

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

THURSDAY JULY 9, 2026

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. 26-37, on the lands of Bali Hi Park, Inc, on the application of John and Fran Polubjak, requesting after-the-fact variances to the front yard setback from 10 feet to 8.96 feet (encroaches 1.04 feet) and to the rear yard setback from 5 feet to 4.88 feet (encroaches 0.12 feet) for an existing RV in a Cooperative Campground, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-318(e) and ZS 1-305, located at 12342 St. Martins Neck Road, Tax Map 10, Parcel 32, Lot 100, Tax District 5, Worcester County, Maryland.

6:35 p.m.

Case No. 26-40, on the lands of Scott and Lori Dunlop, requesting a variance to the front yard setback from 40 feet to 24.2 feet (encroaches 15.8 feet) for a proposed residence 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 11202 Charlie Drive, Tax Map 10, Parcel 216, Lot 105, Tax District 5, Worcester County, Maryland.

6:40 p.m.

Case No. 26-39, on the lands of Snow Hill Property LLC, requesting a variance to the side yard setback from 20 feet to 10.5 feet (to encroach 9.5 feet) for the conversion of an existing structure to 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 12008 Ocean Gateway, Tax Map 26, Parcel 130, Tax District 10, Worcester County, Maryland.

6:45 p.m.

Case No. 26-44, on the lands of Louis and Shirley Lazzaro, requesting an after-the-fact modification to the side lot line from 6 feet to 1 foot (encroaches 5 feet) for an existing boat lift 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 §§ 2-102(e)(2), located at 1 Sandpiper Lane, Tax Map 16, Parcel 38, Section 1, Lot 650, Tax District 3, Worcester County, Maryland.

6:50 p.m.

Case No. 26-45, on the lands of Clara and Jeremy Ziman, on the application of J. Stacey Hart & Associates, Inc., requesting two modifications to the side lot line from 6 feet to 0 feet (encroaches 6 feet) for two proposed boat lifts in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(n)(3),

ZS 1-206(d)(6), and ZS 1-335, and Natural Resources Code §§ 2-102(e)(2), located at 13013 North Shore Road, Tax Map 22, Parcel 367, Lot 10, Tax District 10, Worcester County, Maryland.

6:55 p.m.

Case No. 26-38, on the lands of John Scott Hagerty Revocable Trust and Teresa Lynn Hagerty Revocable Trust, on the application of Mark Spencer Cropper, requesting a variance to the Atlantic Coastal Bays Critical Area Buffer from 100 feet to 25 feet (an encroachment of 75 feet) and a special exception for the replacement of an existing residence in the RP Resource Protection District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(m), ZS 1-122(f), ZS 1-215(c)(1) and ZS 1-305 and Natural Resources Code §§ NR 3-104(d)(4) and NR 3-111, located at 11923 Salt Grass Point Road, Tax Map 16, Parcel 37, Tax District 5, Worcester County, Maryland.

7:00 p.m.

Case No. 26-42, on the lands of Andrew Urban IV, on the application of Mark Spencer Cropper, requesting a modification to extend a pier with pilings and associated structures an additional 50 feet for a total distance of 200 feet channelward, pursuant to Natural Resources Code §§ NR 2-102(e)(1) and Zoning Code §§ ZS 1-116(n)(2), located at 10525 Sussex Road, Tax Map 21, Parcel 196, Section D, Tax District 10, Worcester County, Maryland.

Administrative Matters

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.