

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

**AGENDA**

*THURSDAY, SEPTEMBER 9, 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.

**6:30 p.m.**

**Case No. 21-45**, on the application of T. Garvey Heiderman, on the lands of Village Greens Enterprises Limited, requesting a second and final year special exception (transient use) to allow compost operations of restaurant food waste in the A-1 Agricultural District pursuant to Zoning Code Sections ZS 1-105(c)(5), ZS 1-116(c)(3) and ZS 1-337, located at 11923 St. Martins Neck Road, approximately 430 feet west of Industrial Park Road, Tax Map 10, Parcel 280, in the Fifth Tax District of Worcester County, Maryland.

**6:35 p.m.**

**Case No. 21-47**, on the application of Mark Cropper, Esq., on the lands of Richard Toth, requesting a variance to reduce the Ordinance prescribed front yard setback from 50 feet from a minor collector highway to 15 feet (an encroachment of 35 feet) associated with a proposed addition to a 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), ZS 1-305(b)(2)B and ZS 1-326, located at 13011 Old Bridge Road (MD Route 707) approximately 187 feet west of Martha's Landing Road, Tax Map 27, Parcel 236, Lot 15, in the Tenth Tax District of Worcester County, Maryland.

**6:40 p.m.**

**Case No. 21-48**, on the application of Mark Cropper, Esq., on the lands of Eric & Mendi Smith, requesting a variance to exceed the allowable 125 feet channelward extension of a waterfront structure by 74 feet for a proposed pier extending 199 feet, pursuant to Natural Resources Article NR 2-102(e)(1), Zoning Code Sections ZS 1-116(n)(2) and ZS 1-215(d)(4), located southeast of the terminus of Daye Girls Road, Tax Map 9, Parcel 166, Lot B, in the Fifth Tax District of Worcester County, Maryland.

**6:45 p.m.**

**Case No. 21-42**, on the application of Hugh Cropper, IV, Esq., on the lands of Stephen & Sandra Hadley, requesting a variance to the Ordinance Prescribed rear yard setback from 30 feet to 19.46 feet (an encroachment of 10.54 feet) and a variance to the front yard setback of 50 feet to the center of the road right-of-way to 44.7 feet (an encroachment of 5.3 feet), 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 on the south side of Snug Harbor Road, approximately 406 feet east

of Meadow Drive, Tax Map 33, Parcel 346, Section A, Lot 9 in the Tenth Tax District of Worcester County, Maryland.

**6:50 p.m.**

**Case No. 21-43**, on the application of Hugh Cropper, IV Esq., on the lands of William & Amy Romeo, requesting a variance to reduce the rear yard setback from 30 feet to 15.3 feet (an encroachment of 14.7 feet) and a variance to reduce the front yard setback from 50 feet from the center of the road right-of-way, to 45.4 feet (an encroachment of 4.6 feet), associated with a proposed single family dwelling, in the R-2 Suburban Residential District pursuant to Zoning Code 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 688 feet east of Meadow Drive, Tax Map 33, Parcel 346, Lot 14 in the Tenth Tax District of Worcester County, Maryland.

**6:55 p.m.**

**Case No. 21-41**, on the application of Hugh Cropper, IV Esq., on the lands of Robert & Pamela Drocella, requesting a variance to the Atlantic Coastal Bays Critical Area Ordinance to exceed the allowable 100 feet tidal wetland crossing by 24 feet for a proposed 3 foot by 124 foot walkway over tidal wetlands, pursuant to Natural Resources Section NR 3-125(b)(1) and Zoning Code Section ZS 1-116(m)(1), located at 6112 South Point Road, approximately 616 feet west of South Point Drive, Tax Map 50, Parcel 34, Block F, Lot 25A, of the Bay Shores subdivision, in the Tenth Tax District of Worcester County, Maryland.

