

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

November 9, 2023

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: Thomas Babcock, Jake Mitrecic, David Dypsky, Lisa Bowen and Larry Fykes. Also in attendance were Stuart White, DRP Specialist, Joy Birch, Natural Resource Specialist, Valerie Dawson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 23-73**, on the lands of Tammy Adkins, requesting a special exception to allow a 6-foot-tall fence in a front yard setback, pursuant to Zoning Code §§ ZS 1-116(c)(3), & ZS 1-305(k)(3) located at 13232 Muskrattown Road, Tax Map 4, Parcel 47, Lot 1, Tax District 5, Worcester County, Maryland. Stuart White read the application. Appearing as witness and providing testimony was Tammy Adkins. There were no protestants. Following the discussion, it was moved by Mr. Babcock, seconded by Mr. Dypsky and carried unanimously to grant the special exception as requested. The hearing ended at 6:37 PM.

The public hearing commenced at 6:38 PM on **Case No. 23-74**, on the lands of Steve Novak, requesting an after-the-fact variance to the right side yard setback from 20 feet to 9.8 feet (to encroach 10.2 feet) for existing sheds and an after-the-fact variance to the right side yard setback from 20 feet to 14.8 feet (to encroach 5.2 feet) for an existing garage in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-201(b)(5) and ZS 1-305, located at 2030 Wildwood Trail, Tax Map 61, Parcel 41, Lot 15, Tax District 7, Worcester County, Maryland. Stuart White read the application. Appearing as witness and providing testimony were Steve Novak and John McAllen. Appearing in opposition was David Hillman represented by Peter Cosby. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Babcock and carried unanimously to deny the variances as requested. The hearing ended at 7:03pm.

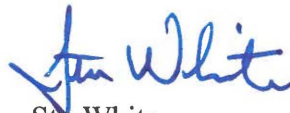
The public hearing commenced at 7:04 PM on **Re-advertisement of Case No. 23-55**, on the lands of Janet & Daniel Trimper, IV Revocable Trust, on the application of Mark Cropper, requesting a variance to reduce the Atlantic Coastal Bays Critical Area Buffer Management Area from 50 feet to 39.6 feet (to encroach 10.4 feet) and a variance to increase the 30 percent allowable forest clearing to 33.7 percent associated with a construction of a single family dwelling, Pursuant to Natural Resources Code §§ NR 3-104 (c)(4), NR 3-111 and NR 3-107(c)(4) and Zoning Code §§ ZS 1-116(m), located at 11031 Piney Island Drive, Tax Map 15, Parcel 90, Lot 19, Tax District 5, Worcester County, Maryland. Stuart White read the application. Appearing as witness and providing testimony were Janet Trimper, Frank Lynch, Jonathan Selway, Richard Danzi, Christina Danzi Selway, and Dr. Manoj Jain. There were no protestants. Submitted as applicants exhibit # 1 was a copy of the deed for the subject property. Submitted as

applicants exhibit # 2 was a copy of the Covenants, Conditions, and Restrictions for the Piney Island subdivision. Submitted as applicants exhibit # 3 was a square footage list for houses in the Piney Island subdivision. Submitted as applicants exhibit # 4 was a letter of support and testimony from Coastal Compliance Solutions, LLC. Submitted as applicants exhibit # 5 was a copy of the file for Board of Zoning Appeals Case # 18-31. Submitted as applicants exhibit # 6 was a revised proposed site plan. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Fykes and carried unanimously to grant the critical area variance as requested. The hearing ended at 7:38 PM.

Administrative Matters

With no further business before the Board, the meeting was adjourned at 7:38 PM.

Respectfully submitted,



Stu White
DRP Specialist