

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

THURSDAY APRIL 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. 26-19, on the lands of OCO SPE LLC and State Street Station SPE LLC, on the application of Joel Irving, requesting a special exception to structurally alter a legally existing non-conforming pylon sign by adding electronic signage in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(c)(8), ZS 1-122(d)(1), ZS 1-210(b)(2), ZS 1-305 and ZS 1-324, located at 12741 Ocean Gateway, Tax Map 27, Parcel 642, Tax District 10, Worcester County, Maryland.

6:35 p.m.

Case No. 26-18, on the lands of All Seasons RV & Boat Storage LLC, on the application of Hugh Cropper IV, requesting an after-the-fact variance to the side yard setback from 30 feet to 21.7 feet (to encroach 8.3 feet) for an existing storage building in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(12) and ZS 1-305, located at 13222 Handy Lane, Tax Map 9, Parcel 301, Tax District 5, Worcester County, Maryland.

6:40 p.m.

Case No. 25-45, on the lands of Jennifer and Dean DiMattia, requesting a variance to reduce the Chesapeake Bay Critical Area Buffer from 100 feet to 50 feet (to encroach 50 feet) for a proposed garage in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(m), ZS 1-201(b)(5), ZS 1-201(d)(2) and ZS 1-305 and Natural Resources Code §§ NR 3-104(d)(4) and NR 3-111, located at 500 Shore Line Lane, Tax Map 98, Parcel 2, Tax District 1, 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.

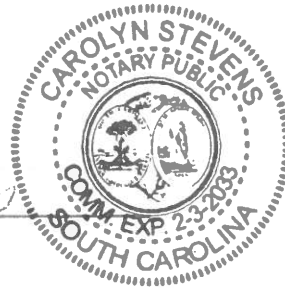
BOARD OF ZONING APPEALS APPLICATION
NOTARY PAGE FOR BOTH
OWNER AND APPLICANT

South Carolina, York County
STATE OF ~~MARYLAND, WORCESTER COUNTY~~ TO WIT: (OWNER)

I HEREBY CERTIFY that on this 10th day of March
20 26 before me, a Notary Public in and for the State and County aforesaid,
personally appeared Joel Irving, 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.

Carolyn Stevens
Notary Public



My Commission Expires: 2/3/2033

South Carolina, York County
STATE OF ~~MARYLAND, WORCESTER COUNTY~~ TO WIT: (APPLICANT)

I HEREBY CERTIFY that on this 10th day of March
20 26 before me, a Notary Public in and for the State and County aforesaid,
personally appeared Joel Irving, 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
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AS WITNESS my hand and official seal.

Carolyn Stevens
Notary Public



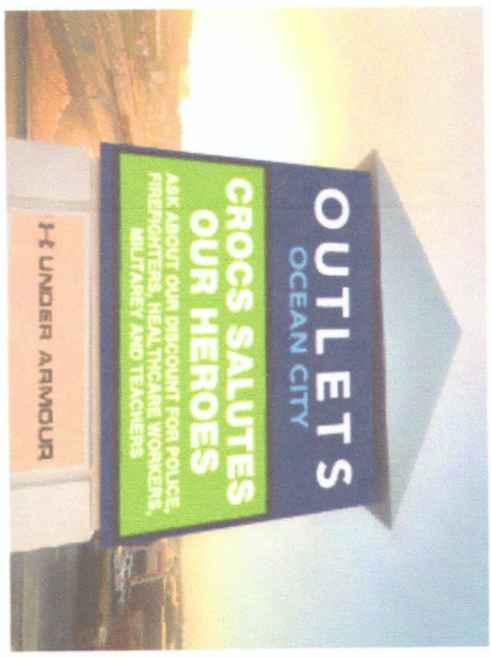
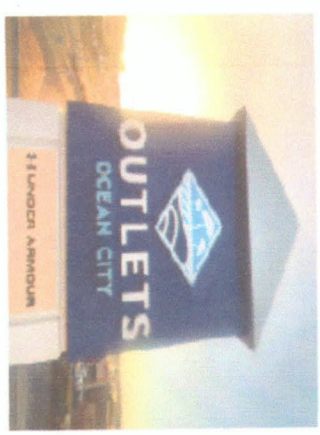
My Commission Expires: 2/3/2033



