

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

April 11, 2024

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, Lisa Bowen, Jake Mitrecic, Beth Gismondi and Larry Fykes. Also in attendance were Kristen Tremblay, Zoning Administrator, Stuart White, Cathy Zirkle, DRP Specialists, Debbie Dickerson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 24-25**, on the lands of Phillip Hamblin requesting a variance to the rear yard setback from 5 feet to 3 feet (to encroach 2 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 8505 N. Longboat Way, Tax Map 33, Parcel 347, Lot 225A, Tax District 10, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Phillip Hamblin. There were no protestants. Following the discussion, it was moved by Mr. Babcock, seconded by Mr. Mitrecic and carried unanimously to grant the variance as requested. The hearing ended at 6:35 PM.

The public hearing commenced at 6:35 PM on **Case No. 24-24**, on the lands of Andrew Wagner, requesting a special exception to allow 6-foot-tall fencing in a front yard setback, pursuant to Zoning Code §§ ZS 1-116(c)(3), & ZS 1-305(k)(3) located at 8248 Shire Drive, Tax Map 32, Parcel 243, Tax District 3, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witnesses and providing testimony were Kevin Wagner and Mark Fisackerly. There were no protestants. Following the discussion, it was moved by Mr. Fykes, seconded by Ms. Bowen and carried 4 - 1 with Mr. Babcock opposed and Mr. Mitrecic abstaining to grant the special exception as requested. The hearing ended at 6:46pm.

The public hearing commenced at 6:46 PM on **Case No. 24-26**, on the lands of Aaron Lovegrove, requesting a variance to the Atlantic Coastal Bays Critical Area Ordinance to allow a fence within the 100' buffer, pursuant to Natural Resources Code §§ NR 3-104(c)(4) and NR 3-111 and Zoning Code §§ ZS 1-116(m)(1), located at 12357 Hidden Bay Drive, Tax Map 33, Parcel 281, Lot 37, Tax District 10, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witnesses and providing testimony were Aaron and Natalie Lovegrove. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a collection of photographs of similar fences in the community. Submitted as Applicant's Exhibit No. 2 was a letter of approval from the Bayside Community Association. Following the discussion, it was moved by Ms. Gismondi, seconded by Mr. Fykes and carried unanimously to grant the critical area variance as requested. The hearing ended at 6:54 PM.

The public hearing commenced at 6:54 PM on **Case No. 24-27**, on the lands of Joseph Serman, Jr., requesting a variance to a front yard setback from 50 feet to 20 feet (to encroach 30 feet) and a variance to the front yard setback from 60 feet to the center of the road right-of-way to 35.7 (to encroach 24.3 feet) for a proposed single family dwelling 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 7628 Public Landing Road, Tax Map 64, Parcel 51, Tax District 2, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Joseph Serman, Jr. Appearing in protest was J.R. James. Following the discussion, it was moved by Mr. Mitrecic, seconded by Mr. Fykes and carried unanimously to grant the variances as requested. The hearing ended at 7:00 PM.

The public hearing commenced at 7:00 PM on the **Re-advertisement of Case No. 24-11**, on the lands of Joseph Bordenski, on the application of Kristina Watkowski, requesting a variance to the rear yard setback from 30 feet to 15.05 feet (to encroach 14.95 feet) and a variance to the front yard setback from 50 feet to the center of the road right-of-way to 35.46 (to encroach 14.54 feet) for a proposed single family dwelling 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 on Snug Harbor Road about 1,002 feet east of the intersection with Meadow Drive, Tax Map 33, Parcel 346, Section A, Lot 21, Tax District 10, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Greg Wilkins and Noelle Bordenski. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a collection of aerial photos of the Snug Harbor Road area. Submitted as Applicant's Exhibit No. 2 was a collection of street level photos of the subject and surrounding properties. Submitted as Applicant's Exhibit No. 3 was a site plan for the subject property. Submitted as Applicant's Exhibit No. 4 was a collection of photos of surrounding houses. Following the discussion, it was moved by Ms. Gismondi, seconded by Mr. Mitrecic and carried unanimously to grant the variances as requested. The hearing ended at 7:14 PM.

The public hearing commenced at 7:14 PM on **Case No. 24-29**, on the lands of George Tunis, on the application of Kristina Watkowski, requesting a special exception (transient use) to allow a special event in the R-3 Multi-family Residential District, pursuant to Zoning Code Sections ZS 1-105(c)(5), ZS 1-116(c)(3) and ZS 1-337, located at 12942 Old Bridge Road, Tax Map 27, Parcel 487, Lots 24, 25, 26 & 27, Tax District 10, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Kristina Watkowski and Emily Tunis. There were no protestants. Submitted as Applicant's Exhibit No. 1 was an excerpt from the Worcester County Comprehensive Plan. Following the discussion, it was moved by Mr. Babcock, seconded by Mr. Fykes and carried unanimously to grant the special exception as requested. The hearing ended at 7:30 PM.

The public hearing commenced at 7:54 PM on **Case No. 24-28**, on the lands of Tina Warren, requesting a special exception to allow a kennel for the boarding of household pets and variances to the separation distance of 200 feet from all property lines for an

outside pen to 20 feet from the right side property line (to encroach 180 feet), 55 feet from the front property line (to encroach 150 feet), 28 feet from the left property line (to encroach 172 feet) and a variance to the lot width of 200 feet to 149.1 feet (to reduce by 50.9 feet) in the A-1 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-201(c)(30), ZS 1-305 and ZS 1-325, located at 10052 Hayes Landing Road, Tax Map 32, Parcel 358, Lot 3, Tax District 3, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Tina Warren, Terry Warren, Robert Shrieves, and David Wenrich. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a diagram of the proposed kennels. Following the discussion, it was moved by Mr. Babcock, seconded by Mr. Fykes and carried 5 – 1 with Mr. Mitrecic opposed to grant the special exception and variances as requested. The hearing ended at 7:54 PM.

Administrative Matters

With no further business before the Board, the meeting was adjourned at 7:54 PM.

Respectfully submitted,

Stuart White
DRP Specialist