

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

*THURSDAY MARCH 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. 26-15**, on the lands of Mildred and Jacob Gatrell, on the application of Suzanne Specht, requesting an after-the-fact variance to the side yard setback from 8 feet to 6.5 feet (to encroach 1.5 feet) for an existing detached garage 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 9 Burr Hill Drive, Tax Map 16, Parcel 39, Section 2, Lot 75, Tax District 3, Worcester County, Maryland.

**6:35 p.m.**

**Case No. 26-14**, on the lands of The Lions Den, Inc., on the application of Jack Mumford III, requesting a special exception to replace an existing fraternal lodge building with a new building in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-122(f), ZS 1-206(c)(8) and ZS 1-305, located at 9039 Worcester Highway, Tax Map 32, Parcel 7, Tax District 3, Worcester County, Maryland.

**6:40 p.m.**

**Case No. 26-16**, on the lands of KCK-F LLC, on the application of Hugh Cropper IV, requesting a special exception (transient use) to allow a special event in the A-2 Agricultural District, pursuant to Zoning Code ZS 1-105(c)(5), ZS 1-116(c)(3) and ZS 1-337, located at 10639 Griffin Road, Tax Map 20, Parcel 174, Tax District 3, Worcester County, Maryland.

**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.**

APPLICATION TO :  
BOARD OF ZONING APPEALS  
WORCESTER COUNTY, MARYLAND  
ONE WEST MARKET STREET  
GOVERNMENT CENTER ROOM 1201  
SNOW HILL, MD 21863-1070

OFFICE USE ONLY :

CASE NO: 26-15  
DATE FILED: 1-28-2026  
HEARING DATE: 3-12-2026

APPLICATION BEING MADE FOR:

SPECIAL EXCEPTION  
 VARIANCE  
 EXPANSION OF NONCONFORMING USE/STRUCTURE  
 OTHER

FORESTRY  
 CRITICAL AREA  
 APPEAL

AFTER THE FACT  PROPOSED

ADMINISTRATIVE  
ADJUSTMENT

TO THE BOARD OF ZONING APPEALS:

Pursuant to Section ZS 1-116 of the Worcester County Zoning Ordinance, enacted or as amended, request is hereby made for: An After-The-Fact 1.5' side yard setback variance for a detached garage constructed in 2004

LOCATION OF PROPERTY:

TAX MAP: 16 PARCEL: 39 SECTION: 2 (LOT) BLOCK: 75  
On the N/S/E/W of: 9 Burr Hill Dr, Ocean Pines  
(Feet/Miles), N/S/E/W of

PROPERTY OWNER INFORMATION:

Owner's Name: Mildred and Jacob Gatrell Telephone: [REDACTED]  
Address: 9 Burr Hill Drive Berlin MD 21811 E-Mail: [REDACTED]

APPLICANT INFORMATION:

Applicant's Name: Suzanne Specht Telephone: [REDACTED]  
Address: 7112 Mountindale Ct Frederick MD E-Mail: [REDACTED]

Has property in question ever been subject of a previous appeal? (If yes, give case no. and date)  
No

Is property located in the Chesapeake Bay Critical Area or Atlantic Coastal Bay Critical Area, or its tributaries? No If so, has information been submitted in accordance with Worcester County's Critical Area Program Regulations? \_\_\_\_\_

OFFICE USE ONLY: MINIMUM REQUIRED SETBACKS:

FRONT:  FROM CENTERLINE OF ROAD REAR: 30'  
 RIGHT OF WAY OF A STATE ROAD LEFT SIDE: 8'  
25' FROM PROPERTY LINE RIGHT SIDE: 8'

ZONING DISTRICT: R-2 TAX DISTRICT: 3

Mildred R Gatrell  
Signature of Owner or Legal Representative

Suzanne Specht  
Signature of Applicant

\*\*\*SEE NEXT PAGE FOR NOTARY\*\*\* (BOTH OWNER AND APPLICANT TO BE NOTARIZED)

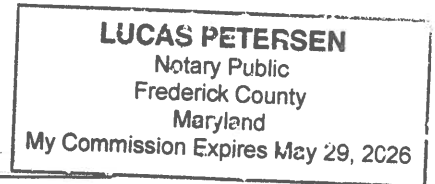
**BOARD OF ZONING APPEALS APPLICATION  
NOTARY PAGE FOR BOTH  
OWNER AND APPLICANT**

**STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (OWNER)**

I HEREBY CERTIFY that on this 16 day of January  
20 26 before me, a Notary Public in and for the State and County aforesaid,  
personally appeared Mildred Gatell, known to me (or  
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged he executed the same for the purposes therein  
contained AND FURTHER MADE OATH that he executed the same in the capacity  
therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public



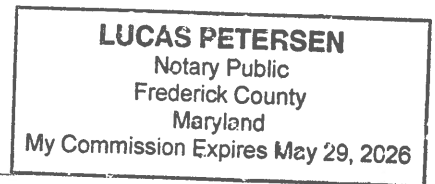
My Commission Expires: 05/29/2026

**STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (APPLICANT)**

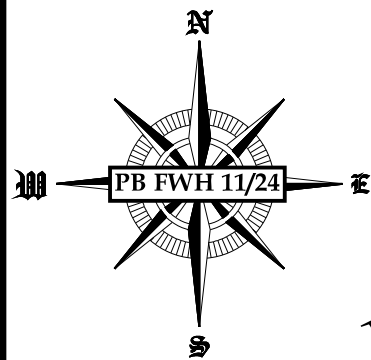
I HEREBY CERTIFY that on this 16 day of January  
20 26 before me, a Notary Public in and for the State and County aforesaid,  
personally appeared Suzanne Specht, known to me (or  
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged he executed the same for the purposes therein  
contained AND FURTHER MADE OATH that he executed the same in the capacity  
therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.

  
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Notary Public



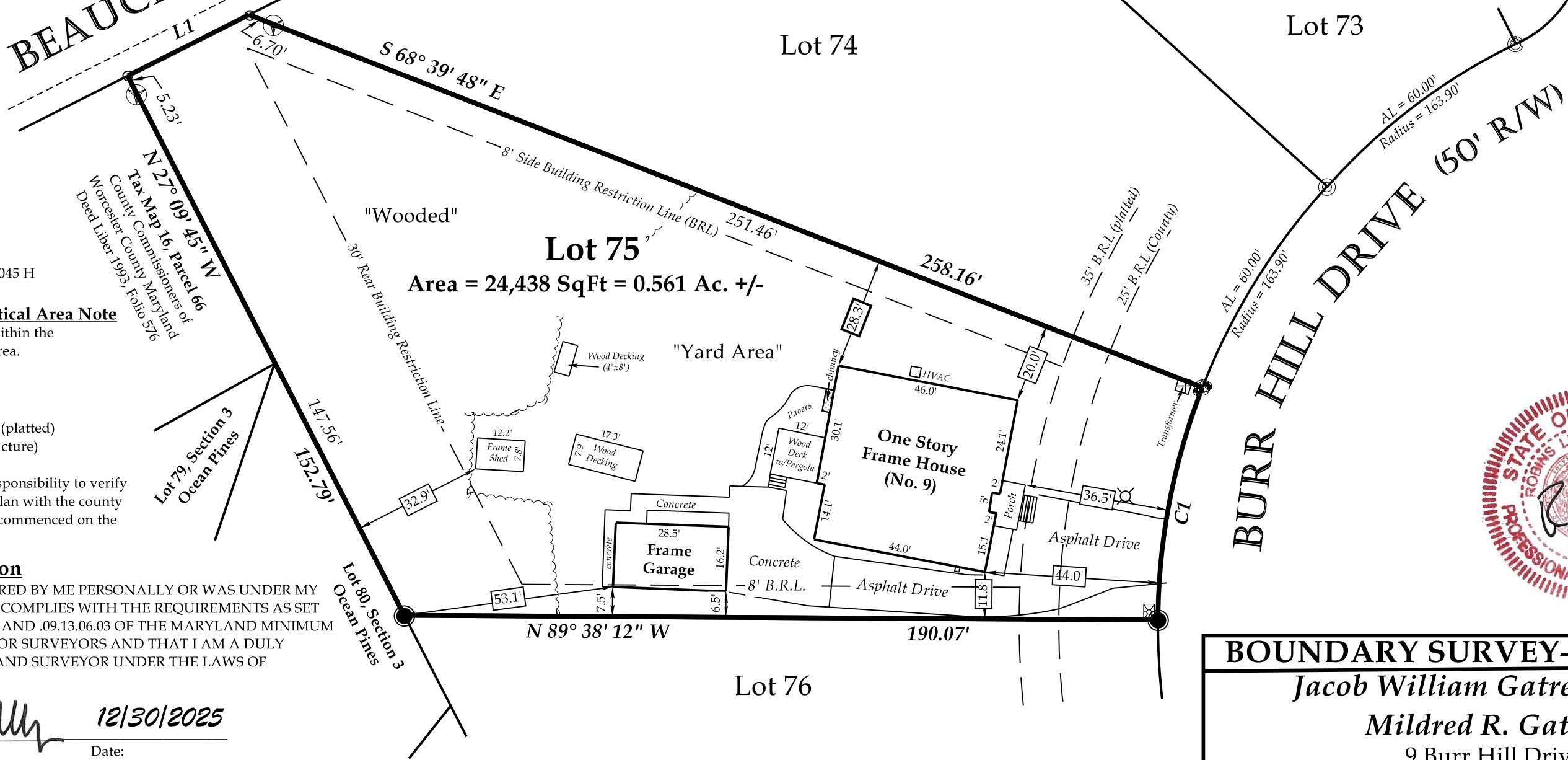
My Commission Expires: 05/29/2026



Line Table		
LINE	BEARING	DISTANCE
L1	N 63° 17' 15" E	34.24'

Curve Table				
CURVE	BEARING	DISTANCE	RADIUS	ARC LENGTH
C1	S 10° 51' 04" W	59.67'	163.90'	60.01'

**BEAUCHAMP ROAD**



**Floodplain Information**

Zone: X (Entire Property)  
 Community Panel No. 240083-0045 H  
 Effective Date: July 16, 2015

**Atlantic Coastal Bays Critical Area Note**

This property DOES NOT Lie within the Atlantic Coastal Bays Critical Area.

