

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

AGENDA

THURSDAY, JUNE 11, 2020

Pursuant to the provisions of the Worcester County Zoning Ordinance and due to the current COVID-19 pandemic, and in lieu of public appearance, notice is hereby given that the public hearing will be held remotely by conference call with the Board of Zoning Appeals for Worcester County. Directions for joining and participating in the hearing will be posted on the County website on June 4, 2020.

6:30 p.m.

Case No. 20-31, on the application of Mark Spencer Cropper, lands of West Ocean City, LLC, requesting an exception to the Forest Conservation Code associated with NR 1-413(b) for an exception to allow for payment to the Forest Conservation Fund in lieu of any required acres of afforestation or reforestation, in the C-3 Highway Commercial District, pursuant to Zoning Code Sections ZS 1-116(k)(2) and NR 1-412 (d), located at the intersection of Samuel Bowen Blvd. and Ocean Gateway (MD Route 50), Tax Map 26, Parcels 300 and 368, in the Third Tax District of Worcester County, Maryland.

6:35 p.m.

Case No. 20-30, on the application of Richard and Heather Trembl, on the lands of Donald and Rebecca Carter, requesting a variance to the Atlantic Coastal Bays Critical Area Buffer Management Area (BMA) from 15 feet to 12.43 feet (an encroachment of 2.57 feet) associated with an After-the-Fact ground level paver patio in the R-3 Multi-family Residential District, pursuant to Zoning Code Sections ZS 1-116(m)(1), NR 3-104(c)(4), and NR 3-111 located at 38 Alton Court, approximately 265 feet east of Leigh Drive, Tax Map 16, Parcel 96, Section 14B, Lot 121 of the Ocean Pines Subdivision, in the Third Tax District of Worcester County, Maryland.

6:40 p.m.

Case No. 20-29, on the lands of John & Brenda Maniatty, requesting a variance to the Atlantic Coastal Bays Critical Area Buffer Management Area (BMA) from 100 feet to 36.06 feet (an encroachment of 63.94 feet) associated with a proposed fence in the R-1 Rural Residential District, pursuant to Zoning Code Sections ZS 1-116(m)(1), NR 3-104(c)(4), located at 4232 Carry Back Road, approximately 465 feet east of Bayside Road, Tax Map 73, Parcel 126, Lot 9 of the Equestrian Shores Subdivision, in the Second Tax District of Worcester County, Maryland.

6:45 p.m.

Case No. 20-32, on the application of Hugh Cropper, IV, Esquire, on the lands of Gregory & Nancy Britt, on the lands of Gregory & Nancy Britt, requesting a variance to the Atlantic Coastal Bays Critical Area setback from 50 feet to 33.6 feet (an encroachment of 16.4 feet) associated with a proposed pool, patio and fence in the R-2 Suburban Residential District, pursuant to Zoning Code Section ZS 1-116(m)(1) and Natural Resources Sections NR 3-104(c)(4) and NR 3-111, located at 13016 North Shore Road, approximately 324 feet east of Golf Course Road, Tax Map 22, Parcel 367, Lot 26 of the Captain's Hill Subdivision, in the Tenth Tax District of Worcester County, Maryland.

6:50 p.m.

Case No. 20-33, on the application of Jason Hearn, on the lands of Thomas & Renee Finnegan, requesting a special exception to increase the height of a fence in the side yard setback from 6 feet tall to 9 feet 7 ½ inches tall in the R-4 General Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(3) and ZS 1-305(k)(3)C, located at 12545 Ocean Reef Drive, approximately 900 feet south east of Indian Trail Drive, Tax Map 27, Parcel 442, Lot 28, in the Tenth Tax District of Worcester County, Maryland.

6:55 p.m.

Case No. 20-35, on the lands of Reet Reet Inc., requesting a special exception to increase the gross floor area of two retail and service establishments up to a maximum of 5,000 square feet each in the C-1 Neighborhood Commercial District, pursuant to Zoning Code Sections ZS 1-116(c)(3) and ZS 1-209(c)(1), on the southerly side of Jones Road, approximately 250 feet east of Old Worcester Highway, Tax Map 20, Parcel 320, Lot 5, in the Third Tax District of Worcester County, Maryland.

ADMINISTRATIVE MATTERS