

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

THURSDAY MAY 9, 2024

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.

6:30 p.m.

Case No. 24-36, on the lands of Nathaniel Passwaters, on the application of Kristina Watkowski, requesting a variance to a rear yard setback from 50 feet to 35.6 feet (to encroach 14.4 feet) for a proposed addition to an existing dwelling in the R-1 Rural Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-205(b)(2) and ZS 1-305, located at 12333 Dixie Drive, Tax Map 10, Parcel 241, Lots 122 & 123, Tax District 5, Worcester County, Maryland.

6:35 p.m.

Case No. 24-34, on the lands of Kevin Myers & Ayres Creek Investments, LLC, on the application of Kristina Watkowski, requesting a special exception to allow special events (transient use) in the E-1 Estate District, pursuant to Zoning Code §§ ZS 1-105(c)(5), ZS 1-116(c)(3) and ZS 1-337, located at 11726 & 11728 Winding Creek Drive, Tax Map 42, Parcel 10, Lots 17 & 18, Tax District 10, Worcester County, Maryland.

6:40 p.m.

Case No. 24-23, on the lands of NVR, Inc., on the application of Kristina Watkowski, requesting after-the-fact variances to the left side yard setback from 3 feet to 2.9 feet (encroaches .1 feet) and to the right side yard setback from 7 feet to 6.9 feet (encroaches .1 feet) for an existing house in a Residential Planned Community, pursuant to Zoning Code §§ ZS 1-116(c)(4) and ZS 1-315, located at 12103 Snug Harbor Road, Tax Map 33, Parcel 281, Lot 82, Tax District 10, Worcester County, Maryland.

6:45 p.m.

Case No. 24-33, on the lands of Maria Castellano, requesting after-the-fact variances to a front yard setback (Timberline Circle) from 10 feet to 1.67 feet (encroaches 8.33 feet), to the right side yard setback from 3 feet to 1.64 feet (encroaches 1.36 feet) and to the left side yard setback from 7 feet to 1.52 feet (encroaches 5.48 feet), associated with an existing manufactured home and decks in a campground subdivision, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-305 and ZS 1-318, located at 309 Timberline Circle, Tax Map 16, Parcel 85, Section 3, Lot 309, Tax District 3, Worcester County, Maryland.

6:50 p.m.

Case No. 24-35, on the lands of Scott Young, on the application of Kayla Short, requesting shoreline modifications to the minimum separation requirement of waterfront structures to adjoining property lines from 6 feet to 2 feet (to encroach 4 feet) on the right and from 6 feet to 3.5 feet (to encroach 2.5 feet) on the left, for a proposed dock pursuant to Natural Resources Code §§ NR 2-102(e)(2) & Zoning Code §§ ZS 1-116(n)(3), located at 2 Liberty Bell Court, Tax Map 16, Parcel 41, Section 4, Lot 410, Tax District 3, Worcester County, Maryland.

6:55 p.m.

Case No. 24-37, on the lands of KCJ Farms, LLC, on the application of Mark Cropper, requesting a special exception to allow a dredge spoil disposal site in the A-1 Agricultural District, pursuant to Zoning Code Sections §§ ZS 1-116(c)(3) and ZS 201(c)(26), located at 6220 Disharoon Road, Tax Map 55, Parcel 39, Tax District 2, Worcester County, Maryland.

Administrative Matters