

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

*THURSDAY JUNE 13, 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. 24-43**, on the lands of Robert Smith, on the application of Omar Kassen, requesting a variance to a left side yard setback from 8 feet to 4.42 feet (to encroach 3.58 feet) for a proposed garage 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 19 Dove Lane, Tax Map 16, Parcel 42, Section 5, Lot 159, Tax District 3, Worcester County, Maryland.

**6:35 p.m.**

**Case No. 24-44**, on the lands of Glen Dubois, requesting a variance to a left side yard setback from 20 feet to 10 feet (to encroach 10 feet) for a proposed 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 7322 Libertytown Road, Tax Map 30, Parcel 78, Tax District 3, Worcester County, Maryland.

**6:40 p.m.**

**Case No. 24-42**, on the lands of Patrick St. Dennis, on the application of Ryan McManus, requesting a variance to the left side yard setback from 6 feet to 2.5 feet (to encroach 3.5 feet) and a variance to the rear yard setback from 30 feet to 26.4 feet (to encroach 3.6 feet) for proposed steps from a second floor deck in the R-3 Multi-family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2) and ZS 1-305, located at 187 Teal Circle, Tax Map 16, Parcel 41, Section 4, Lot 280, Tax District 3, Worcester County, Maryland.

**6:45 p.m.**

**Case No. 24-38**, on the lands of Monica Foell, requesting an after-the-fact variance to the left yard setback from 6 feet for an accessory structure to 3.09 feet (encroaches 2.91 feet), and an after-the-fact rear yard setback from 6 feet for an accessory structure to 3.56 feet (encroaches 2.44 feet), for an existing shed 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 at 10314 Bristol Road, Tax Map 21, Parcel 8, Section A, Block 3, Lot 15, Tax District 10, Worcester County, Maryland.

**6:50 p.m.**

**Case No. 24-39**, on the lands of Matthew Pyles, on the application of Mark Cropper, requesting a variance to reduce the Atlantic Coastal Bays Critical Area Buffer from 100 feet to 35 feet (to encroach 65 feet) associated with the installation of a proposed driveway pursuant to Natural Resources Code §§ NR 3-104(c)(4), NR 3-111, and Zoning Code §§ ZS 1-116(m)(1), located on Marshall Creek Road approximately 517 feet west of the terminus of Marshall Creek Road, Tax Map 49, Parcel 139, Lot 3, Tax District 4, Worcester County, Maryland.

**6:55 p.m.**

**Case No. 24-40**, on the lands of John Talbott, on the application of Ray Patel, requesting a special exception to allow multi-family dwelling units contained in, as a part of or attached to a principal commercial structure in the C-2 General Commercial District, pursuant to Zoning Code Sections §§ ZS 1-116(c)(3), ZS 1-210(c)(5) and ZS 1-325, located at 11006 & 11008 Manklin Meadows Lane, Tax Map 21, Parcel 266, Phases 3 & 4, Tax District 3, Worcester County, Maryland.

**7:00 p.m.**

**Case No. 24-45**, on the lands of Hugh Cropper, IV, requesting a special exception to allow a single family dwelling in the RP Resource Protection District, pursuant to Zoning Code Sections §§ ZS 1-116(c)(3) and ZS 1-215(c)(1), located on the north east corner of Boxiron Road and Truitt's Landing Road, Tax Map 80, Parcel 1, Lot 1, Tax District 2, Worcester County, Maryland.

**7:05 p.m.**

**Case No. 24-32**, on the lands of Build Pines, LLC, on the application of Hugh Cropper, IV, requesting a special exception to allow contractor shops, a variance to the right side yard setback from 50 feet to 44 feet(to encroach 6 feet) for a proposed contractor shop building, a variance to the right side yard setback from 50 feet to 45.5 feet and a variance to the left side yard setback from 50 feet to 36.5 feet for the conversion of an existing building to a contractor shop, in the A-2 Agricultural District, pursuant to Zoning Code Sections §§ ZS 1-116(c)(3), ZS 1-116(c)(4) and ZS 1-202(c)(13), located at 10529 Flower Street, Tax Map 25, Parcel 275, Tax District 3, Worcester County, Maryland.

**7:10 p.m.**

**Case No. 24-21**, on the lands of Cellar House Farm, LLC, on the application of Hugh Cropper, IV, requesting a special exception to allow an Agritourism facility and the use of not more than thirty percent of the gross acreage of a lot or parcel, for the agritourism uses and structures, also requesting a special exception to allow the accessory use of a principal agricultural structure or use of land for the commercial hosting of non-agricultural functions and events in the A-1 Agricultural District, pursuant to Zoning Code Sections §§ ZS 1-116(c)(3), ZS 1-209(c)(9), ZS 1-201(c)(32), ZS 1-322, ZS 1-323 and ZS 1-325, located at 2634 Cellar House Road, Tax Map 69, Parcel 25, Tax District 7, Worcester County, Maryland.

**7:15 p.m.**

**Case No. 24-46**, on the lands of Frederick Eisenbrandt, on the application of Hugh Cropper, IV, requesting a special exception to allow the accessory use of a principal agricultural structure or use of land for the commercial hosting of non-agricultural functions and events in the A-1 Agricultural District, pursuant to Zoning Code Sections §§ ZS 1-116(c)(3), ZS 1-201(c)(32) and ZS 1-325, located at 11930 Ocean Gateway, Tax Map 26, Parcel 260, Tax District 10, Worcester County, Maryland.

**Administrative Matters**