

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

AGENDA

THURSDAY, MAY 13, 2021

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. Masks and social distancing will be required.

6:30 p.m.

Case No. 21-24, on the lands of Ronald & Donna Kupec, requesting a variance to the Ordinance Prescribed side yard setback from 20 feet to 12.97 feet (an encroachment of 7.03 feet) from a proposed new boundary line to an existing one (1) story storage building to facilitate a proposed subdivision, in the A-1 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-201(b)(2), and ZS 1-305 located at 11445 Back Creek Road, approximately 1000 feet west of Selby Road, Tax Map 10, Parcel 89, Lot 1 in the Fifth Tax District of Worcester County, Maryland.

6:35 p.m.

Case No. 21-28, on the lands of Joy Barker Bromley, requesting a variance to the Ordinance prescribed front yard setback of 50 feet to the center of the road right-of-way to 24.5 feet (an encroachment of 25.5 feet), associated with a proposed second story deck and steps addition to an existing non-conforming dwelling in the R-4 General Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-208(b)(2), ZS 1-122 and ZS 1-305, located at 12942 South Harbor Road on the south west corner of the intersection with 5th Street, Tax Map 27, Parcel 530, Block E, Lot 6, in the Tenth Tax District of Worcester County, Maryland.

6:40 p.m.

Case No. 21-29, on the lands of C & L Leahy, LLC, requesting a variance to the Ordinance prescribed front yard setback of 100 feet from an arterial highway to 57.5 feet (an encroachment of 42.5 feet), associated with a proposed office/storage building, in the C-2 General Commercial District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-210(b)(2), and ZS 1-305 located on the north west corner of the intersection of Whaleyville Road (MD Route 610) and Worcester Highway (US 113), Tax Map 9, Parcel 61, in the Fifth Tax District of Worcester County, Maryland.

6:45 p.m.

Case No. 21-27, on the lands of Jake & Jacqueline Kinzie, on the application of Hugh Cropper, IV, Esq., requesting an additional variance to the front yard setback of 50 feet to the center of the road right-of-way to 38.2 feet (an encroachment of 11.8 feet), associated with a proposed second story covered porch, 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 on the south

side of Snug Harbor Road, approximately 450 feet south east of Meadow Drive, Tax Map 33, Parcel 346, Block A, Lot 10, in the Tenth Tax District of Worcester County, Maryland.

6:50 p.m.

Case No. 21-30, on the lands of South Point Investments, LLC, on the application of Mark Cropper, Esq., requesting a special exception to construct a single-family dwelling on Lots A & B1 in the RP Resource Protection District, and a variance to the width of a legally established right-of-way to ten feet to serve said dwellings for parcels not having road frontage on a public road or approved private road, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-122, ZS 1-215(c)(1), and ZS 1-306(a)(7), located off of Langmaid Road, with an access easement approximately 245 feet east of Bowden Road, Tax Map 49, Parcel 137, Lots A & B1, in the Fourth Tax District of Worcester County, Maryland.

6:55 p.m.

Case No. 21-25, on the lands of Martha's Landing, LLC, on the application of Mark Cropper, Esq., requesting a special exception to increase the height but not number floors of a commercial building an additional 8.25 feet for a total of 63 feet for an existing boat storage building and a special exception to increase the height but not number floors of a commercial building to 73' for a proposed boat service building in the R-3 Multi-family Residential District, pursuant to sections ZS 1-115(c)(3), ZS 1-204(d), ZS 1-319(c)(4) ZS 1-319(g) of the 1978 Zoning Code and Subdivision Article and ZS 1-116(c)(3), located at 12813 Sunset Avenue, approximately 330 feet east of Golf Course Road, Tax Map 27, Parcel 487, Lots D & E, of the John's Landing Planned Unit Development in the Tenth Tax District of Worcester County, Maryland.

ADMINISTRATIVE MATTERS