**Property Zoning: R-2**

Suburban Residential District  
 Minimum Yard Setbacks:  
 Front Yard - 25 feet (county) 35' (platted)  
 Side Yards - 8 feet (Primary Structure)  
 Rear Yard - 30 feet

It is the owner's /contractors responsibility to verify all setbacks shown on this site plan with the county prior to any construction being commenced on the property.

**Surveyor's Certification**

THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR WAS UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN COMAR 09.13.06.12 AND .09.13.06.03 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

*R. Lee Gilliss* 12/30/2025  
 Date:

R. Lee Gilliss  
 Professional Land Surveyor  
 State of Maryland  
 License No. 10936 - Renews 06/18/2026



**R. Lee Gilliss, PLS**  
**"Land Surveyors & Consultants"**  
 Maryland and Delaware  
 8826 Old Ocean City Road  
 Berlin, Maryland 21811  
 Phone: 410.251.0638  
 Email: rleegil@verizon.net

**Surveyor's Note:**

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS; RIGHT OF WAYS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTION; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. NO TITLE SEARCH WAS PROVIDED FOR THIS SURVEY. NO TITLE GUARANTEE IS INTENDED OR IMPLIED BY THIS SURVEY.

LEGEND	
	Iron Rod Found
	Iron Pipe w/Cap Found
	Pinched Top Pipe Found
	Iron Rod w/Cap Found
	Utility Pedestal
	Yard Light
	Water Meter
	Property Corner (unmarked)

**BOUNDARY SURVEY-AS BUILT**

**Jacob William Gatrell, III & Mildred R. Gatrell**  
 9 Burr Hill Drive  
 Berlin, Maryland 21811  
**Lot B-02-075**  
**"Ocean Pines-Section Two"**  
 Plat Reference: Plat Book FWH 11, Folio 24  
 Account ID No. 03-054632  
 Tax Map 16, Parcel 39  
 Deed Reference: Liber RHO 2124, Folio 394  
**Third Election District**  
**Worcester County, Maryland**

**WORCESTER COUNTY BOARD OF ZONING APPEALS  
STAFF REPORT FOR:  
CASE NO. 26-15**

**IMPORTANT NOTICE**

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**HEARING DATE:** March 12, 2026

**LOCATION:** 9 Burr Hill Drive, Tax Map 16, Parcel 39, Section 2, Lot 75, Tax District 3, Worcester County, Maryland.

**APPROVAL REQUESTED:** An after-the-fact variance to the side yard setback from 8 feet to 6.5 feet (to encroach 1.5 feet) for an existing detached garage in the R-2 Suburban Residential District.

**CODE REFERENCES:** Zoning Code §§ ZS 1-116(c)(4), ZS 1-206(b)(2) and ZS 1-305.

**PROPERTY HISTORY:** The property is improved with a residence constructed in 1984 with the following records on file:

- 09/02/1983 Permit No. 11682 – Issued 09/02/1983 – Zoning Certificate issued 06/03/1985 - Permit for a 28’ x 44’ single-family modular residence with a deck.
- 09/29/1998 Permit No. 57325 – Issued 10/01/1998 – C/O issued 01/04/2000 - Permit for a 14’ x 16’ sunroom addition.
- 04/22/2004 Permit No. 88223 – Issued 05/12/2004 – C/O pending outcome of BZA Case 26-15 - Permit for a 16’ x 28’ detached garage; an 18’ x 18’ den addition; an 18’ x 12’ open deck; and an after-the-fact 8’ x 12’ detached shed.
- 05/11/2022 Permit No. 22-0316 – Issued 05/11/2022 – C/O issued 06/08/2022 - Permit for a 12’ x 12’ rear deck with steps on both sides.

**COMMENTS:** A permit was issued for this residence in 1983 and it was completed in 1984. Three (3) other permits were issued through the years with one (1) issued in 2004 for a detached garage and other improvements. A condition was placed on the 2004 permit that an as-built survey would be required before a Certificate of Occupancy could be issued. An as-built survey was recently provided to DRP that showed the garage extended into the 8’ side yard setback by 1.5’ at its closest point, resulting in this variance request.

For the variance request, the Board must make findings that the applicant has demonstrated the following:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved.
2. Literal interpretation of the provisions of this Title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Title.
3. The special conditions or circumstances did not result from actions of the applicant.
4. The condition or circumstance is not one that could be reasonably provided for under legislation of general applicability within the zoning district and shall be granted only on account of the uniqueness of the situation.

**SUBSEQUENT PROCESSES IF APPROVED:**

1. N/A

**OWNER:** Mildred and Jacob Gatrell III  
9 Burr Hill Drive  
Ocean Pines, MD 21811-1600

**APPLICANT :** Suzanne Specht  
7112 Mountaindale Court  
Frederick, MD 21702

**PREPARED BY:** Zoning Division Staff

In accordance with Section ZS 1-114, the Department has met the public notification requirements with regard to advertisement in a local paper, posting of property and notification of adjoining property owners.

APPLICATION TO :  
BOARD OF ZONING APPEALS  
WORCESTER COUNTY, MARYLAND  
ONE WEST MARKET STREET  
GOVERNMENT CENTER ROOM 1201  
SNOW HILL, MD 21863-1070

OFFICE USE ONLY :  
CASE NO: 26-14  
DATE FILED: 1-27-2026  
HEARING DATE: 3-12-2026

**APPLICATION BEING MADE FOR:**

SPECIAL EXCEPTION  
 VARIANCE  
 EXPANSION OF NONCONFORMING USE/STRUCTURE  
 OTHER  
 AFTER THE FACT  PROPOSED  
 FORESTRY  
 CRITICAL AREA  
 APPEAL  
 ADMINISTRATIVE ADJUSTMENT

**TO THE BOARD OF ZONING APPEALS:**

Pursuant to Section ZS 1-116 of the Worcester County Zoning Ordinance, enacted or as amended, request is hereby made for: NEW LIONS CLUB BUILDING TO REPLACE EXISTING LIONS CLUB STRUCTURE TO BE DEMOLISHED. NEW BUILDING IS ADJACENT TO EXISTING STRUCTURE.

**LOCATION OF PROPERTY:**

TAX MAP: 32 PARCEL: 007 SECTION: \_\_\_\_\_ LOT/ BLOCK: \_\_\_\_\_  
On the N/S/E/W of: WEST SIDE OF RT. 113  
(Feet/Miles), N/S/E/W of \_\_\_\_\_

**PROPERTY OWNER INFORMATION:**

Owner's Name: LIONS DEN INC. Telephone: \_\_\_\_\_  
Address: P.O. BOX 213 BERLIN MD 21811 E-Mail: \_\_\_\_\_

**APPLICANT INFORMATION:**

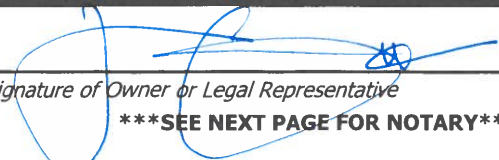
Applicant's Name: JACK MUMFORD III Telephone: \_\_\_\_\_  
Address: 312 W. MAIN ST. SAUSBURY, MD E-Mail: \_\_\_\_\_


Has property in question ever been subject of a previous appeal? (If yes, give case no. and date)  
NO

Is property located in the Chesapeake Bay Critical Area or Atlantic Coastal Bay Critical Area, or its tributaries? NO If so, has information been submitted in accordance with Worcester County's Critical Area Program Regulations? N/A

**OFFICE USE ONLY: MINIMUM REQUIRED SETBACKS:**

FRONT: \_\_\_\_\_ FROM CENTERLINE OF ROAD REAR : 20'  
100' RIGHT OF WAY OF A STATE ROAD LEFT SIDE: 20'  
FROM PROPERTY LINE RIGHT SIDE: 20'  
ZONING DISTRICT: R-2 TAX DISTRICT: 3

  
Signature of Owner or Legal Representative

  
Signature of Applicant

\*\*\*SEE NEXT PAGE FOR NOTARY\*\*\* (BOTH OWNER AND APPLICANT TO BE NOTARIZED)

**BOARD OF ZONING APPEALS APPLICATION  
NOTARY PAGE FOR BOTH  
OWNER AND APPLICANT**

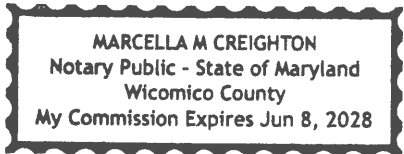
**STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (OWNER)**

I HEREBY CERTIFY that on this 27<sup>th</sup> day of January  
20 26 before me, a Notary Public in and for the State and County aforesaid,  
personally appeared Jack Mumford, known to me (or  
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged he executed the same for the purposes therein  
contained AND FURTHER MADE OATH that he executed the same in the capacity  
therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.

