

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

AGENDA

THURSDAY, MAY 11, 2017

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. 17-25, on the application of Todd Ferrante, on the lands of TJSF, LLC, requesting a special exception to construct a freestanding, non-monument sign in the C-2 General Commercial District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-210(d)(3) and ZS 1-324(c)(4)B.4, located at 12720 Ocean Gateway, approximately 310 feet west of Elm Street, Tax Map 27, Parcel 146, Lot 3, in the Tenth Tax District of Worcester County, Maryland.

6:35 p.m.

Case No. 17-22, on the application of Larry Hill, on the lands of Holy Trinity Cathedral, requesting a special exception to establish a cemetery in the A-1 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(3) and ZS 1-201(c)(20), located at 11021 Worcester Highway, approximately 745 feet north of MD Route 90, Tax Map 15, Parcel 236, Lot 3, in the Third Tax District of Worcester County, Maryland.

6:40 p.m.

Case No. 17-23, on the application of Cellco Partnership, on the lands of Thomas Somerville Co., requesting a special exception to reduce the separation distance between a telecommunication site and an existing or permitted residential structure from 1000 feet to no less than 500 feet in the C-2 General Commercial District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-210(b)17 and ZS 1-343, located at 11002 Cathell Road, approximately 227 feet south of Five L Drive, Tax Map 21, Parcel 50, in the Third Tax District of Worcester County, Maryland.

6:45 p.m.

Case No. 17-28, on the application of Jamy C. Davy, on the lands of Old Town Ventures II LLC, requesting an after-the-fact variance to the Ordinance prescribed front yard setback off of a minor collector highway from 60 feet (BZA case 16-18) to 56 feet (an encroachment of 4 feet) as measured from the centerline of the road right-of-way associated with an existing landing in the R-2 Suburban Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-206(b)(2), ZS 1-305(b)(2)B and ZS 1-326(c)(12), located at 10242 Golf Course Road at the intersection with Center Drive, Tax

Map 27, Parcel 570, Block 1, Lot 2A, in the Tenth Tax District of Worcester County, Maryland.

6:50 p.m.

Case No. 17-27, on the lands of Stephen & Kristin Lewis, requesting an after-the-fact variance to the Ordinance prescribed front yard setback on Horn Island Road from 50 feet to 33.9 feet (an encroachment of 16.1 feet) as measured from the centerline of the road right-of-way associated with an existing deck and a variance to the Ordinance prescribed side yard setback from 6 feet to 3.9 feet (an encroachment of 2.1 feet) associated with a proposed replacement open deck 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 12941 Horn Island Road, approximately 395 feet southeast of North Avenue, Tax Map 27, Parcel 570, Block 6, Lot 2, in the Tenth Tax District of Worcester County, Maryland.

6:55 p.m.

Case No. 17-26, on the application of Shawn Eisemann, on the lands Irene Neidhardt & Dyan Gush, requesting a special exception to establish a private noncommercial recreational area and center for a sports, recreational fast pitch and fitness complex in the A-1 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-201(c)(22) and ZS 1-325, located on Worcester Highway, approximately 700 feet north of MD Route 90, Tax Map 15, Parcel 236, Lot 4, in the Third Tax District of Worcester County, Maryland.

7:00 p.m.

Case 17-29, on the application of McGinty Marine Construction, LLC, on the lands of Elias Zacharopoulos, requesting a modification to the limitation on the extension of a waterfront structure into a body of water to the Ordinance prescribed quarter rule by 12 feet, associated with the proposed construction of a walkway, pier, platform, and two boatlifts, pursuant to Zoning Code Section ZS 1-116(n)(3) and Natural Resources Code Section NR 2-102(e)(1), located at 12627 Sheffield Road, approximately 425 feet northeast of Brighton Road, Tax Map 21, Parcel 8, Section A, Block 10, Lot 3, of the Cape Isle of Wight Subdivision, in the Tenth Tax District of Worcester County, Maryland.

ADMINISTRATIVE MATTERS