4'-0" H x 10'-0" W - LED BOARD

14" x 109.25"
6.75" x 65"

EXISTING

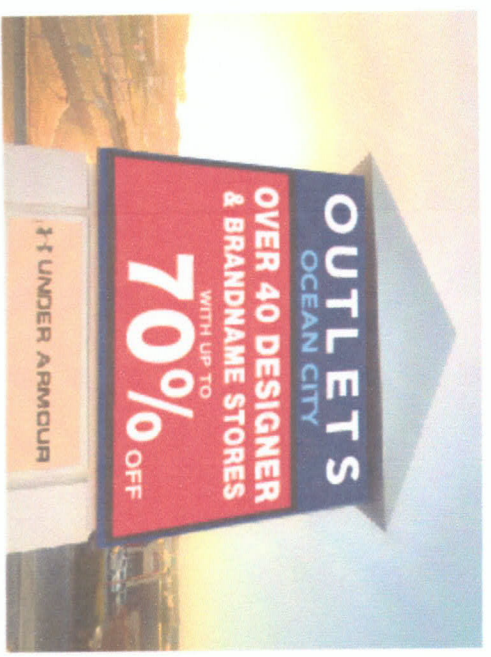



IF APPROVED, PLEASE SIGN

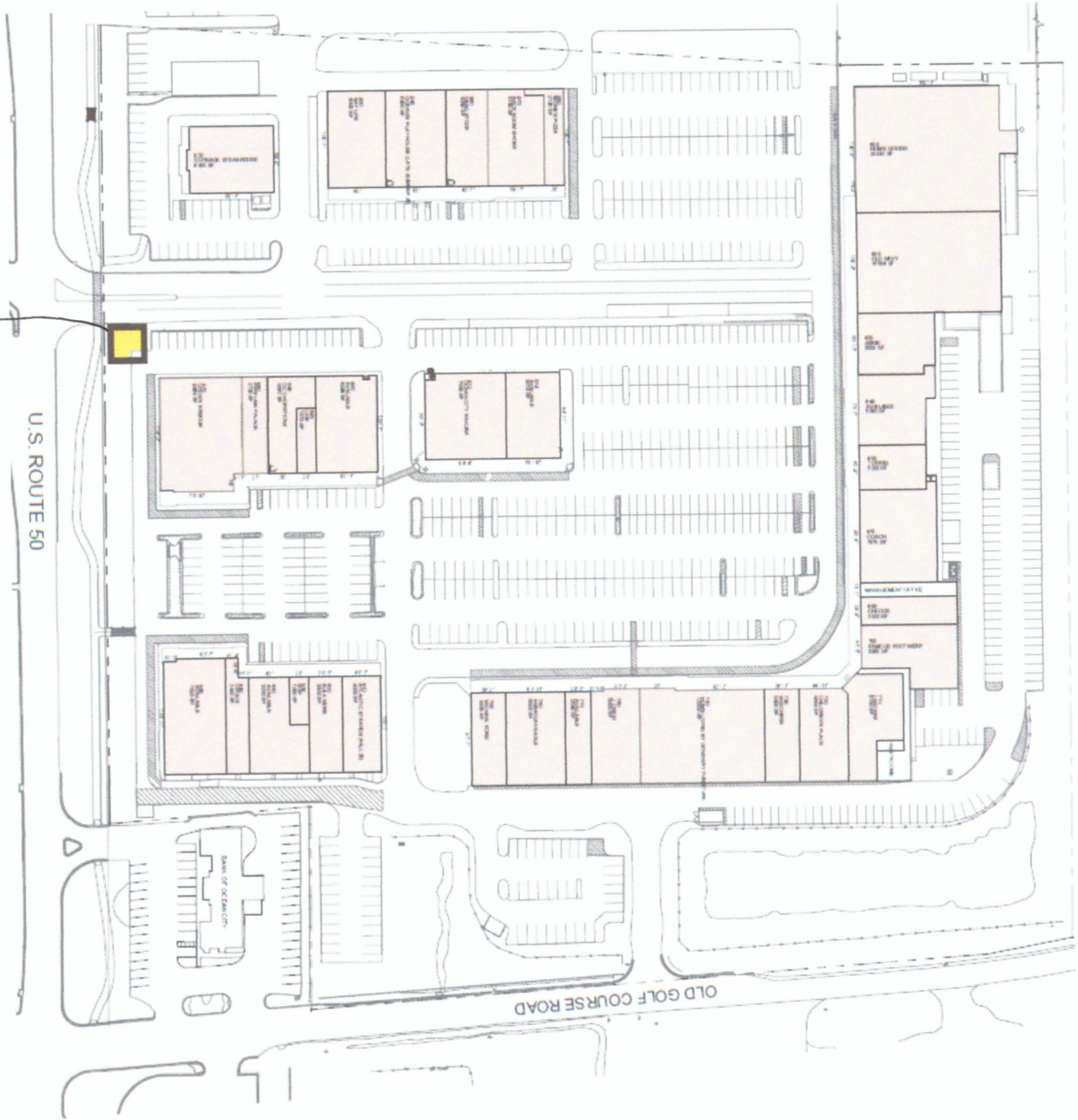
<p>PHILLIPS SIGNS PHILLIPS SIGNS, INC., SEAFORD, DE (302) 629-3550</p> <p><small>THIS DESIGN IS COPYRIGHTED AND THE EXCLUSIVE PROPERTY OF PHILLIPS SIGNS, INC. ALL RIGHTS RESERVED. NO REPRODUCTION OR OTHER DESIGN CANNOT BE MADE WITHOUT THE PERMISSION OF PHILLIPS SIGNS, INC. (302) 629-3550</small></p> <p><small>PHILLIPS SIGNS, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. THIS INCLUDES PROVIDING ACCOMMODATIONS AND BOILING OTHER LOCAL CODES.</small></p>	<p>CUSTOMER INFORMATION</p> <p>Customer: CHILDS Address: OCEAN CITY</p> <p>Date: 1.10.2020 Designer: DM Sales: EST/PHILLIPS</p>
	<p>Customer: <input type="text"/></p> <p>Signed: <input type="text"/></p> <p>Date: <input type="text"/></p>



