

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

*THURSDAY APRIL 10, 2025*

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. Audio and video recording will take place during this public hearing.

The public is invited to view this meeting live online at - <https://worcestercountymd.swagit.com/live>

**6:30 p.m.**

**Case No. 25-21**, on the lands of Sean Alvarado, requesting two (2) after-the-fact variances to the side yard setback from 16.3 feet to 9.2 feet (to encroach 7.1 feet) for a kennel and from 16.3 feet to 9.0 feet (to encroach 7.3 feet) for a garage in the R-1 Rural Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-122(c)(1)A1, ZS 1-205(b)(2) and ZS 1-305, located at 6626 Snow Hill Road, Tax Map 46, Parcel 60, Tax District 2, Worcester County, Maryland.

**6:35 p.m.**

**Case No. 25-20**, on the lands of Maria Gintu, requesting an after-the-fact variance to the rear yard setback from 30 feet to 26.6 feet (to encroach 3.4 feet) for steps from an open deck 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 35 Robin Hood Trail, Tax Map 21, Parcel 224, Section 10, Lot 1163, Tax District 3, Worcester County, Maryland.

**6:40 p.m.**

**Case No. 25-23**, on the lands of the Ocean Pines Association, Inc., requesting a special exception to allow two (2) electronic community signs on Manklin Creek Road, approximately 450 feet from MD 589 and on Cathell Road, approximately 650 feet from MD 589, in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3) and ZS 1-324(c)(9), located on Tax Map 16, Parcel 112, Lot D4, Tax District 3, Worcester County, Maryland.

**6:45 p.m.**

**Case No. 25-22**, on the lands of Lawrence and Joan Buchanan, on the application of Hugh Cropper, IV, requesting a variance to the rear yard setback from 30 feet to 15.8 feet (to encroach 14.2 feet) and to the side yard setback from 6 feet to 4.9 feet (to encroach 1.1 feet) for a proposed two-story addition in the R-4 General Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-208(b)(2) and ZS 1-305, located at 12937 Swordfish Drive, Tax Map 27, Parcel 533, Block E, Lot 9, Tax District 10, Worcester County, Maryland.

**6:50 p.m.**

**Case No. 25-24**, on the lands of Snow Hill Property LLC, on the application of Kristina Watkowski and Hugh Cropper, IV, requesting a variance to the minimum lot width requirement from 200 feet to 150 feet (a reduction of 50 feet) for a proposed mosque in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-210(b)(8) and ZS 1-305, located at 12004 Ocean Gateway, Tax Map 26, Parcel 130, Tax District 10, Worcester County, Maryland.

**6:55 p.m.**

**Case No. 25-25**, on the lands of Coastal Square LLC, on the application of Mark Cropper, requesting a variance to the front yard setback on Samuel Bowen Boulevard from 50 feet to 25 feet (to encroach 25 feet) for a proposed commercial building in a shopping center in the C-3 Highway Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-211(b)(2) and ZS 1-305, located at 11238 Ocean Gateway, Tax Map 26, Parcel 474, Tax District 3, Worcester County, Maryland.

**7:00 p.m.**

**Case No. 25-19**, on the lands of JSJ Partners LLC, on the application of Jonathan Anders, requesting a special exception for a private noncommercial building for the storage of personal property in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-201(c)(34) and ZS 1-305, located between dualized US 113 and old Worcester Highway approximately 1,500 feet north of MD Route 90, Tax Map 15, Parcel 236, Lot 5, Tax District 3, Worcester County, Maryland.

**Administrative Matters**