Marcella M. Creighton  
Notary Public

My Commission Expires: June 8, 2028



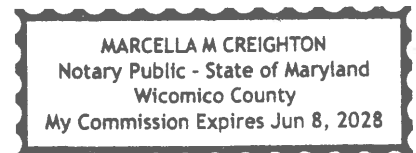
**STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (APPLICANT)**

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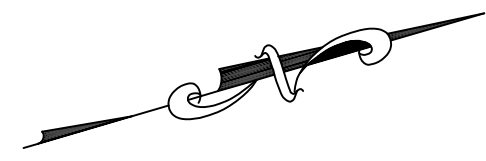
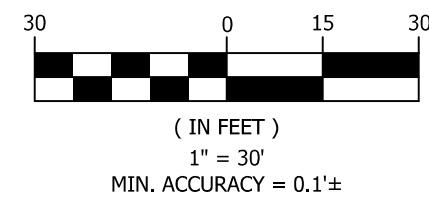
Marcella M. Creighton  
Notary Public

My Commission Expires: June 8, 2028



NOTE: THIS PLAN REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAN AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY, WETLANDS, UTILITIES OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.

# BZA Case #26-14



## LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- ⊙ FOUND IRON ROD
- ⊙ EXISTING WELL
- ⊙ EXISTING TREE
- EXISTING ROAD SIGNAGE
- ⊙ EXISTING UTILITY POLE
- + GUY ANCHOR
- ⊙ DENOTES EXISTING TREE TO BE REMOVED
- ⊙ DENOTES PROPOSED BUILDING LIGHTING
- ⊙ DENOTES PROPOSED DOWNSPOUT PER PLAN
- ⊙ DENOTES PROPOSED WHEELSTOP

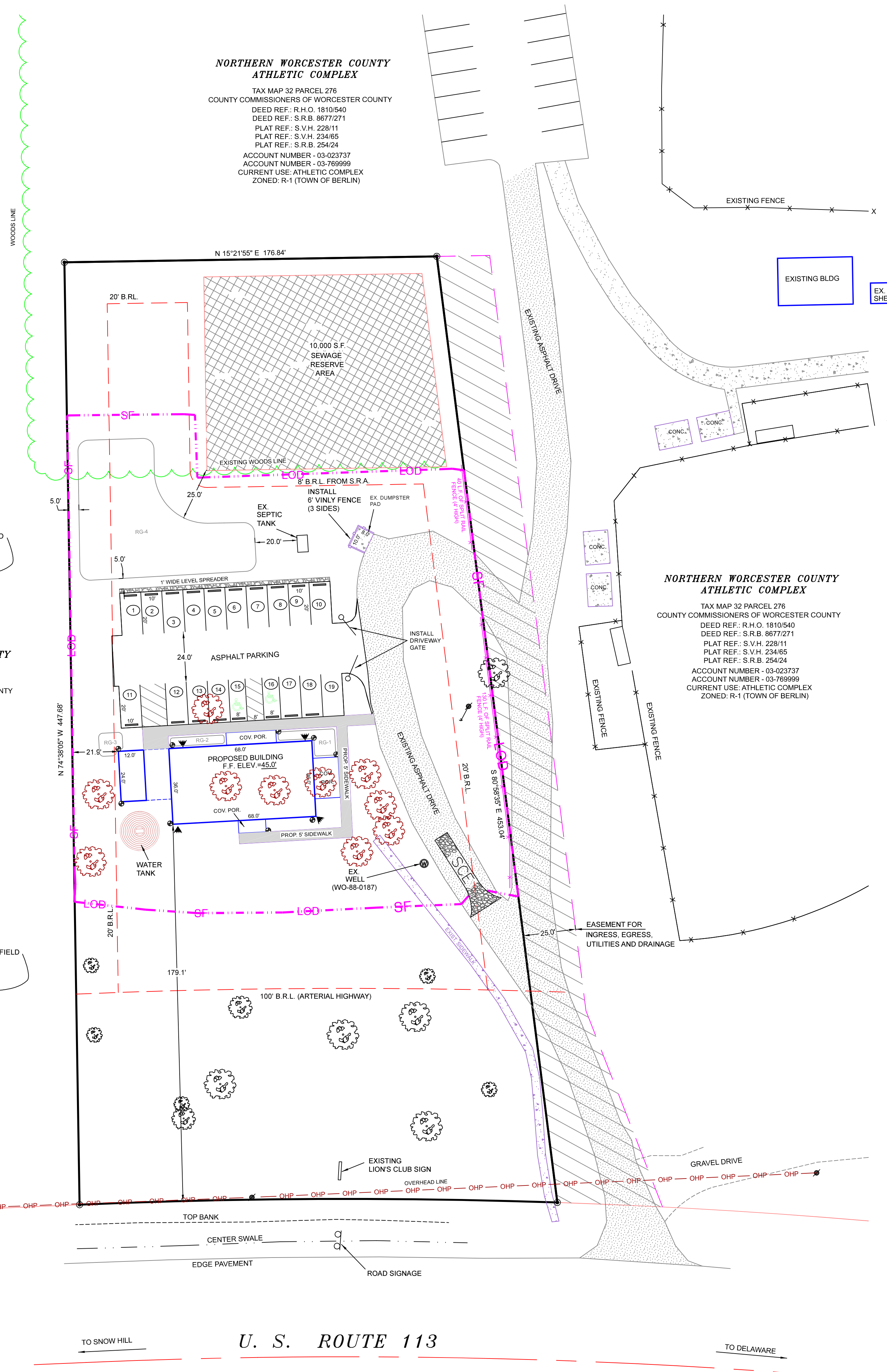
## STORMWATER MANAGEMENT LEGEND

- +OP - SF DENOTES SILT FENCE AND/OR LIMITS OF DISTURBANCE
- [LOP] DENOTES DISTURBED AREA = 42,900 S.F.± OR 0.984 ACRES ±

## EXTERIOR LIGHTING

SYMBOL	AMOUNT	DESCRIPTION
⊙	4	4,375 LUMENS 35 WATT PLT WALL PACT MOUNTED ON BUILDING APPROXIMATELY 10' HIGH

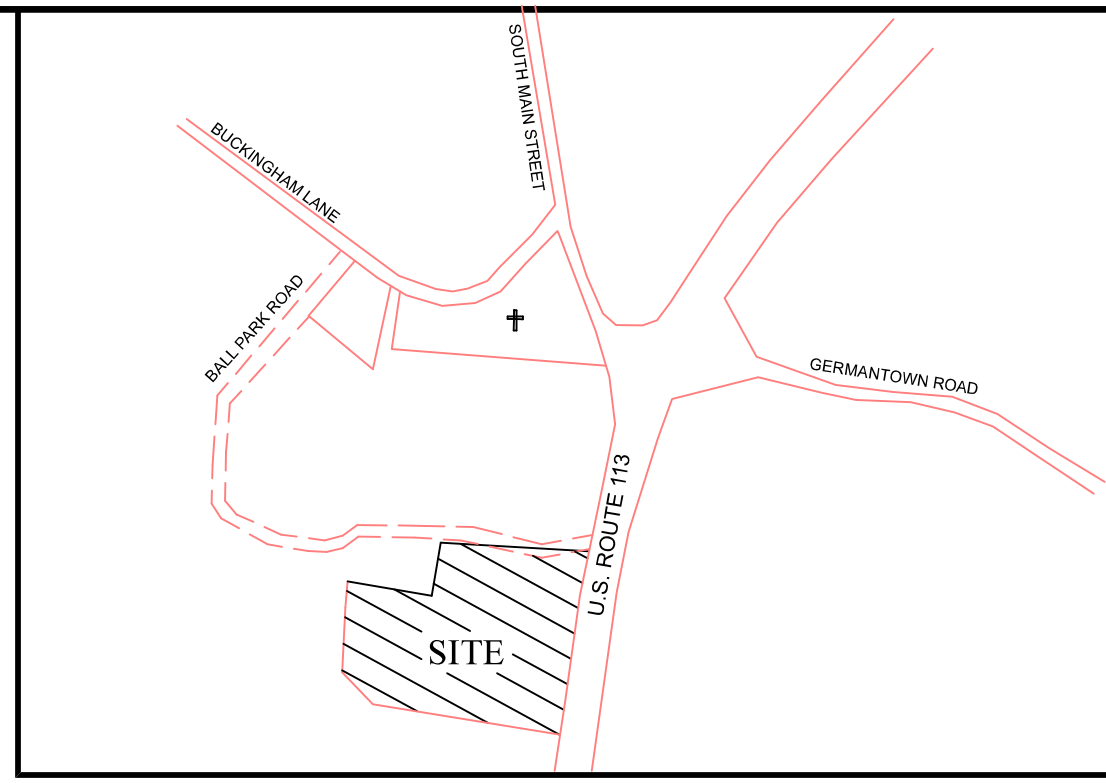
ALL LIGHTING, INCLUDING EXTERIOR NECESSARY FOR THE SAFETY AND PROTECTION OF PROPERTY, SHALL BE DIRECTED, CONTROLLED AND FOCUSED WITHIN THE SITE'S PROPERTY LINES TO MINIMIZE GLARE AND ILLUMINATION OF NEIGHBORING PROPERTIES. PROTECT THE NIGHT SKY FROM LIGHT POLLUTION, AND SPECIFICALLY TO DIRECT THE LIGHT AWAY FROM ADJOINING LOTS OR ROADS.