14" x 109.25"
6.75" x 65"



 PHILLIPS SIGNS <small>THIS DESIGN IS COPYRIGHTED AND IS THE SOLE PROPERTY OF PHILLIPS SIGNS, INC. ALL RIGHTS RESERVED. PHILLIPS SIGNS, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. PHILLIPS SIGNS, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. PHILLIPS SIGNS, INC. IS AN EQUAL OPPORTUNITY EMPLOYER.</small>	PHILLIPS SIGNS, INC. SEAFOORD, DE (302) 629-3550	CUSTOMER INFORMATION CUSTOMER: OUTLETS ADDRESS: OCEAN CITY DATE: 1.10.2018 DRAWN BY: BEN PHILLIPS	Customer: Signed	Date:
	IF APPROVED, PLEASE SIGN			



Falcon Monument Sign

U.S. ROUTE 50

OLD GOLF COURSE ROAD

**WORCESTER COUNTY BOARD OF ZONING APPEALS
STAFF REPORT FOR:
CASE NO. 26-19**

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: April 9, 2026

LOCATION: 12741 Ocean Gateway (dba Outlets Ocean City shopping center), Tax Map 27, Parcel 642, Tax District 10, Worcester County, Maryland.

APPROVAL REQUESTED: A special exception to structurally alter a legally existing non-conforming pylon sign by adding electronic signage in the C-2 General Commercial District.

CODE REFERENCES: Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(c)(8), ZS 1-122(d)(1), ZS 1-210(b)(2), ZS 1-305 and ZS 1-324.

PROPERTY HISTORY: The County records are extensive for the subject property; therefore, only the history relative to this request has been provided.

