

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

THURSDAY DECEMBER 11, 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. 25-64, on the lands of Selbyville Elks Home Inc., on the application of Bill Ireland, requesting a modification to an existing special exception and a variance to the front yard setback from 90 feet to 60 feet (to encroach 30 feet) for a proposed handicapped ramp with a landing in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-122(f), ZS 1-201(c)(21) and ZS 1-305, located at 13324 Worcester Highway, Tax Map 3, Parcel 22, Tax District 5, Worcester County, Maryland.

6:35 p.m.

Case No. 25-65, on the lands of Scott and Emily Gelman, on the application of Mark Spencer Cropper, requesting a variance to the Atlantic Coastal Bays Critical Area regulations to exceed the allowable 100 foot tidal wetland crossing by 95 feet for a proposed 3 foot by 195 foot walkway over tidal wetlands pursuant to Zoning Code §§ ZS 1-116(m)(1) and Natural Resources Code §§ NR 3-125(b)(1), located at 11919 Cedar Creek Road, Tax Map 15, Parcel 252, Lot 10, Tax District 3, Worcester County, Maryland.

6:40 p.m.

Case No. 25-66, on the lands of RCL Investments LLC and Top View LLC, on the application of Mark Spencer Cropper, requesting a variance to the front yard setback from 30 feet to 14.5 feet (to encroach 15.5 feet) and a variance to reduce the Atlantic Coastal Bays Critical Area buffer from 50 feet to 1 foot (to encroach 49 feet) for a proposed residence with a deck in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-116(m)(1), ZS 1-206(b)(2) and ZS 1-305 and Natural Resources Code §§ NR 3-104(d)(4) and NR 3-111, located on Riggins Ridge Road approximately 570 feet east of Golf Course Road, Tax Map 27, Parcel 570, Block 2, Lot 15, Tax District 10, Worcester County, Maryland.

IMPORTANT NOTICE

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.