

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

THURSDAY JANUARY 11, 2024

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. 24-1, on the lands of Anthony Scardina requesting a variance to the rear yard setback from 5 feet to 2.6 feet (to encroach 2.4 feet) for an open deck addition in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(18) and ZS 1-318, located at 8507 N. Longboat Way, Tax Map 33, Parcel 347, Lot 226, Tax District 10, Worcester County, Maryland.

6:35 p.m.

Case No. 24-2, on the lands of Paul Carlotta, requesting a variance to the right side yard setback from 20 feet to 10 feet (to encroach 10 feet) for a proposed garage in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(b)(5) and ZS 1-305, located at 8746 Stephen Decatur Highway, Tax Map 33, Parcel 311, Lot 1A, Tax District 10, Worcester County, Maryland.

6:40 p.m.

Case No. 24-3, on the lands of Gary West, on the application of Jaime Toner, requesting a variance to a front yard setback off of a minor collector highway from 50 feet to 37.03 (to encroach 12.97 feet) for an inground pool and a variance to a front yard setback off of a minor collector highway from 50 feet to 33.89 (to encroach 16.11 feet) for a deck and steps, in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-206(b)(2) and ZS 1-305, located at 12529 W. Torquay Road, Tax Map 21, Parcel 6, Section C, Block 22, Lot 1, Tax District 10, Worcester County, Maryland.

6:45 p.m.

Case No. 24-4, on the lands of Parker Shockley, on the application of Arcola Towers, requesting a special exception to allow a 170 foot tall monopole with 2 foot tall lightning rod (total of 172 feet tall) in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-201(c)(28) and ZS 1-343, located at 5614 Onley Road, Tax Map 79, Parcel 91, Tax District 8, Worcester County, Maryland.

6:50 p.m.

Case No. 24-5, on the lands of NVR, Inc, on the application of Hugh Cropper, IV, requesting an after-the-fact variance to the right side yard setback from 7 feet to 6.9 feet (encroaches .1 feet) and an after-the-fact variance to the left side yard setback from 3 feet to 2.8 feet (encroaches .2 feet) for an existing single family dwelling in a Residential Planned Community, pursuant to Zoning Code §§ ZS 1-116(c)(4) and ZS 1-315, located at 12420 Coastal Marsh Drive, Tax Map 33, Parcel 281, Lot 63, Tax District 10, Worcester County, Maryland.

6:55 p.m.

Case No. 24-6, on the lands of Jennifer & James Koutsos, on the application of Hugh Cropper, IV, requesting an after-the-fact variance to the right side yard setback from 3 feet to 2.7 feet (encroaches .3 feet), an after-the-fact variance to the left side yard setback from 7 feet to 4.8 feet (encroaches 2.2 feet) and an after-the-fact variance to the rear yard setback from 20 feet to 18.2 feet (encroaches 1.8 feet) for an existing single family dwelling in a Residential Planned Community, pursuant to Zoning Code §§ ZS 1-116(c)(4) and ZS 1-315, located at 12303 Hidden Bay Drive, Tax Map 33, Parcel 281, Lot 10, Tax District 10, Worcester County, Maryland

7:00 p.m.

Case No. 24-7, on the lands of Debra Moore, on the application of Hugh Cropper, IV, requesting an after-the-fact variance to the left side yard setback from 7 feet to 6.7 feet (encroaches .3 feet) and an after-the-fact variance to the right side yard setback from 3 feet to 0.7 feet (encroaches 2.3 feet) for an existing single family dwelling in a Residential Planned Community, pursuant to Zoning Code §§ ZS 1-116(c)(4) and ZS 1-315, located at 12317 Hidden Bay Drive, Tax Map 33, Parcel 281, Lot 17, Tax District 10, Worcester County, Maryland

7:05 p.m.

Case No. 24-8, on the lands of Raymond & Marsha Galloway, on the application of Hugh Cropper, IV, requesting an after-the-fact variance to the right side yard setback from 7 feet to 6.9 feet (encroaches .1 feet) and an after-the-fact variance to the left side yard setback from 3 feet to 2.8 feet (encroaches .2 feet) for an existing single family dwelling in a Residential Planned Community, pursuant to Zoning Code §§ ZS 1-116(c)(4) and ZS 1-315, located at 12371 Hidden Bay Drive, Tax Map 33, Parcel 281, Lot 42, Tax District 10, Worcester County, Maryland.

7:10 p.m.

Case No. 24-9, on the lands of Michele & Stephen Pawlowski, Jr. Revocable Trust, on the application of Hugh Cropper, IV, requesting an after-the-fact variance to the right side yard setback from 7 feet to 6.8 feet (encroaches .2 feet) and an after-the-fact variance to the left side yard setback from 3 feet to 1 foot (encroaches 2 feet) for an existing single family dwelling in a Residential Planned Community, pursuant to Zoning Code §§ ZS 1-116(c)(4) and ZS 1-315, located at 12375 Hidden Bay Drive, Tax Map 33, Parcel 281, Lot 44, Tax District 10, Worcester County, Maryland

7:15 p.m.

Case No. 24-10, on the lands of Ann & David Gordon, on the application of Hugh Cropper, IV, requesting an after-the-fact variance to the right side yard setback from 7 feet to 6.8 feet (encroaches .2 feet), an after-the-fact variance to the left side yard setback from 3 feet to .7 feet (encroaches 2.3 feet) for an existing single family dwelling in a Residential Planned Community, pursuant to Zoning Code §§ ZS 1-116(c)(4) and ZS 1-315, located at 12377 Hidden Bay Drive, Tax Map 33, Parcel 281, Lot 45, Tax District 10, Worcester County, Maryland

Administrative Matters