

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

THURSDAY JUNE 12, 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. 25-36, on the lands of Anthony and Janice Casazza, requesting a variance to the rear yard setback from 30 feet to 22.39 feet (to encroach 7.61 feet) for a proposed deck with steps 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 7 Links Lane, Tax Map 16, Parcel 105, Section 12, Lot 56, Tax District 3, Worcester County, Maryland.

6:35 p.m.

Case No. 25-38, on the lands of Theresa Williams, on the application of Spencer Ayres Cropper, requesting a variance to the side lot line setback from 6 feet to 2.8 feet (to encroach 3.2 feet) for a proposed piling in the R-3 Multi-family Residential District, pursuant to Zoning Code §§ ZS 1-116(n)(3), ZS 1-207(d)(6), and ZS 1-335, and Natural Resources Code §§ NR 2-102(e)(2), located at 32 Seabreeze Lane, Tax Map 16, Parcel 38, Section 1, Lot 308, Tax District 3, Worcester County, Maryland.

6:40 p.m.

Case No. 25-37, on the lands of Donald and Caren Crouthamel, on the application of Brian P. Cosby, requesting two variances to the rear yard setback from 30 feet to 21.95 feet (to encroach 8.05 feet) and from 30 feet to 22.50 feet (to encroach 7.50 feet) for two proposed decks with steps in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-206(b)(2), 1-122(c)(1) and ZS 1-305, located at 12624 Balte Road, Tax Map 21, Parcel 8, Section A, Block 1, Lot 12, Tax District 10, Worcester County, Maryland.

6:45 p.m.

Case No. 25-35, on the lands of Hofman Group Inc., requesting two (2) special exceptions for an agritourism facility and 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 §§ ZS 1-116(c)(3), ZS 1-201(c)(9), ZS 1-201(c)(32) and ZS 1-305, located at 10959 Worcester Highway, Tax Map 20, Parcel 344, Tax District 3, Worcester County, Maryland.

Administrative Matters