

**WORCESTER COUNTY  
BOARD OF ZONING APPEALS  
MINUTES**

**October 8, 2020**

The Worcester County Board of Zoning Appeals met on the above date in the Board Room (Room 1102) on the first floor of the Worcester County Government Center, One West Market Street, Snow Hill, Maryland. Members present were: Robert Purcell, Thomas Babcock, Joe Green, David Dypsky, James Purnell, Glenn Irwin and Larry Fykes. Also in attendance were Jennifer Keener, DRP Deputy Director, Cathy Zirkle, DRP Specialist II, Jessica Edwards, Customer Service Representative, Valerie Dawson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 20-45**, on the application of Donald Littleton, on the lands of John Kokkinos, requesting a variance to the Ordinance prescribed rear yard setback from 25 feet to 19 feet (an encroachment of 6 feet) associated with a proposed deck and screen porch addition 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 11712 Maid At Arms Lane, approximately 373 feet east of Man O War Lane , Tax Map 26, Parcel 1, Lot 132, of the Riddle Farm Subdivision, in the Tenth Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony was Donald Littleton, contractor and John Kokkinos, property owner. There were no protestants. Submitted as Applicant's Exhibit No. 1 were three pictures of the existing landing and steps. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. green and carried 6 to 1, with Mr. Purcell opposed, to grant the variance as requested. The hearing ended at 6:42 PM.

The public hearing commenced at 6:43 PM on **Case No. 20-46**, on the application of Mark Cropper, Esq., on the lands of Steve Hershey, requesting a special exception to allow the reconstruction/reconfiguration of a non-conforming hotel/motel use to include the expansion of the use not to exceed 50% of the original gross floor area; requesting a variance to the Ordinance prescribed rear yard setback from 50 feet to 33 feet (an encroachment of 17 feet) associated with a proposed single family dwelling and a variance to the Ordinance prescribed rear yard setback from 47 feet to 26 feet (an encroachment of 21 feet) associated with the reconstruction and relocation of proposed Building A, in the R-1 Rural Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-122(d), ZS 1-205(b)(2) and ZS 1-305, located at the easterly terminus of Gum Point Road, Tax Map 21, Parcel 75, in the Third Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony was Mark Cropper, Esquire, Frank Lynch Jr., Land Surveyor and Steve Hershey, property owner. Submitted as Applicant's Exhibit No. 1 was an existing conditions survey. Submitted as Applicant's Exhibit No. 2 was a proposed site plan. Submitted as Applicant's Exhibit No. 3 was a proposed remediation plan. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Fykes

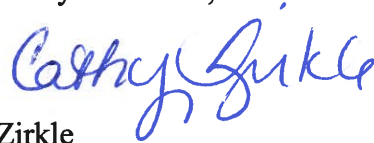
and carried unanimously to grant the special exception and two variances as requested. The hearing ended at 7:03 PM.

#### **Administrative Matters**

The Board held its annual election for Chairman and Vice Chairman, delayed from July due to COVID-19. After a brief discussion it was moved by Mr. Fykes to re-elect Mr. Purcell as Chairman and Mr. Babcock as Vice chairman. The motion was seconded by Mr. Dypsky and carried unanimously.

With no further business before the Board, the meeting was adjourned at 7:05 PM.

Respectfully submitted,



Cathy Zirkle  
DRP Specialist II