

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

THURSDAY November 12, 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. 26-63, on the lands of David Messick, requesting a variance to the front yard setback from 50 feet from the center of the right-of-way to 40.9 feet (an encroachment of 9.1 feet) for an existing front porch addition and proposed enclosure and roof top deck to this addition in the R-4 General Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-208(b)(2), ZS 305(b)(1), located at 12848 Harbor Rd, Tax Map 27, Parcel 404, Lot 4, in the Tenth Tax District of Worcester County, Maryland.

6:35 p.m.

Case No. 26-66, on the lands of Janice Toboll, requesting an after the fact variance to the Atlantic Coastal Bays Critical Area Buffer from 100 feet to 30 feet (an encroachment of 70 feet) for a 4' high fence in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4) and ZS 1-206(b)(2) and Natural Resources Code §§ NR 3-104(d)(4) and NR 3-111, located at 12347 Hidden Bay Dr, Tax Map 33, Parcel 281, Lot 32, in the Tenth Tax District of Worcester County, Maryland.

6:40 p.m.

Readvertisement of Case No. 26-64, on the application of Donald Hall, on the lands of Hall Rentals LLC, requesting a variance to the front yard setback from 50 feet from the center of the right-of-way to 40 feet (an encroachment of 10 feet) and a variance to the side yard setback from 6 feet to 3.5 feet (an encroachment of 2.5 feet) for a proposed first and second floor front porch in the R-4 General Residential District, Pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-208(b)(2), ZS1-305(b)(1) located at 12842 Harbor Rd, Tax Map 27, Parcel 402, Block C, Lot 2 in the Tenth Tax District of Worcester County, Maryland.

6:45 p.m.

Case No. 26-69, on the lands of Ocean Enterprise 589 LLC, requesting a special exception to replace the elevated water storage tank "water tower" and a special exception for a water treatment building, in the A-2 Agricultural District, Pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-202 (c)(34), ZS 1-328, located at 10218 Racetrack Rd, Tax Map 21. Parcel 99, in the Third Tax District of Worcester County, Maryland.

6:50 p.m.

Case No. 26-70, on the application of Hugh Cropper IV, on the lands of Stephen & Sandra Hadley, requesting a variance to the rear yard setback from 30 feet to 20.44 feet (an encroachment of 9.56 feet) for a proposed 1st, 2nd. & 3rd floor covered porch and single-family dwelling in the R-2 Suburban Residential District, Pursuant to Zoning Code §§ ZS1-116(c)(4), ZS 1-206(b)(2), and ZS 1-305, located at 12334 Snug Harbor Rd, Tax Map 33, Parcel 346, Lot 25, in the Tenth Tax District of Worcester County, Maryland.

6:55 p.m.

Case No. 26-71, on the application of Blair Carey/RBR Homes, on the lands of Rhonda and Clayton Hathaway, requesting a variance to the rear yard setback from 30 feet to 15.9 feet (an encroachment 14.1 feet) for a proposed pool, a variance to the rear yard setback from 30 feet to 20.4 feet (an encroachment 9.6 feet) for a proposed landing with stairs, request to enclose previously approved open covered porches in the rear yard setback in the R-3 Multi-family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4) and (7), ZS 1-207(b)(2) and ZS 1-305, located at 38 Teal Circle, Tax Map 16, Parcel 41, Section 4, Lot 61, Tax District 3, Worcester County, Maryland.

Written public comments may be posted on the County website with names and addresses; phone numbers and email addresses will be redacted. Comments received by noon the Monday prior to the scheduled hearing will be included in the public hearing record. Written comments may be submitted in the following forms:

- Via email to BZA@worcesrmd.gov

*Mailed to: Board of Zoning Appeals
c/o Savannah Guy
1 West Market Street, Room 1201
Snow Hill, Maryland 21863*

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.