**NORTHERN WORCESTER COUNTY ATHLETIC COMPLEX**  
 TAX MAP 32 PARCEL 276  
 COUNTY COMMISSIONERS OF WORCESTER COUNTY  
 DEED REF.: R.H.O. 1810/540  
 DEED REF.: S.R.B. 8677/271  
 PLAT REF.: S.V.H. 228/11  
 PLAT REF.: S.V.H. 234/65  
 PLAT REF.: S.R.B. 254/24  
 ACCOUNT NUMBER - 03-023737  
 ACCOUNT NUMBER - 03-769999  
 CURRENT USE: ATHLETIC COMPLEX  
 ZONED: R-1 (TOWN OF BERLIN)

**NORTHERN WORCESTER COUNTY ATHLETIC COMPLEX**  
 TAX MAP 32 PARCEL 276  
 COUNTY COMMISSIONERS OF WORCESTER COUNTY  
 DEED REF.: R.H.O. 1810/540  
 DEED REF.: S.R.B. 8677/271  
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 ACCOUNT NUMBER - 03-023737  
 ACCOUNT NUMBER - 03-769999  
 CURRENT USE: ATHLETIC COMPLEX  
 ZONED: R-1 (TOWN OF BERLIN)



VICINITY MAP - NOT TO SCALE

- GENERAL NOTES:**
- OWNER(S) OF RECORD - PARCEL 007: THE LIONS DEN, INC. P.O. BOX 213 BERLIN, MD 21811 PHONE: 410-641-1064
  - TAX MAP 32, PARCEL 007 - TAX ACCOUNT NO. 03-021882
  - DEED REFERENCE: PARCEL 007 - C.W.N. 9/490 PLAT REFERENCE: S.V.H. 228/11, S.V.H. 234/65, S.R.B. 254/24
  - PARCEL 007, ZONED: R-2 SETBACKS: FRONT: 100' (ARTERIAL HIGHWAY) SIDES: 20' REAR: 20'
  - LOT AREA: 2.07 ACRES± BUILDABLE AREA = 42,079 S.F. OR 0.9660 ACRES±
  - BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 24047C0159H & 24047C0153H, DATED JULY 16, 2015. THIS SITE IS LOCATED IN FLOOD ZONE X.
  - THIS PROPERTY LIES WITHIN THE NEWPORT BAY SUBWATERSHED, 02130105.
  - DISTURBED AREA: 42,900 S.F.± OR 0.984 ACRES ±
  - PROPOSED FILL CONTEMPLATED = 225 C.Y.±
  - SITE SOILS ARE: H8A - HAMBRICK, H8A & H8B - HAMMONTON, LOAMY SAND, K8A - KENTUCKY, SILT LOAM - OTHERLO - SILT LOAM, AND W8B - WOODSTOWN, LOAMY SAND
  - SITE IS IMPROVED AND GRASS MAINTAINED AS SHOWN.
  - THERE ARE REPORTEDLY NO WETLANDS WITHIN THE LIMITS OF PROJECT AS SHOWN HEREON.
  - SITE IS NOT WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA.

### CONCEPTUAL SITE PLAN

LANDS OF THE LIONS DEN INC.  
 9039 WORCESTER HIGHWAY  
 THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND

**RUSSELL T. HAMMOND**  
*Surveying, LLC*

SURVEYING - LAND PLANNING  
 10310 Hotel Road Bishopville, MD 21813  
 (410) 352-5674 - (410) 726-8076

DESIGNED BY: N/A	SURVEYED BY: R.T.H.	FILE #:	2023-3506
DRAWN BY: R.T.Hammond	DATE: 07/19/2025		
CHECKED BY: R.T.Hammond	SCALE: 1" = 30'	SHEET 2 OF 5	

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21228, EXPIRATION DATE 10/30/2025.

RUSSELL T. HAMMOND SURVEYING, LLC RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS, PLATS, OR OTHER DOCUMENTS. ANY AMENDMENTS, INCLUDING COMPUTER GENERATED AMENDMENTS, IS PROHIBITED UNLESS PERMITTED IN WRITING BY RUSSELL T. HAMMOND SURVEYING, LLC.

#	REVISION	DATE	CHKD

**WORCESTER COUNTY BOARD OF ZONING APPEALS  
STAFF REPORT FOR:  
CASE NO. 26-14**

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**HEARING DATE:** March 12, 2026

**LOCATION:** 9039 Worcester Highway, Tax Map 32, Parcel 7, Tax District 3, Worcester County, Maryland.

**APPROVAL REQUESTED:** A special exception to replace an existing fraternal lodge building with a new building in the R-2 Suburban Residential District.

**CODE REFERENCES:** Zoning Code §§ ZS 1-116(c)(3), ZS 1-122(f), ZS 1-206(c)(8) and ZS 1-305.

**PROPERTY HISTORY:** The following records are on file:

- 03/17/2003 Permit No. 81304 – Issued 03/24/2003 – C/O issued 08/18/2016 - Permit for a 10' x 12' shed for equipment storage associated with baseball fields.
- 06/22/2011 Permit No. 11-0553 – Issued 06/24/2011 – C/O issued 08/08/2011 - Permit for an interior sign (display board/field map) associated with a ballfield.
- 12/16/2013 Permit No. 13-1178 – Issued 12/23/2013 – C/O issued 01/10/2014 - Permit for demolition of concession stand.
- 11/18/2013 Permit No. 13-1098 – Issued 01/10/2014 – C/O issued 08/19/2014 - Permit to construct concession stand.

**COMMENTS:** The applicant proposes to replace the existing Lions Club building with a new building. According to SDAT, the existing building was constructed in 1955, prior to County zoning. The County Zoning Ordinance requires a Special Exception for “Public and private noncommercial cultural, social, and recreational areas and centers, including fraternal lodges, marinas and boat landings” (emphasis added) but since the existing building was constructed prior to County zoning no Special Exception was ever approved. Under Section 122(f) of the Code, an existing use or structure that is permitted as a Special Exception may not be expanded or otherwise modified or enlarged without the Board’s approval.

With respect to the special exception request, the Board must make findings that the proposed use or structure:

1. Will be in conformance with the County's Comprehensive Plan.
2. Will be in harmony with the general character of the neighborhood considering population density, the design, scale and bulk of any proposed new structures, the intensity and character of the activity, traffic and parking conditions or the number of similar uses.
3. Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding neighborhoods; will cause no objectionable noise, vibration, fumes, odors, dust, glare or physical activity; and will not have a detrimental effect on ground- or surface water quality.
4. Will have no detrimental impact on vehicular or pedestrian traffic.
5. Will not adversely affect the health, safety, morals, security or general welfare of residents, workers, or visitors in the area.
6. Will not, in conjunction with existing development in the area and development permitted under existing zoning, overburden existing public services and facilities, including schools, police and fire protection, medical facilities, water, sanitary sewers, public roads, storm sewers, drainage and other public improvements.
7. Will meet the definitions and specific standards set forth elsewhere in this Title for such use.

**SUBSEQUENT PROCESSES IF APPROVED:**

1. Obtain site plan approval for the fraternal lodge building use.
2. Obtain all required permits.

**OWNERS:** The Lions Den Inc.  
P.O. Box 213  
Berlin, MD 21811-0213

**APPLICANT :** Jack Mumford III  
Becker Morgan Group Inc  
312 W. Main St., Suite 300  
Salisbury, MD 21801

**PREPARED BY:** Zoning Division Staff

In accordance with Section ZS 1-114, the Department has met the public notification requirements with regard to advertisement in a local paper, posting of property and notification of adjoining property owners.

