O issued 09/27/1993 – Permit to construct a timber bulkhead.
05/05/1997	Building Permit No. 50707 – Issued 05/05/1997 – C/O issued 07/17/2008 – Permit to construct a 15' x 20' sun porch and a wrap-around deck.
07/23/2008	Building Permit No. 112198 – Issued 07/23/2008 – Zoning Certificate issued 08/07/2008 – Permit for an After-The-Fact detached 10' x 24' shed.
01/12/2018	Building Permit No. 18-0025 – Issued 01/31/2018 – C/O issued 07/10/2018 – Permit to remodel existing dwelling and add open deck, additional master bedroom/bath and living room, and remove two detached sheds.

COMMENTS: The property owners propose to replace the existing house on this lot (built in 1976) with a new SF dwelling, with a detached garage, a rear deck and a rear-covered deck with steps. The rear-covered deck with steps will extend into the 30' rear yard by 7.1', requiring a variance. The existing house's rear deck, to be removed, extends closer to the rear property line

(19.3') than the proposed house's covered deck (22.9'); in addition, the existing house contains other encroachments that will be removed with the construction of the new house, to include two (2) encroachments of the residence into the rear yard by 5.4' and into the front yard by 4.8'; the removal of a hot tub in the rear yard (1.1' encroachment); an open deck with steps in the side yard (3.1' encroachment); and a shed that encroaches into the side yard by about 1'.

For the variance request, the Board must make findings that the applicant has demonstrated the following:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved.
2. Literal interpretation of the provisions of this Title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Title.
3. The special conditions or circumstances did not result from actions of the applicant.
4. The condition or circumstance is not one that could be reasonably provided for under legislation of general applicability within the zoning district and shall be granted only on account of the uniqueness of the situation.

SUBSEQUENT PROCESSES IF APPROVED:

1. Obtain a building permit and all other necessary approvals, including a demolition permit.

OWNER: Shannon Mills and Kimberly Mills
12636 Torquay Road
Ocean City, MD 21842

APPLICANT : Mark Spencer Cropper
6200 Coastal Highway, Suite 200
Ocean City, MD 21842

PREPARED BY: Zoning Division Staff

In accordance with Section ZS 1-114, the Department has met the public notification requirements with regard to advertisement in a local paper, posting of property and notification of adjoining property owners.



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Kristen Tremblay, Zoning Administrator

From: Joy S. Birch, Natural Resources Planner III 

Subject: Board of Zoning Appeals Comments – November 13, 2025

Date: October 22, 2025

Below are comments related to the cases scheduled for the Board of Zoning Appeals (BZA) meeting for Thursday, November 13, 2025, for their conformance with the Chesapeake Bay (CBCA) and Atlantic Coastal Bays Critical Area Law (ACBCA):

6:30 pm – Case #25-62:

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and designated as an Intensely Developed Area (IDA) and is a non-waterfront lot. The proposed activity does not appear to have any issues with the Atlantic Coastal Bay Critical Area regulations. Any applicable mitigation will be addressed at the permitting stage; therefore, we reserve any further comments until permit submission.

6:35 pm -Case #25-60:

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and designated as Intensely Development Area (IDA) within Buffer Management Area A-15. The proposed activity does not appear to have any issues with the Atlantic Coastal Bay Critical Area regulations. Any applicable mitigation will be addressed at the permitting stage; therefore, we reserve any further comments until permit submission.

6:40 pm – Case #25-61:

This request is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area programs. No Comment.

6:45 pm – Case #25-63:

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and designated as Intensely Development Area (IDA) within Buffer Management Area A-15. The proposed activity does not appear to have any issues with the Atlantic Coastal Bay Critical Area regulations. Any applicable mitigation will be addressed at the permitting stage; therefore, we reserve any further comments until permit submission.



Worcester County

Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Board of Zoning Appeals (BZA) for the November 13, 2025 meeting

From: Environmental Programs Staff

Date: 10/24/2025

These comments are based upon the site plans received and are subject to change as the plans change to accommodate comments made by other committee members.

6:30 p.m.

Case No. 25-62, on the lands of Lois and Donald Kline, requesting a variance to the rear yard setback from 5 feet to 1 foot (to encroach 4 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 8553 North Longboat Way, Tax Map 33, Parcel 347, Lot 11, Tax District 10, Worcester County, Maryland.

No objection to this variance request.

6:35 p.m.

Case No. 25-60, on the lands of the Giglio Family Revocable Trust, requesting a variance to the front yard setback from 50 feet from a minor collector to 27.3 feet (to encroach 22.7 feet) for a proposed addition in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-206(b)(2) & ZS 1-305 located at 10508 Keyser Point Road, Tax Map 21, Parcel 8, Section A, Block 14, Lots 10 and 11, Tax District 10, Worcester County, Maryland.

The existing well needs to be located and shown on the site plan to determine if this department can approve a building permit application.

Citizens and Government Working Together

6:40 p.m.

Case No. 25-61, on the lands of Paul and Theresa Michalski, requesting a total of four (4) variances, including two (2) after-the-fact variances for an existing mobile home and attached sunroom, from the 10 foot front yard setback to 3.62 feet (a reduction of 6.38 feet) and from the 3 foot right side yard setback to 2.84 feet (a reduction of 0.16 feet); and two (2) variances for proposed landings with steps, from the 10 foot front yard setback to 4.35 feet (a reduction of 5.65 feet) and from the 5 foot rear yard setback to 0.19 feet (a reduction of 4.81 feet) in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(18) and ZS 1-318(d)(1)B, located at 452 Timberline Circle, Tax Map 16, Parcel 94, Lot 452, Tax District 3, Worcester County, Maryland.

No objection to these variance requests.

6:45 p.m.

Case No. 25-63, on the lands of Kimberly and Shannon Mills, on the application of Mark Spencer Cropper, requesting a variance to the rear yard setback from 30 feet to 22.9 feet (to encroach 7.1 feet) for a proposed covered deck with steps associated with a proposed residence 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 12636 Torquay Road, Tax Map 21, Parcel 8, Section A, Block 6, Lot 22, Tax District 10, Worcester County, Maryland.

The proposed garage does not meet the minimum 30-foot separation requirement from the existing well.

Administrative Matters

1. Appeal of Case Number 25-41

No objection to this special exception request other than sanitary facilities be provided if the workers maintaining this facility are going to be working onsite more than 2 hours/day. Owners should make it a point to cooperate with local first responders for proper techniques in responding to site emergencies specific to the facilities and equipment at this site.



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Kristen Tremblay, Zoning Administrator

From: David Mathers, Natural Resources Planner IV 

Subject: Board of Zoning Appeals Comments – November 13, 2025 Meeting

Date: October 20, 2025

Below are comments relative to the cases scheduled for the Board of Zoning Appeals (BZA) meeting for Thursday, November 13, 2025, for their conformance with the Forest Conservation Act.

6:30 pm – Case # 25-62:

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and therefore exempt from the Forest Conservation Act. No comment.

6:35 pm -Case # 25-60:

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and therefore exempt from the Forest Conservation Act. No comment.

6:40 pm -Case # 25-61:

This property is not subject to the Worcester County Forest Conservation Law. This property is less than forty thousand square feet and therefore exempt from the Forest Conservation Act.

6:45 pm -Case # 24-63:

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and therefore exempt from the Forest Conservation Act. No comment.

Citizens and Government Working Together