

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

**AGENDA**

*THURSDAY, OCTOBER 13, 2016*

Pursuant to the provisions of the Worcester County Zoning Ordinance, notice is hereby given that a public hearing will be held 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.

**6:30 p.m.**

**Case No. 16-29**, on the lands of Robert and Kelli Luttrell, requesting an Atlantic Coastal Bays Critical Area variance to locate a fence in the 100 foot buffer in the R-1 Rural Residential District, pursuant to Zoning Code Sections ZS 1-116(m)(1), ZS 1-205(d)(1) and ZS 1-305 and Natural Resources Article Sections NR 3-104 (c)(4) and NR 3-111, located at 4236 Carry Back Road, approximately 545 feet north east of Bayside Road, Tax Map 73, Parcel 126, Lot 8 of the Equestrian Shores Subdivision, in the Second Tax District of Worcester County, Maryland.

**6:35 p.m.**

**Case No. 16-31**, on the lands of Sun TRS Frontier, LLC, on the application of Hugh Cropper, IV, Esquire, requesting a special exception to expand an existing rental campground by 13 sites for a total of 798 site in the A-2 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-202(c)(19) and ZS 1-318, located at 8428 Stephen Decatur Highway, approximately 705 feet north of Assateague Way, Tax Map 33, Parcel 94, in the Tenth Tax District of Worcester County, Maryland.

**6:40 p.m.**

**Case No. 16-33**, on the lands of James & Eleanor Kosienski, requesting a special exception to allow the stock and storage of firearms associated with a home occupation in the R-1 Rural Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-205(d)(2) and ZS 1-339(a)(3), located at 11329 Marina Drive, approximately 700 feet north east of Riverview Drive, Tax Map 16, Parcel 91, Block C, Lot 1 of the Saint Martin's by the Bay Subdivision, in the Third Tax District of Worcester County, Maryland.

**6:45 p.m.**

**Case No. 16-34**, on the lands of Gunther & Deborah Jensen, requesting a variance to the Ordinance prescribed rear yard setback from 15' to 6.3' (an encroachment of 8.7') associated with a proposed open deck and stairs in the R-3 Multi-family Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-207(b)(2) and ZS 1-305, located at 25 Long Point Court, approximately 683 feet north of Central Parke East, Tax Map 21, Parcel 311, Section 16, Lot 161 of the Parke Subdivision, in the Third Tax District of Worcester County, Maryland.

**6:50 p.m.**

**Case No. 16-35**, on the lands of Matthew Herrmann & Kimberly Bankard, requesting an after the fact variance to the Ordinance prescribed rear yard setback from 50' to 31.7' (an encroachment of 18.3') associated with an existing open deck with a proposed conversion to a screen room in the R-1 Rural Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-205(b)(2) and ZS 1-305, located at 11203 Tammy Terrace, approximately 331 feet east of Dixie Drive, Tax Map 10, Parcel 181, Lot 15 of the Holiday Harbor Subdivision, in the Fifth Tax District of Worcester County, Maryland.

**6:55 p.m.**

**Case No. 16-36**, on the lands of Robinson Fenwick Properties, LLC, on the application of Mark Spencer Cropper, Esquire, requesting a variance to the Ordinance prescribed front yard setback from 50' from the center of the road right-of-way to 35' from the center of the road right-of-way (an encroachment of 15') associated with a proposed single family dwelling in the R-3 Multi-family Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-207(b)(2) and ZS 1-305, located on Madison Avenue, approximately 219 feet north of Wilson Avenue, Tax Map 5, Parcel 1, Lot 17 of the Glen Acres Subdivision, in the Tenth Tax District of Worcester County, Maryland.

**7:00 p.m.**

**Case No. 16-37**, on the lands of John Froehlich & Patricia Parrish, on the application of Mark Spencer Cropper, Esquire, requesting a variance to the Ordinance prescribed front yard setback from 50' from the center of the road right-of-way to 43.33' from the center of the road right-of-way (an encroachment of 6.67') and a variance to the Ordinance prescribed rear yard setback from 30' to 26.6' (an encroachment of 3.4') associated with a proposed single family dwelling in the R-2 Suburban Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-206(b)(2) and ZS 1-305, located at 12346 Snug Harbor Road, approximately 0.3 miles east of Meadow Drive, Tax Map 33, Parcel 346, Section A, Lot 31 of the Snug Harbor Subdivision, in the Tenth Tax District of Worcester County, Maryland.

**7:05 p.m.**

**Case No. 16-38**, on the lands of Eagle Sound Investments LLC, on the application of Duane Maddy, requesting a special exception to establish two dwelling units in, as part of, or attached to a principal commercial structure in the C-2 General Commercial District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-210(c)(5)A and ZS 1-325, located at 11113 Manklin Meadows Lane, approximately 490 feet north of Manklin Creek Road, Tax Map 21, Parcel 266, Lot 7 of the Ocean Pines Plaza Manklin Meadows Subdivision, in the Third Tax District of Worcester County, Maryland.

**ADMINISTRATIVE MATTERS**