

**WORCESTER COUNTY  
BOARD OF ZONING APPEALS  
MINUTES**

**December 8, 2022**

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: David Dypsky, Robert Purcell, Thomas Babcock, Joe Green, Larry Fykes, Lisa Bowen, and Jake Mitrecic. Also in attendance were Kristen Tremblay, Zoning Administrator, Stuart White, DRP Specialist, Kristi Evans, Environmental Health Specialist, Joy Birch, Natural Resources Planner, Valerie Dawson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 22-56**, on the lands of William Harris Jr., requesting an after-the-fact variance to the left side yard setback from 6 feet to 4.32 feet (to encroach 1.68 feet) & an after-the-fact front yard variance from 25 feet to 24.7 feet (to encroach .3 feet) for an existing attached garage, 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 83 Newport Drive, Tax Map 16, Parcel 38, Section 1, Lot 198, Tax District 3, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony were William Harris, Jr. and John Dillworth. There were no protestants. Following the discussion, it was moved by Mr. Babcock, seconded by Mr. Dypsky and carried unanimously to grant the after-the-fact variances as requested. The hearing ended at 6:41 PM.

The public hearing commenced at 6:42 PM on **Case No. 22-57**, on the lands of Harry How III, requesting a variance to each side yard setback from 6 feet to 3 feet (to encroach 3 feet each) for a proposed dock in 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 2 Widows Watch Court, Tax Map 16, Parcel 38, Section 1, Lot 365, Tax District 3, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony were Harry How, III and John Dillworth. There were no protestants. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Green and carried 6-1, with Mr. Babcock opposed, to grant the variances as requested. The hearing ended at 6:55 PM.

The public hearing commenced at 6:55 PM **Case No. 22-58**, on the application of Hugh Cropper, IV, on the lands of Bruce McConkey, requesting a variance to the front yard setback from 50 feet from the center of the road right of way to 39.27 feet (to encroach 10.73 feet) and a variance to the rear yard setback from 30 feet to 27.61 feet (to encroach 2.39 feet) for a proposed new 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, approximately 1,800 feet east of Meadow Lane Tax Map 33, Parcel 346, Lot 79, Tax District 10, Worcester County, Maryland. Kristen Tremblay read the

application. Appearing as witness and providing testimony were Bruce McConkey and Gregory Wilkins. There were no protestants. Submitted as Applicant's exhibit # 1 was a collection of photos of the property. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Fykes and carried 6-1, with Mr. Purcell opposed, to grant the variances as requested. The hearing ended at 7:05 PM.

The public hearing commenced at 7:05 PM on **Case No. 22-59**, on the lands of Hugh Cropper, IV, requesting a special exception to allow a boundary line adjustment in the RP Resource Protection District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-215(c)(3) & ZS 1-311, the affected properties are 9245 Seahawk Road, Tax Map 25, Parcel 22, and 10625 Assateague Road, Tax Map 25, Parcel 129, Tax District 3, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Hugh Cropper, IV. There were no protestants. Following the discussion, it was moved by Mr. Dypsky, seconded by Ms. Bowen and carried unanimously to grant the special exception. The hearing ended at 7:13 PM.

### **Administrative Matters**

With no further business before the Board, the meeting was adjourned at 7:14 PM.

Respectfully submitted,

Stuart White  
DRP Specialist