



Re. Placement of Sheds in White Horse park:

Prior to a 1996 appeal, an Owner's shed had to be separated by not less than 6 feet away from any other structure / dwelling.

Ref. Worcester County Zoning Code; zs-1-318.

However, the following 3 pages were selected from a 31 page collection of documents that relate to a 1996 appeal and Worcester County's decision to allow "sheds" to be placed nearer than 6 feet from any other structure / building.

(Please scroll down to view the selected 3 pages)



Regent Homes Inc.

11602 S. Dolly Circle
Berlin, Md. 21811
Phone: 410-641-5915
Fax: 410-641-6783

August 13, 2002

To: Kelly Henry, Worcester County, Dept. of Planning and Permits

From: Lee Williams

Ref: Lot 355 White Horse Park

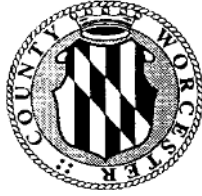
It is my understanding that a building permit for the lot mentioned above is currently being delayed due to an issue regarding the separation distance between an accessory building and the new home. I have enclosed for your review a copy of a BZA opinion rendered in 1996, case # 44076. In this case it was determined that in a campground subdivision the accessory buildings are exempt from any separation requirement. I hope that you will find this information relevant to the matter at hand and also find that this permit can be issued. If for any reason you are not of this determination please call me as soon as possible. The best way to reach me is on the cell phone at 410-726-2612.

Thank you for your time on this matter. We are hoping to receive this permit soon or a call explaining what must be done to resolve the problem.

Sincerely;



Lee Williams



FILE COPY

PLANNING, PERMITS AND INSPECTIONS

Worcester County

BOARD OF APPEALS
PLANNING COMMISSION
AGRICULTURAL PRESERVATION
ENVIRONMENTAL PROGRAMS

ROOM 116 COURT HOUSE
ONE WEST MARKET STREET
SNOW HILL, MARYLAND 21863-1070
TEL: 410 - 632 - 1200 / FAX: 410-632-3008

ELECTRICAL BOARD
SHORELINE COMMISSION
LICENSE COMMISSIONERS

February 20, 1996

G. Troy Purnell, V.P.
Assateague Pointe, Inc.
8552 Stephen Decatur Highway
Berlin, Maryland 21811

RE: Case No. 44076, appealing the decision of the Department that the separation requirement between buildings on the same lot, as outlined in Section ZS 1-304(p), is not a setback requirement, and therefore applies to campground subdivisions. The applicant contends that the separation requirement is a setback and therefore does not apply to campground subdivisions, pursuant to Section ZS 1-312(d).

Dear Mr. Purnell:

Enclosed please find a copy of the Opinion as rendered by the Board of Zoning Appeals for Worcester County in reference to the above-mentioned case.

I believe you will find this Opinion to be self-explanatory. However, please do not hesitate to contact me at this office with any questions you may have concerning this matter.

Sincerely,

Edward A. Tudor
Supervising Permit Administrator

EAT:dls
enclosure

IN THE MATTER OF ASSATEAGUE
POINTE, INC. BEFORE THE BOARD
OF ZONING APPEALS FOR
WORCESTER COUNTY, MARYLAND

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Case No: 44076

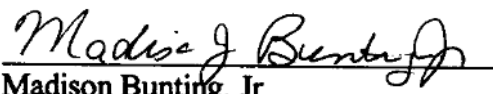
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OPINION

A hearing was held before the Board of Zoning Appeals for Worcester County, Maryland, on Thursday, January 11, 1996, upon the application of Assateague Pointe, Inc. appealing the decision of the Department that the separation requirement between buildings on the same lot, as outlined in Section ZS 1-304(p), is not a setback requirement, and therefore, applies to campground subdivisions. The applicant contends that the separation requirement is a setback and therefore does not apply to camp ground subdivisions pursuant to Section ZS 1-312(d).

Upon consideration of this issue, the Board has determined that Section ZS 1-304(p) is infact a setback requirement from which the applicant is exempt pursuant to Section ZS 1-312(b). Accordingly, upon motion made by Mr. Marshall, and seconded by Mr. Widgeon, the Board unanimously passed the following resolution:

BE IT RESOLVED, that the applicant is exempt from the requirements of Section ZS 1-304(p).



Madison Bunting, Jr.,
Chairman

Date: 2/18/1996