

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

February 12, 2026

The Worcester County Board of Zoning Appeals met on the above date in the Board Room (Room 1102) on the first floor of the Worcester County Government Center, One West Market Street, Snow Hill, Maryland. Members present were: Robert Purcell, Chairman, Thomas Babcock, Larry Fykes, Beth Gismondi and Stephen Katsanos. Also in attendance were Kristen Tremblay, Zoning Administrator; Gary Pusey, DRP Specialist; Ben Zito, DRP Specialist; Valerie Dawson, Court Reporter; and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 26-8**, on the lands of Amy and Scott Lawrence, requesting a variance to the front yard setback for a flag lot from 228 feet to 150 feet (to encroach 78 feet) for a proposed pole building in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-201(b)(5), ZS 1-201(d)(2), and ZS 1-305, located on the northwest side of Worcester Highway approximately 600 feet northeast of Johnson Neck Road, Tax Map 78, Parcel 81, Tax District 8, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Scott Lawrence. Following the discussion, it was moved by Mr. Babcock, seconded by Mr. Katsanos, and carried 5-0, to grant the front yard setback variance for the proposed pole building as requested. The hearing ended at 6:43 PM.

The public hearing commenced at 6:44 PM on **Case No. 26-10**, on the lands of Bryan Stefanic, on the application of Spencer Ayres Cropper, requesting an after-the-fact variance to the rear yard setback from 30 feet to 16.1 feet (to encroach 13.9 feet) for an existing open deck with a pool in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-206(b)(2) and ZS 1-305, located at 1100 Ocean Parkway, Tax Map 21, Parcel 224, Section 10, Lot 388, Tax District 3, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony in response to questions from Spencer Cropper was Bryan Stefanic, property owner, and Russell Hammond, surveyor. Following the discussion, it was moved by Mr. Babcock, seconded by Mr. Fykes, and carried 5-0, to grant the variance, with the Condition that the Applicant must obtain approval from the Ocean Pines Association for the variance. The hearing ended at 7:21 PM.

The Board acknowledged the request from the Applicant to postpone **Case No. 26-12**, on the lands of Adam Lockhart Showell, Sr., as Custodian, on the application of Mark Spencer Cropper, requesting a variance to the Atlantic Coastal Bays Critical Area Buffer Management Area from 50 feet to 3 feet (an encroachment of 47 feet) and a variance to the Ordinance prescribed front yard setback from 30 feet to 20 feet (an encroachment of 10 feet) associated with the proposed construction of a single-family dwelling in the R-2 Suburban Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-

116(m)(1), ZS 1-206(b)(2) and ZS 1-305 and Natural Resources Code Sections NR 3-104 (c)(4) and NR 3-111 located on the south side of Pond Road, approximately 130 feet west of Golf Course Road, Tax Map 22, Parcel 412, Lot A, Tax District 10, Worcester County, Maryland. It was moved by Mr. Fykes, seconded by Ms. Gismondi, and carried 5-0, to grant the requested postponement.

The public hearing commenced at 7:24 PM on **Case No. 26-9**, on the lands of Frederick Henry Eisenbrandt, on the application of Hugh Cropper IV, requesting two (2) special exceptions to allow (1) a sawmill and the manufacturing and processing of wood products in an agricultural structure, and (2) the accessory use of that principal agricultural structure for the commercial hosting of non-agricultural functions and events in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-201(c)(8), ZS 1-201(c)(32) and ZS 1-325, located at 11930 Ocean Gateway, Tax Map 26, Parcel 260, Tax District 10, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony in response to questions from Hugh Cropper IV was Frank Lynch, surveyor; and Frederick Eisenbrandt, property owner. Following the discussion, it was moved by Mr. Babcock, seconded by Mr. Fykes, and carried 5-0, to grant the two special exceptions as requested. The hearing ended at 7:45 PM.

With no further business before the Board, the meeting was adjourned at 7:50 PM upon a motion by Ms. Gismondi, seconded by Mr. Fykes, and unanimously approved.

Respectfully submitted,



Gary Pusey
DRP Specialist