

**WORCESTER COUNTY  
BOARD OF ZONING APPEALS  
MINUTES**

**April 8, 2021**

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: Thomas Babcock, Joe Green, James Purnell, Jake Mitrecic and Larry Fykes. Also in attendance were Kristen Tremblay, Zoning Administrator, Cathy Zirkle, DRP Specialist II, Joy Birch Natural Resource Planner, Valerie Dawson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 21-19**, on the lands of William & Carrie Harris, requesting a variance to the Ordinance prescribed side yard setback from 6 feet to 4.48 feet (an encroachment of 1.52 feet), associated with a proposed attached garage 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), and ZS 1-305 located at 83 Newport Drive, approximately 345 feet south west of Bimini Lane, Tax Map 16, Parcel 38, Section 1, Lot 198 of the Ocean Pines Subdivision, in the Third Tax District of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Bill Harris. There were no protestants. Following the discussion, it was moved by Mr. Green, seconded by Mr. Fykes and carried unanimously to grant the variance as requested. The hearing ended at 6:35 PM.

The public hearing commenced at 6:36 PM on **Case No. 21-20**, on the lands of William Andalora & Laura Matyas, requesting a variance to the Ordinance prescribed front yard setback off of Salt Spray Drive from 10 feet to 0.2 feet (an encroachment of 9.8 feet) associated with a proposed open deck addition to a recreational vehicle in the A-2 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-202(b)(12) and ZS 1-305, located at 25 Salt Spray Drive, on the north east corner of the westerly intersection with Deep Sea Drive, Tax Map 16, Parcel 85, Section 1, Lot 25, of the White Horse Park Campground Subdivision, in the Third Tax District of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Laura Matyas. Billie Reynolds the White Horse Park Manager appeared in opposition. Submitted as Applicant's Exhibit No. 1 were photos of other units with decks. Following the discussion, it was moved by Mr. Fykes, seconded by Mr. Purnell and carried unanimously to grant the variance as requested, Mr. Mitrecic did not participate in the vote. The hearing ended at 6:51pm.

The public hearing commenced at 6:52 PM on **Case No. 21-21**, on the lands of Kevin & Lori Connor, requesting a special exception to reconstruct a non-conforming second story wrap around deck in the R-3 Multi-Family Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-122(d)(1)B, ZS 1-207(b)(2) and ZS 1-305, located at 39 White Sail Circle, approximately 1,020 feet north east of Windjammer Road,

Tax Map 16, Parcel 38, Section 1, Lot 585 of the Ocean Pines Subdivision, in the Third Tax District of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Kevin Connor. There were no protestants. Following the discussion, it was moved by Mr. Fykes, seconded by Mr. Purnell and carried unanimously to grant the special exception as requested. The hearing ended at 6:59 PM.

The public hearing commenced at 7:00 PM on **Case No. 21-23**, on the application of Donald Littleton, on the lands of Charles Jordan, requesting a variance to the Ordinance prescribed rear yard setback from 25 feet to 16 feet (an encroachment of 9 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 11891 Man O' War Lane, approximately 632 feet east of Battle Colors Lane, Tax Map 26, Parcel 1, Lot 322, of the Riddle Farm Subdivision, in the Tenth Tax District of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony were Hugh Cropper, IV along with Mr. & Mrs. Jordan. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a picture of the left side of the house. Submitted as Applicant's Exhibit No. 2 was a letter of support from a neighbor. Submitted as Applicant's Exhibit No.3 was a picture of the rear of the house. Submitted as Applicant's Exhibit No. 4 was a picture of a deck and screen room on a house down the street. Following the discussion, it was moved by Mr. Purnell, seconded by Mr. Green and carried unanimously to grant the variance as requested. The hearing ended at 7:08 PM.

The public hearing commenced at 7:09 PM on **Case No. 21-22**, on the application of Erick Bruder, on the lands of SNRX, LLC, requesting a special exception to increase the height of a fence in a front yard setback to 10 feet tall and a variance to the Ordinance prescribed front yard setback from an arterial highway from 100 feet to 89.92 feet (an encroachment of 10.08 feet) associated with a proposed greenhouse in the I-1 Light Industrial District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-305(b)(2)A and ZS 1-305(k)(3)C, located at 11903 Peerless Road, at the northwesterly intersection with Worcester Highway (US 113), Tax Map 15, Parcel 81, in the Fifth Tax District of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Steve Rakow, Esq. and Erick Bruder. There were no protestants. Submitted as Board Exhibit No. 1 was a photo of screen fabric caught on the fence barbed wire. The Board voted on the variance and special exception separately. Following the special exception discussion, it was moved by Mr. Purnell, seconded by Mr. Green and carried unanimously to grant the special exception with the condition that the fabric screen must be used and maintain properly. Following the variance discussion, it was moved by Fykes, seconded by Mr. Purnell and carried 4-1 to grant the variance as requested with Mr. Babcock opposed. The hearing ended at 7:26 PM.

The public hearing commenced at 7:27 PM on **Case No. 21-18**, on the application of Hugh Cropper, IV, Esq., on the lands of Tricia Walsh, requesting a variance to the Atlantic Coastal Bays Critical Area buffer from 100 feet to 23.01 feet (an encroachment of 76.99 feet) and a variance to the Ordinance prescribed rear yard setback from 30 feet to 24.58 feet (an encroachment of 5.42 feet) associated with the proposed construction of a rear screen porch, sunroom, covered porch, and paver patio in the R-2 Suburban Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-116(m)(1), ZS 1-206(b)(2) and ZS 1-305 and Natural resources Code Sections NR3-104 (c)(4) and NR3-111 located at 10110 Waterview Drive, approximately 80 feet west of Cropper Creek Lane, Tax Map 26, Parcel 444, Lot 61A, in the Tenth Tax District of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Hugh Cropper, IV, Tricia Walsh, Greg Wilkins and Chris McCabe. Submitted as Applicant's Exhibit No. 1 was a picture of other houses from the canal. Submitted as Applicant's Exhibit No. 2 was photos of additional properties from the canal. Submitted as Applicant's Exhibit No.3 was an aerial view of location. Submitted as Applicant's Exhibit No. 4 was a subdivision plat from 1992. There were no protestants. Following the discussion, it was moved by Mr. Green, seconded by Mr. Fykes and carried unanimously to grant the Critical Area and Zoning variances as requested. The hearing ended at 7:50 PM.

### **Administrative Matters**

With no further business before the Board, the meeting was adjourned at 7:55 PM.

Respectfully submitted,

Cathy Zirkle  
DRP Specialist II