**APPLICATION TO :**  
**BOARD OF ZONING APPEALS**  
**WORCESTER COUNTY, MARYLAND**  
**ONE WEST MARKET STREET**  
**GOVERNMENT CENTER ROOM 1201**  
**SNOW HILL, MD 21863-1070**

**OFFICE USE ONLY :**  
**CASE NO:** 26-16  
**DATE FILED:** 2-11-2026  
**HEARING DATE:** 3-12-2026

**APPLICATION BEING MADE FOR:**

<input checked="" type="checkbox"/> SPECIAL EXCEPTION	<input type="checkbox"/> FORESTRY
<input type="checkbox"/> VARIANCE	<input type="checkbox"/> CRITICAL AREA
<input type="checkbox"/> EXPANSION OF NONCONFORMING USE/STRUCTURE	<input type="checkbox"/> APPEAL
<input type="checkbox"/> OTHER	
<input type="checkbox"/> AFTER THE FACT	<input checked="" type="checkbox"/> PROPOSED
	<input type="checkbox"/> ADMINISTRATIVE ADJUSTMENT

**TO THE BOARD OF ZONING APPEALS:**

*Pursuant to Section ZS 1-116 of the Worcester County Zoning Ordinance, enacted or as amended, request is hereby made for:* Transient use for special event

**LOCATION OF PROPERTY:**

TAX MAP: 20 PARCEL: 174 SECTION: \_\_\_\_\_ LOT/ BLOCK: \_\_\_\_\_  
*On the N/S/E/W of:* East of 452  
(Feet/Miles), N/S/E/W of North of Griffin Road

**PROPERTY OWNER INFORMATION:**

Owner's Name: KCK-F LLC Cole Taustin. Member Telephone: [REDACTED]  
Address: 10647 Griffin Road, Berlin, MD 21811 E-Mail: [REDACTED]

**APPLICANT INFORMATION:**

Applicant's Name: Hugh Cropper IV Telephone: [REDACTED]  
Address: 9927 Stephen Decatur Hwy #F-12, Ocean City, MD 21842 E-Mail: [REDACTED]

*Has property in question ever been subject of a previous appeal? (If yes, give case no. and date)*  
No

*Is property located in the Chesapeake Bay Critical Area or Atlantic Coastal Bay Critical Area, or its tributaries? No* \_\_\_\_\_ *If so, has information been submitted in accordance with Worcester County's Critical Area Program Regulations? No* \_\_\_\_\_

**OFFICE USE ONLY: MINIMUM REQUIRED SETBACKS:** N/A  
FRONT: \_\_\_\_\_ FROM CENTERLINE OF ROAD REAR : \_\_\_\_\_  
\_\_\_\_\_ RIGHT OF WAY OF A STATE ROAD LEFT SIDE: \_\_\_\_\_  
\_\_\_\_\_ FROM PROPERTY LINE RIGHT SIDE: \_\_\_\_\_

**ZONING DISTRICT:** A-2 **TAX DISTRICT:** 3

[Signature]  
Signature of Owner or Legal Representative

[Signature]  
Signature of Applicant

**\*\*\*SEE NEXT PAGE FOR NOTARY\*\*\* (BOTH OWNER AND APPLICANT TO BE NOTARIZED)**

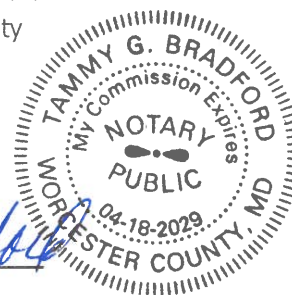
**BOARD OF ZONING APPEALS APPLICATION  
NOTARY PAGE FOR BOTH  
OWNER AND APPLICANT**

**STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (OWNER)**

I HEREBY CERTIFY that on this 11<sup>th</sup> day of February  
20 26 before me, a Notary Public in and for the State and County aforesaid,  
personally appeared Hugh Cropper II, known to me (or  
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged he executed the same for the purposes therein  
contained AND FURTHER MADE OATH that he executed the same in the capacity  
therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.

Tammy G Bradford  
Notary Public



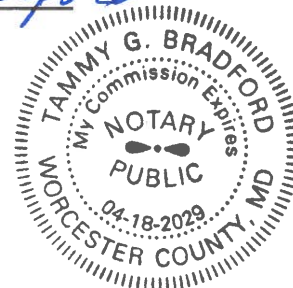
My Commission Expires: 4/18/2029

**STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (APPLICANT)**

I HEREBY CERTIFY that on this 11<sup>th</sup> day of February  
20 26 before me, a Notary Public in and for the State and County aforesaid,  
personally appeared Hugh Cropper II, known to me (or  
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged he executed the same for the purposes therein  
contained AND FURTHER MADE OATH that he executed the same in the capacity  
therein stated and for the purposes therein contained.

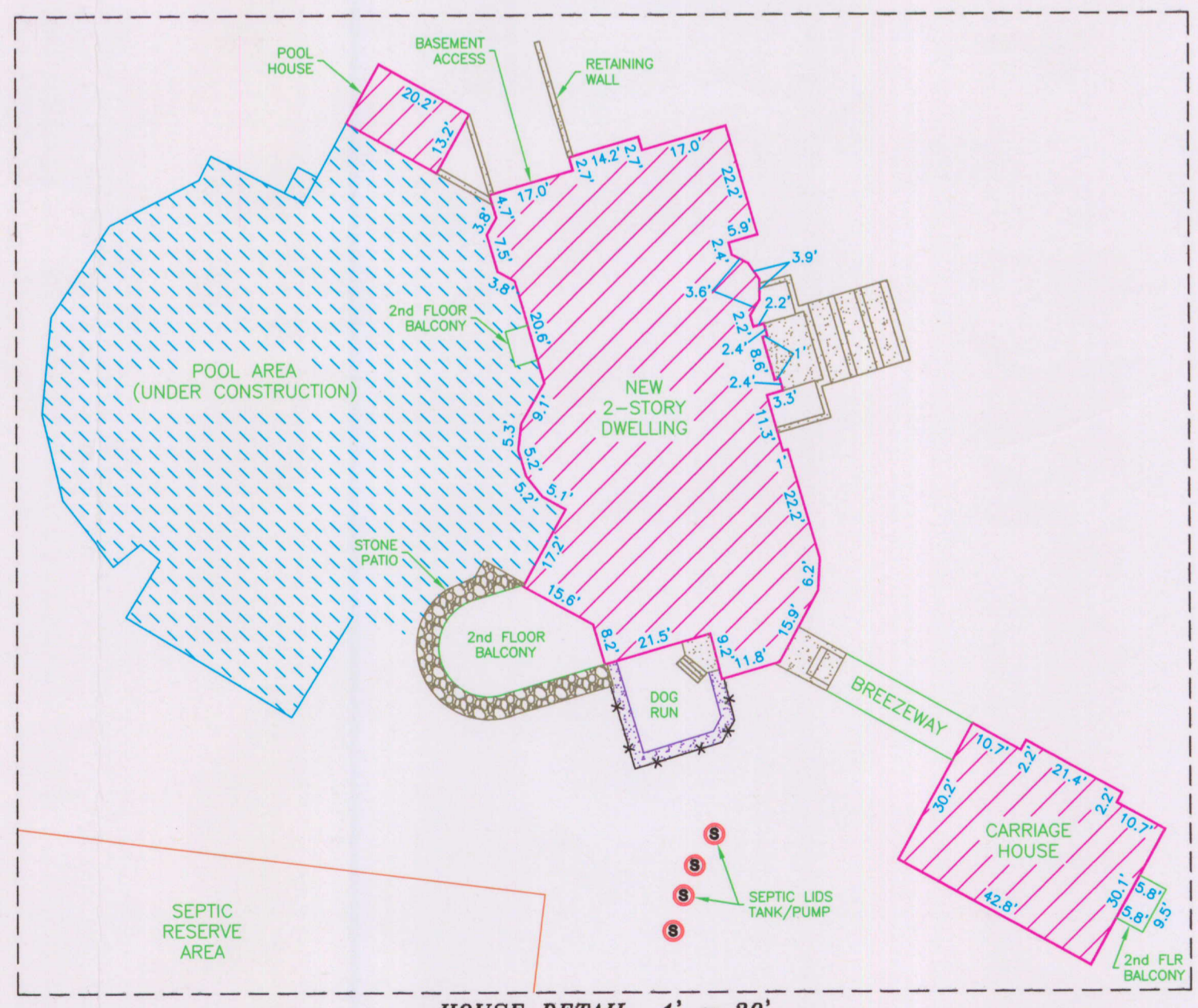
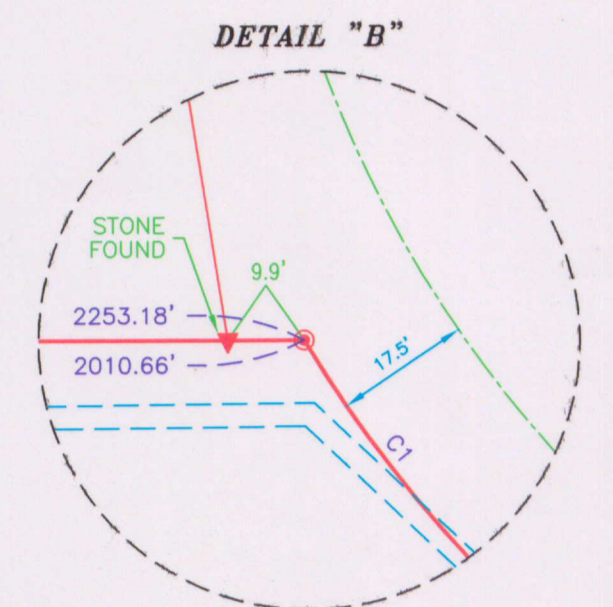
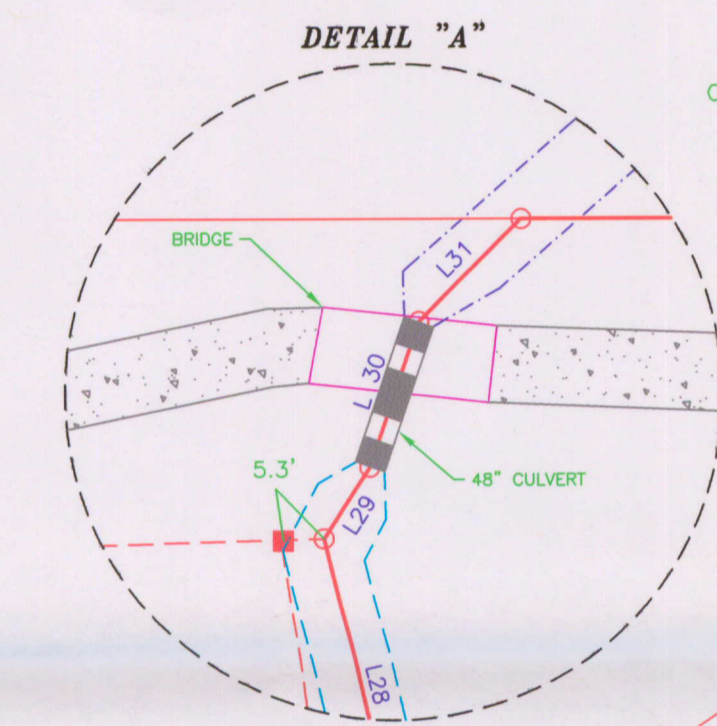
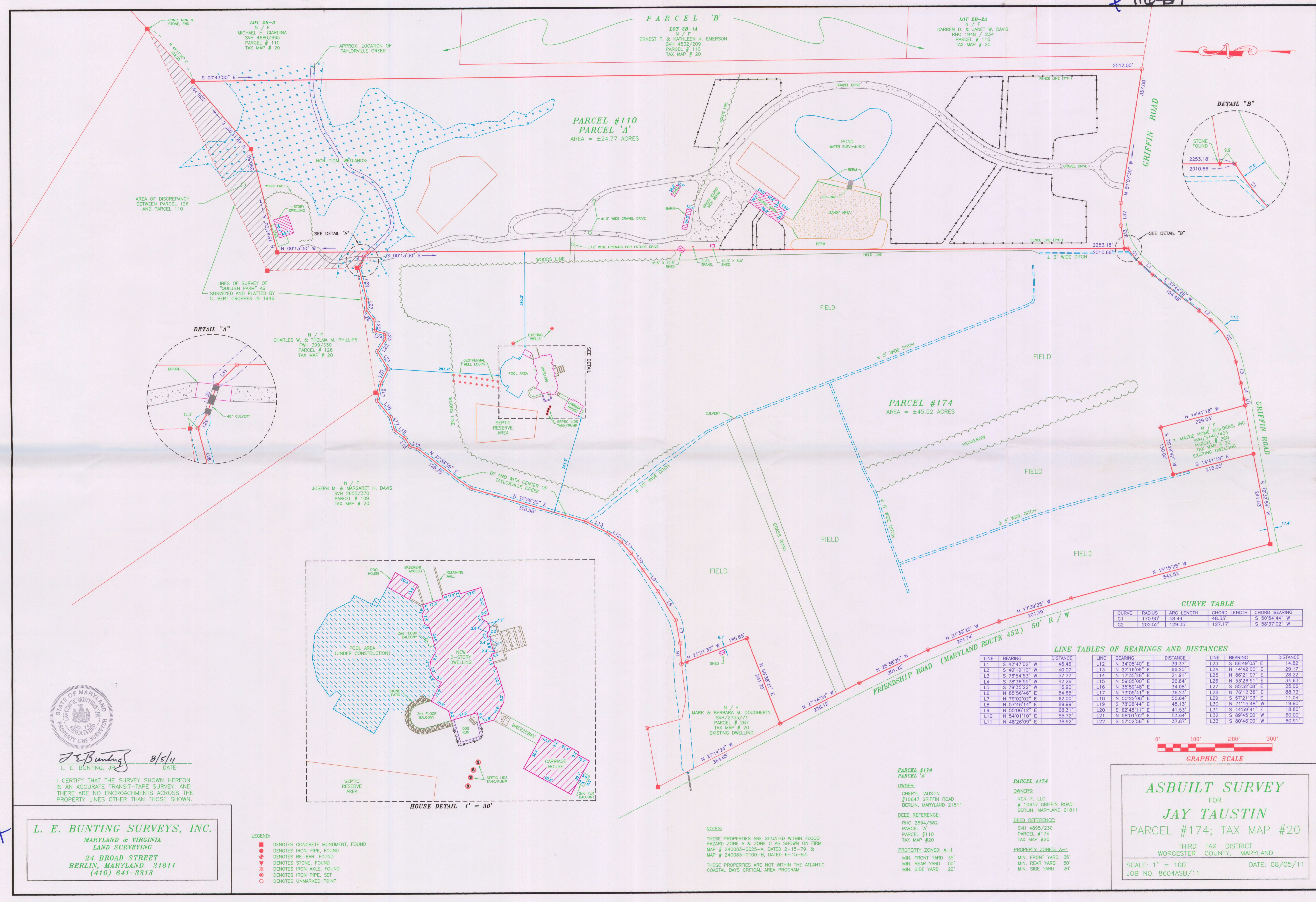
AS WITNESS my hand and official seal.