**7:00 p.m.**

**Case No. 21-49**, on the application of Hugh Cropper, IV, Esq., on the lands of Kathleen Clark, requesting a variance to the Ordinance prescribed front yard setback from 25 feet to 0 feet (an encroachment of 25 feet) and a variance to the Ordinance prescribed rear yard setback from 30 feet to 6 feet (an encroachment of 24 feet) associated with a proposed single-family dwelling and accessory apartment 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 Golf Course Road approximately 170 feet south of Townsend Road, Tax Map 27, Parcel 301, Lot 20, in the Tenth Tax District of Worcester County, Maryland.

**7:05 p.m.**

**Case No. 21-50**, on the application of Hugh Cropper, IV, Esq., on the lands of Kathleen Clark, requesting a variance to the Ordinance prescribed front yard setback from 25 feet to 0 feet (an encroachment of 25 feet) and a variance to the Ordinance prescribed rear yard setback from 30 feet to 6 feet (an encroachment of 24 feet) associated with a proposed single-family dwelling and accessory apartment 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 Golf Course Road approximately 170 feet south of Townsend Road, Tax Map 27, Parcel 301, Lot 21, in the Tenth Tax District of Worcester County, Maryland.

**7:10 p.m.**

**Case No. 21-51**, on the application of Hugh Cropper, IV, Esq., on the lands of Kathleen Clark, requesting a variance to the Ordinance prescribed front yard setback from 25 feet to 0 feet (an encroachment of 25 feet) and a variance to the Ordinance prescribed rear yard setback from 30 feet to 6 feet (an encroachment of 24 feet) associated with a proposed single-family dwelling and accessory apartment 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 Golf Course Road approximately 170 feet south of Townsend Road, Tax Map 27, Parcel 302, Lot 22, in the Tenth Tax District of Worcester County, Maryland.

**7:15 p.m.**

**Case No. 21-52**, on the application of Hugh Cropper, IV, Esq., on the lands of Kathleen Clark, requesting a variance to the Ordinance prescribed front yard setback from 25 feet to 0 feet (an encroachment of 25 feet) and a variance to the Ordinance prescribed rear yard setback from 30 feet to 6 feet (an encroachment of 24 feet) associated with a proposed single-family dwelling and accessory apartment 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 Golf Course Road approximately 170 feet south of Townsend Road, Tax Map 27, Parcel 302, Lot 23, in the Tenth Tax District of Worcester County, Maryland

**7:20 p.m.**

**Case No. 21-53**, on the application of Hugh Cropper, IV, Esq., on the lands of Kathleen Clark, requesting a variance to the Ordinance prescribed front yard setback from 25 feet to 0 feet (an encroachment of 25 feet) and a variance to the Ordinance prescribed rear yard setback from 30 feet to 6 feet (an encroachment of 24 feet) associated with a proposed single-family dwelling and accessory apartment 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 Golf Course Road approximately 170 feet south of Townsend Road, Tax Map 27, Parcel 307, Lot 24, in the Tenth Tax District of Worcester County, Maryland

**7:25 p.m.**

**Case No. 21-54**, on the application of Hugh Cropper, IV, Esq., on the lands of Kathleen Clark, requesting a variance to the Ordinance prescribed front yard setback from 25 feet to 0 feet (an encroachment of 25 feet) and a variance to the Ordinance prescribed rear yard setback from 30 feet to 6 feet (an encroachment of 24 feet) associated with a proposed single-family dwelling and accessory apartment 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 Golf Course Road approximately 170 feet south of Townsend Road, Tax Map 27, Parcel 307, Lot 25, in the Tenth Tax District of Worcester County, Maryland

**7:30 p.m.**

**Case No. 21-55**, on the application of Hugh Cropper, IV, Esq., on the lands of Kathleen Clark, requesting a variance to the Ordinance prescribed front yard setback from 25 feet to 0 feet (an encroachment of 25 feet) and a variance to the Ordinance prescribed rear yard setback from 30 feet to 6 feet (an encroachment of 24 feet) associated with a proposed

single-family dwelling and accessory apartment 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 Golf Course Road approximately 170 feet south of Townsend Road, Tax Map 27, Parcel 307, Lot 26, in the Tenth Tax District of Worcester County, Maryland

### **ADMINISTRATIVE MATTERS**