

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

THURSDAY AUGUST 14, 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. 25-40, on the lands of Dara and John Wooten, requesting a variance to the side yard setback from 7 feet to 4 feet (to encroach 3 feet) for a proposed landing with steps in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(b)(5), ZS 1-122(c)(1) and ZS 1-305, located at 10610 Flower Street, Tax Map 25, Parcel 97, Tax District 3, Worcester County, Maryland.

6:35 p.m.

Case No. 25-43, on the lands of Candian Newnam, requesting a variance to the front yard setback from 50 feet to 5 feet (to encroach 45 feet) for an existing deck proposed for outdoor seating in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-210(b)(2) and ZS 1-305, located at 5342 Snow Hill Road, Tax Map 63, Parcel 122, Tax District 2, Worcester County, Maryland.

6:40 p.m.

Case No. 25-48, on the lands of Michelle and Michael Haas, requesting a variance to the rear yard setback from 30 feet to 24.6 feet (to encroach 5.4 feet) for a proposed screened porch 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 70 Watertown Road, Tax Map 16, Parcel 47, Section 11, Lot 339, Tax District 3, Worcester County, Maryland.

6:45 p.m.

Case No. 25-49, on the lands of Linda and John Jensen, on the application of Tyler Building Company, requesting a variance to the rear yard setback from 30 feet to 20.59 feet (to encroach 9.41 feet) for a proposed open deck 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 106 Pine Forest Drive, Tax Map 21, Parcel 309, Section 17, Lot 3, Tax District 3, Worcester County, Maryland.

6:50 p.m.

Case No. 25-47, on the lands of Kristie and Stephen St. Pierre, on the application of Paul Thornton, requesting an after-the-fact special exception for the enlargement of a nonconforming structure (barn) in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(5), ZS 1-122(d)(1), ZS 1-116(c)(3), ZS 1-201 and ZS 1-305, located at 5956 Whitesburg Road, Tax Map 53, Parcel 1, Tax District 7, Worcester County, Maryland.

6:55 p.m.

Case No. 25-46, on the lands of Holly and Matthew Mumford, requesting a special exception to allow a commercial kennel in the A-1 Agricultural District and a variance to reduce the setback from perimeter lot lines for outside pens and runways from 200 feet to 68 feet (to encroach 132 feet), pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-201(c)(30) and ZS 1-305, located at 8812 Peerless Road, Tax Map 8, Parcel 141, Lot 1, Tax District 3, Worcester County, Maryland.

7:00 p.m.

Case No. 25-42, on the lands of Dorkhanai and Mohammad Sharif Roshan, requesting a variance to reduce the Atlantic Coastal Bays Critical Area Buffer from 100 feet to 37 feet (to encroach 63 feet) for a proposed garage in the R-1 Rural Residential District, pursuant to Zoning Code §§ ZS 1-116(m), ZS 1-205(b)(2) and ZS 1-305 and Natural Resources Code §§ NR 3-104(d)(4) and NR 3-111, located at 11347 Marina Drive, Tax Map 16, Parcel 91, Block C, Lot 6C, Tax District 3, Worcester County, Maryland.

7:05 p.m.

Case No. 25-41, on the lands of Everett Glenn Holland Revocable Trust and Jean Truitt Holland Revocable Trust, on the application of Cedar Hall Energy Center LLC, requesting a special exception for a public utility structure (battery energy storage system) in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(3) and ZS 1-206(c)(10), located on the north side of Cedar Hall Road at its intersection with the Pocomoke Beltway, Tax Map 91, Parcel 68, Tax District 1, Worcester County, Maryland.

Administrative Matters