Tammy G Bradford  
Notary Public



My Commission Expires: 4/18/2029

116927



**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	170.90'	48.49'	48.33'	S 50°54'44" W
C2	202.52'	129.35'	127.17'	S 58°37'02" W

**LINE TABLES OF BEARINGS AND DISTANCES**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 42°47'02" W	45.46'	L12	N 34°08'40" E	39.37'	L23	S 88°49'03" E	14.82'
L2	S 40°19'10" W	40.07'	L13	N 27°16'09" E	40.07'	L24	N 14°42'00" E	29.17'
L3	S 76°54'53" W	57.77'	L14	N 17°35'28" E	21.91'	L25	N 86°21'07" E	28.22'
L4	S 78°36'55" W	42.26'	L15	N 59°05'00" E	26.84'	L26	N 53°26'51" E	34.63'
L5	S 79°35'22" W	16.90'	L16	N 35°59'48" E	34.08'	L27	S 85°32'08" E	25.06'
L6	N 85°56'46" E	54.65'	L17	N 7°05'41" E	36.23'	L28	N 78°12'38" E	88.73'
L7	N 79°02'02" E	62.00'	L18	N 50°22'08" E	55.84'	L29	S 57°21'03" E	11.04'
L8	N 57°46'14" E	89.99'	L19	S 78°08'44" E	48.13'	L30	N 71°15'48" W	19.90'
L9	N 55°06'12" E	68.31'	L20	S 62°45'11" E	41.53'	L31	S 44°59'41" E	18.80'
L10	N 54°01'10" E	55.72'	L21	N 58°01'02" E	53.64'	L32	S 89°45'00" W	60.00'
L11	N 48°26'09" E	38.92'	L22	S 57°02'56" E	37.87'	L33	S 80°46'00" W	60.91'



L. E. Bunting, Jr. 8/5/11 DATE:

I CERTIFY THAT THE SURVEY SHOWN HEREON IS AN ACCURATE TRANSIT-TAPE SURVEY; AND THERE ARE NO ENCROACHMENTS ACROSS THE PROPERTY LINES OTHER THAN THOSE SHOWN.

L. E. BUNTING SURVEYS, INC. MARYLAND & VIRGINIA LAND SURVEYING 24 BROAD STREET BERLIN, MARYLAND 21811 (410) 641-3313

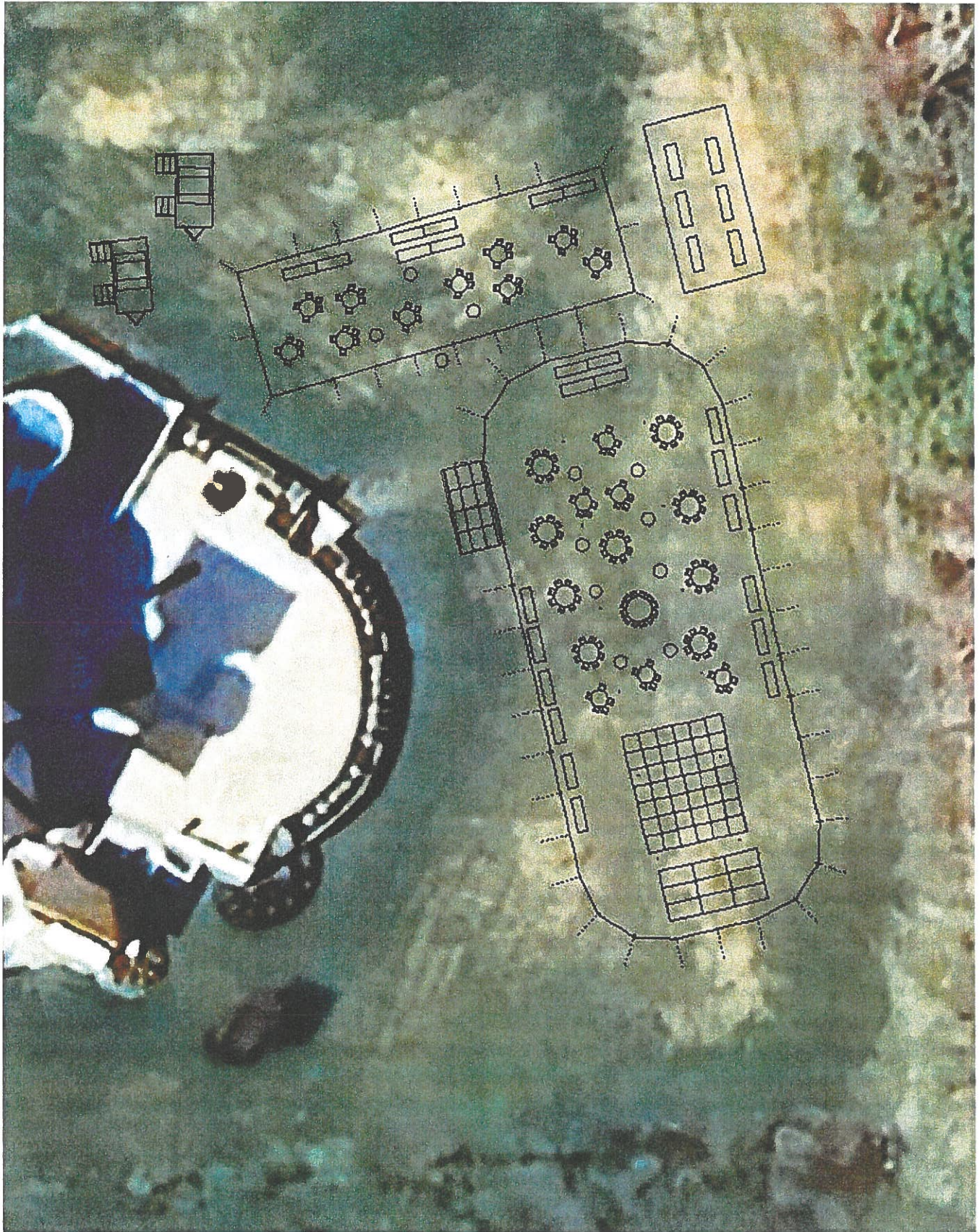
- LEGEND:**
- DENOTES CONCRETE MONUMENT, FOUND
  - DENOTES IRON PIPE, FOUND
  - ▴ DENOTES RE-BAR, FOUND
  - ◆ DENOTES STONE, FOUND
  - ⊕ DENOTES IRON AXLE, FOUND
  - ⊙ DENOTES IRON PIPE, SET
  - DENOTES UNMARKED POINT

NOTES: THESE PROPERTIES ARE SITUATED WITHIN FLOOD HAZARD ZONE A & ZONE C AS SHOWN ON FIRM MAP # 240083-0025-A, DATED 2-15-79, & MAP # 240083-0100-B, DATED 6-15-83. THESE PROPERTIES ARE NOT WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA PROGRAM.

PARCEL #174 PARCEL 'A' OWNER: CHERYL TAUSTIN #10647 GRIFFIN ROAD BERLIN, MARYLAND 21811 DEED REFERENCE: RHO 2594/582 PARCEL 'A' PARCEL #110 TAX MAP #20 PROPERTY ZONED: A-1 MIN. FRONT YARD 35' MIN. REAR YARD 50' MIN. SIDE YARD 20'

PARCEL #174 OWNERS: KCK-F, LLC # 10647 GRIFFIN ROAD BERLIN, MARYLAND 21811 DEED REFERENCE: SVH 4895/230 PARCEL #174 TAX MAP #20 PROPERTY ZONED: A-1 MIN. FRONT YARD 35' MIN. REAR YARD 50' MIN. SIDE YARD 20'

**ASBUILT SURVEY**  
FOR  
**JAY TAUSTIN**  
PARCEL #174; TAX MAP #20  
THIRD TAX DISTRICT  
WORCESTER COUNTY, MARYLAND  
SCALE: 1" = 100' DATE: 08/05/11  
JOB NO. 8604ASB/11



# Rain Plan



**WORCESTER COUNTY BOARD OF ZONING APPEALS  
STAFF REPORT FOR:  
CASE NO. 26-16**

**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.**

**HEARING DATE:** March 12, 2026

**LOCATION:** 10639 Griffin Road, Tax Map 20, Parcel 174, Tax District 3, Worcester County, Maryland.

**APPROVAL REQUESTED:** A special exception (transient use) to allow a special event in the A-2 Agricultural District.

**CODE REFERENCES:** Zoning Code Sections ZS 1-105(c)(5), ZS 1-116(c)(3) and ZS 1-337.

**PROPERTY HISTORY:**

06/16/2009     Permit No. 116927 – Issued 08/26/2009 – C/O issued 06/07/2012 – Permit for a single-family dwelling with basement; 3-car detached garage with 2<sup>nd</sup> floor accessory apartment; attached pool house; rear open deck and conservatory.  
06/06/2011     Permit No. 11-0494 – Issued 06/07/2011 – C/O issued 11/18/2011 – Permit for a swimming pool, deck and fence.

**COMMENTS:** This special exception is being requested to allow a fundraiser by the TidalHealth Foundation to benefit TidalHealth Atlantic to be held at the above-referenced property on May 14, 2026. If the Board votes to approve this request, Staff asks that a condition be placed on the approval to approve this event on May 14, 2026, and a possible “rain date.”

With respect to the special exception request, the Board must make findings that the proposed use or structure:

1. Will be in conformance with the County’s Comprehensive Plan.
2. Will be in harmony with the general character of the neighborhood considering population density, the design, scale and bulk of any proposed new structures, the intensity and character of the activity, traffic and parking conditions or the number of similar uses.

3. Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding neighborhoods; will cause no objectionable noise, vibration, fumes, odors, dust, glare or physical activity; and will not have a detrimental effect on ground- or surface water quality.
4. Will have no detrimental impact on vehicular or pedestrian traffic.
5. Will not adversely affect the health, safety, morals, security or general welfare of residents, workers, or visitors in the area.
6. Will not, in conjunction with existing development in the area and development permitted under existing zoning, overburden existing public services and facilities, including schools, police and fire protection, medical facilities, water, sanitary sewers, public roads, storm sewers, drainage and other public improvements.
7. Will meet the definitions and specific standards set forth elsewhere in this Title for such use.

**SUBSEQUENT PROCESSES IF APPROVED:**

1. Obtain issuance of event permit, and other permits that may be required.

**OWNER:** KCK-F LLC  
10647 Griffin Road  
Berlin, MD 21811-3167

**APPLICANT :** Hugh Cropper IV  
9927 Stephen Decatur Hwy. F-12  
Ocean City, MD 21842

**PREPARED BY:** Zoning Division Staff

In accordance with Section ZS 1-114, the Department has met the public notification requirements with regard to advertisement in a local paper, posting of property and notification of adjoining property owners

**DEPT. OF ENVIRONMENTAL  
PROGRAMS COMMENTS FOR  
EACH CASE**

**(Includes Critical Area, Forestry & Environmental  
Programs)**



# Worcester County

Department of Environmental Programs  
Environmental Programs Division

## Memorandum

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**To:** Board of Zoning Appeals (BZA) for the March 12, 2026 meeting

**From:** Environmental Programs Staff

**Date:** February 20, 2026

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These comments are based upon the site plans received and are subject to change as the plans change to accommodate comments made by other committee members.

**6:30 p.m.**

**Case No. 26-15**, on the lands of Mildred and Jacob Gatrell, on the application of Suzanne Specht, requesting an after-the-fact variance to the side yard setback from 8 feet to 6.5 feet (to encroach 1.5 feet) for an existing detached garage 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 9 Burr Hill Drive, Tax Map 16, Parcel 39, Section 2, Lot 75, Tax District 3, Worcester County, Maryland.

**No objection to this variance request.**

**6:35 p.m.**

**Case No. 26-14**, on the lands of The Lions Den, Inc., on the application of Jack Mumford III, requesting a special exception to replace an existing fraternal lodge building with a new building in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-122(f), ZS 1-206(c)(8) and ZS 1-305, located at 9039 Worcester Highway, Tax Map 32, Parcel 7, Tax District 3, Worcester County, Maryland.

**No objection to this special exception request. However, Environmental Programs has no records for the existing septic system. A satisfactory third-party inspection of the system will be required, or a replacement system will need to be installed. A designated sewage reserve area (SRA) has been established for this property for any replacement system.**

**Citizens and Government Working Together**

**6:40 p.m.**

**Case No. 26-16**, on the lands of KCK-F LLC, on the application of Hugh Cropper IV, requesting a special exception (transient use) to allow a special event in the A-2 Agricultural District, pursuant to Zoning Code ZS 1-105(c)(5), ZS 1-116(c)(3) and ZS 1-337, located at 10639 Griffin Road, Tax Map 20, Parcel 174, Tax District 3, Worcester County, Maryland.

**No objection to the special exception request. A portable toilet contract must be provided at time of special event permit application.**

**Citizens and Government Working Together**

WORCESTER COUNTY GOVERNMENT CENTER 1 WEST MARKET STREET, ROOM 1306 SNOW HILL, MARYLAND 21863  
TEL: 410-632-1220 FAX: 410-632-2012



## Worcester County

Department of Environmental Programs  
Natural Resources Division

### Memorandum

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**To:** Kristen Tremblay, Zoning Administrator

**From:** Joy S. Birch, Natural Resources Planner III (JSB)

**Subject:** Board of Zoning Appeals Comments – March 12, 2026

**Date:** February 20, 2026

---

Below are comments related to the cases scheduled for the Board of Zoning Appeals (BZA) meeting for Thursday, March 12, 2026, for their conformance with the Chesapeake Bay (CBCA) and Atlantic Coastal Bays Critical Area Law (ACBCA):

**6:30 pm – Case #26-15:**

This request is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area programs.  
No Comment.

**6:35 pm -Case #26-14:**

This request is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area programs.  
No Comment.

**6:40 pm – Case #26-16:**

This request is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area programs.  
No Comment.




## Worcester County

Department of Environmental Programs  
Natural Resources Division

### Memorandum

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**To:** Kristen Tremblay, Zoning Administrator

**From:** David Mathers, Natural Resources Planner IV 

**Subject:** Board of Zoning Appeals Comments – March 12, 2026 Meeting

**Date:** February 20, 2026

---

Below are comments relative to the cases scheduled for the Board of Zoning Appeals (BZA) meeting for Thursday, March 12, 2026, for their conformance with the Forest Conservation Act.

**6:30 pm – Case # 26-15:**

In accordance with Subtitle IV, Section 1-403(b)(11) of the Natural Resources Article of the Worcester County Code of Public Local Laws, this subdivision is exempt from the County's Forest Conservation Law since the preliminary plat for this subdivision was approved by the Worcester County Planning Commission prior to July 1, 1991. Any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

**6:35 pm -Case # 26-14:**

For land areas over 40,000 square feet and located outside the landward limits of Critical Area, any project requiring disturbance of 5,000 square feet or greater, or subdivision creating new lot(s), shall require compliance with the Worcester County Forest Conservation Law. To obtain compliance, the owner/applicant is required to have a Qualified Professional (approved by Maryland Department of Natural Resources), Licensed Landscape Architect, or Licensed Forester, prepare a Forest Stand Delineation and a Forest Conservation Plan for review and approval by the Department. This Department will reserve further comments until permit submission.

**Citizens and Government Working Together**

**6:40 pm -Case # 26-16:**

For land areas over 40,000 square feet and located outside the landward limits of Critical Area, any project requiring disturbance of 5,000 square feet or greater, or subdivision creating new lot(s), shall require compliance with the Worcester County Forest Conservation Law. To obtain compliance, the owner/applicant is required to have a Qualified Professional (approved by Maryland Department of Natural Resources), Licensed Landscape Architect, or Licensed Forester, prepare a Forest Stand Delineation and a Forest Conservation Plan for review and approval by the Department. This Department will reserve further comments until permit submission.

**Citizens and Government Working Together**

# **OPINIONS FROM THE PREVIOUS MONTH FOR REVIEW**

**(Opinion for each case will be provided at the regular  
meeting for signature by all members)**

IN THE MATTER OF AMY LAWRENCE AND  
SCOTT LAWRENCE

\*

\*

BEFORE THE BOARD OF ZONING

\*

APPEALS FOR WORCESTER COUNTY,

\*

Case No. 26-8

MARYLAND

\*

\* \* \* \* \*

**OPINION**

A hearing was held before the Board of Zoning Appeals for Worcester County, Maryland on Thursday, February 12, 2026, upon the application of Amy Lawrence 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, Zoning Administrator presented the application to the Board.

The Applicant Scott Lawrence testified before Board in favor of the Application. There were no protestants to the Application. The testimony revealed the flag lot shape is unique so it needs a variance to place a pole building for his equipment. The building will be further back than his neighbor’s house. The applicants would have to cut down many trees to place the building within the setback.

After duly considering the application and the testimony and other evidence offered and presented in connection therewith, the Board made the following findings of fact and conclusions of law:

1. Special conditions and circumstances exist which are peculiar to the land and proposed building involved;
2. The literal interpretation of the Ordinance would deprive the applicant of rights commonly enjoyed by others in the Zone;

3. The special conditions did not result from actions of the applicant; and
4. The conditions are not one that could be reasonably provided for under legislation of general applicability within the Zone;

Accordingly, upon a Motion made by Mr. Babcock to approve, which was seconded by Mr. Katsanos, the Board unanimously passed the following resolution:

BE IT RESOLVED, that the requested variance be APPROVED.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Robert Purcell  
Chairperson

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jacob Mitrecic

\_\_\_\_\_  
Date

\_\_\_\_\_  
Thomas Babcock

\_\_\_\_\_  
Date

\_\_\_\_\_  
Charles L. Fykes

\_\_\_\_\_  
Date

\_\_\_\_\_  
Lisa Bowen

\_\_\_\_\_  
Date

\_\_\_\_\_  
Beth Gismondi

\_\_\_\_\_  
Date

\_\_\_\_\_  
Stephen Katsanos

IN THE MATTER OF HUGH CROPPER, IV \*  
\*  
BEFORE THE BOARD OF ZONING \*  
\*  
APPEALS FOR WORCESTER COUNTY, \*  
\*  
MARYLAND \*

Case No. 26-9

\* \* \* \* \*

**OPINION**

A hearing was held before the Board of Zoning Appeals for Worcester County, Maryland on Thursday, February 12, 2026, upon the application of Hugh Cropper IV, on the lands of Frederick Henry Eisenbrandt, 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, Zoning Administrator presented the application to the Board.

The property owner Frederick Eisenbrandt testified before Board along with Frank Lynch, Jr.. There were no protestants to the application. Testimony revealed that the property used to be a Christmas Tree farm and is still a tree farm. He wants to put a saw mill there in conjunction with the tree farm.

After duly considering the application and the testimony and other evidence offered and presented in connection therewith, the Board made the following findings of fact and conclusions of law:

1. The proposed use will be consistent with County's Comprehensive Plan;
2. The proposed use will be in harmony with the general character of the neighborhood considering population density, the design, scale and bulk of any proposed new structures, the intensity and character of activity, traffic and parking conditions or the number of similar uses;
3. The proposed use will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or surrounding neighborhoods; will cause no objectionable noise, vibration, fumes, odors, dust, glare or physical activity; and will not have a detrimental effect on ground or surface water quality;
4. The proposed use will have no detrimental effect on vehicular or pedestrian traffic;

5. The proposed use will not adversely affect the health, safety, morals, security or general welfare of residents, workers or visitors in the area; and
6. The proposed use will not, in conjunction with existing development in the area and development permitted under existing zoning, overburden existing public services and facilities, including schools, police and fire protection, medical facilities, water, sanitary sewers, public roads, storm sewers, drainage and other public improvements.

Accordingly, upon a Motion made by Mr. Babcock to approve both special exceptions, which was seconded by Mr. Katsanos, the Board unanimously passed the following resolution:

BE IT RESOLVED, that the requested special exceptions be GRANTED.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Robert Purcell  
Chairperson

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jacob Mitrecic

\_\_\_\_\_  
Date

\_\_\_\_\_  
Thomas Babcock

\_\_\_\_\_  
Date

\_\_\_\_\_  
Charles L. Fykes

\_\_\_\_\_  
Date

\_\_\_\_\_  
Lisa Bowen

\_\_\_\_\_  
Date

\_\_\_\_\_  
Beth Gismondi

\_\_\_\_\_  
Date

\_\_\_\_\_  
Stephen Katsanos

\* Any special exception shall be implemented within 12 months from its approval. If not so implemented, it shall be considered abandoned and shall terminate.

IN THE MATTER OF SPENCER AYRES CROPPER \*  
\*  
BEFORE THE BOARD OF ZONING \*  
\*  
APPEALS FOR WORCESTER COUNTY, \*  
\*  
MARYLAND \*

Case No. 26-10

\* \* \* \* \*

**OPINION**

A hearing was held before the Board of Zoning Appeals for Worcester County, Maryland on Thursday, February 12, 2026, upon the application of Spencer Ayres Cropper, on the lands of Bryan Stefanic, 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, Zoning Administrator, presented the Application to the Board.

Property owner Bryan Stefanic testified before Board along with Russell Hammond. There were no protestants to the Application. The testimony revealed that the property was purchased in 2020 and the deck was already there. They contracted with East Coast Construction to expand the rear deck and front deck. Contractor said he got a permit. Work took 3 months and was fine. Ocean Pines sent a letter in 2024. He contacted the contractor and discovered that a permit was never applied for from the county. The house is set back further than normal and the land behind it is owned by Ocean Pines Association.

After duly considering the application and the testimony and other evidence offered and presented in connection therewith, the Board made the following findings of fact and conclusions of law:

1. Special conditions and circumstances exist which are peculiar to the land and proposed building involved;

2. The literal interpretation of the Ordinance would deprive the applicant of rights commonly enjoyed by others in the Zone;
3. The special conditions did not result from actions of the applicant; and
4. The conditions are not one that could be reasonably provided for under legislation of general applicability within the Zone;

Accordingly, upon a Motion made by Mr. Babcock to approve, which was seconded by Mr. Fykes, the Board unanimously passed the following resolution:

BE IT RESOLVED, that the requested variance be APPROVED upon the following condition:

1. The Applicant must get approval from the Ocean Pines Association ARC.

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Date

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Robert Purcell  
Chairperson

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Date

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Jacob Mitrecic

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Date

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Thomas Babcock

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Date

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Charles L. Fykes

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Date

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Lisa Bowen

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Date

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Beth Gismondi

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Date

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Stephen Katsanos