03/10/94	BZA Case No. 34055 – Special exception permitting an increase in the number and area of freestanding signs and also permitting an increase in the maximum permitted height - GRANTED
06/21/95	Zoning Permit No. 41408 – Issued 6/21/95 – C/O issued 12/8/95 – Additional free-standing on-premise sign and relocate existing sign
03/07/96	Planning Commission for Worcester County granted site plan approval for a 30,500 sq. ft expansion of White Marlin Mall-O.C. Factory Outlets
02/05/04	Planning Commission for Worcester County granted site plan approval for a 12,600 sq. ft expansion of Ocean City Factory Outlets
06/14/12	BZA Case No. 12-19 – Special exception to reconstruct and relocate a legally existing non-conforming pylon sign – GRANTED
06/28/12	Building Permit No. 12-016 – Issued 7/6/12 – C/O Issued 6/5/13 – Relocate pylon sign per BZA case 12-19
05/14/20	BZA Case No 20-18 – Special exception to reconstruct and relocate a legally-existing non-conforming pylon sign - GRANTED
03/20/21	Building permit No. 20-0300 – Issued 09/27/21 – C/O issued 02/08/24 – Relocate pylon sign per BZA case 20-18

COMMENTS: The applicant requests approval to replace a portion of the existing pylon sign at the Outlets Ocean City shopping center with electronic signage. The overall sign area would not be increased – the electronic sign would replace 60 s.f. of existing signage of the pylon sign located

at the eastern entrance from Route 50 to the shopping center. The sign is a **legal non-conforming sign** and the Code provides continuing jurisdiction without time limitation over all special exceptions. Further, the Code indicates that “No future changes or expansion of a special exception, variance or nonconformity shall be made without the prior approval of the Board.” §ZS1-116(c)(8).

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. N/A

OWNERS: OCO SPE LLC & State Street Station SPE LLC
91A Spring Bars Road
Falmouth, MA 02540

APPLICANT : Joel Irving
MGMT ETC, CORP
54 Marina Road, Ste 302
Lake Wylie, SC 29710

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, MARYLAND 21863-1070

OFFICE USE ONLY

CASE NUMBER: 26-18
DATE FILED: 3-4-2026
HEARING DATE: 4-9-2026

APPLICATION IS BEING MADE FOR:

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

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: A variance to reduce the side yard setback from 30 feet to 21.7 feet, an encroachment of 8.3 feet

LOCATION OF PROPERTY:

Tax Map: 9 Parcel: 301 Unit: _____ Lot: _____ Block: _____
Ocean Gateway, Ocean City, MD 21842

PROPERTY OWNER INFORMATION:

Owner: All Seasons RV & Boat Storage, LLC Telephone: _____
Address: 11730 Gum Point Road, Berlin, MD 21811 E-mail: _____

APPLICANT INFORMATION:


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

Has property in question ever been subject of previous appeal? (If yes, give case no. and date) Yes
Is property located in the Chesapeake Bay Critical Area or the 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 FT.
<u>100'</u>	RIGHT OF WAY STATE ROAD	SIDE: LEFT _____	8 30 FT.
_____	FROM PROPERTY LINE	SIDE: RIGHT _____	30 FT.

ZONING DISTRICT A-2 TAX DISTRICT 5



Signature of Owner or Legal Representative



Signature of Applicant

SEE NEXT PAGE FOR NOTARY - BOTH THE OWNER AND APPLICANT NEED TO BE NOTARIZED

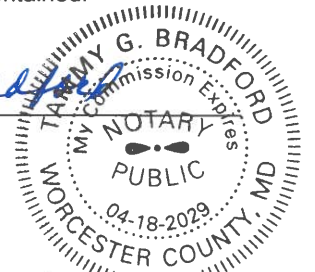
BOARD OF ZONING APPEALS APPLICATION
NOTARY PAGE FOR BOTH
OWNER AND APPLICANT

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

I HEREBY CERTIFY, that on this 3rd day of March, 2026, before me, a Notary Public in and for the State and County aforesaid, personally appeared HUGH CROPPER, IV, ON BEHALF OF OWNER, 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



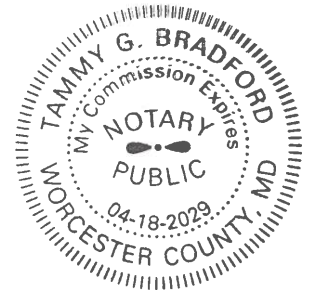
My Commission Expires: 4/18/2029

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

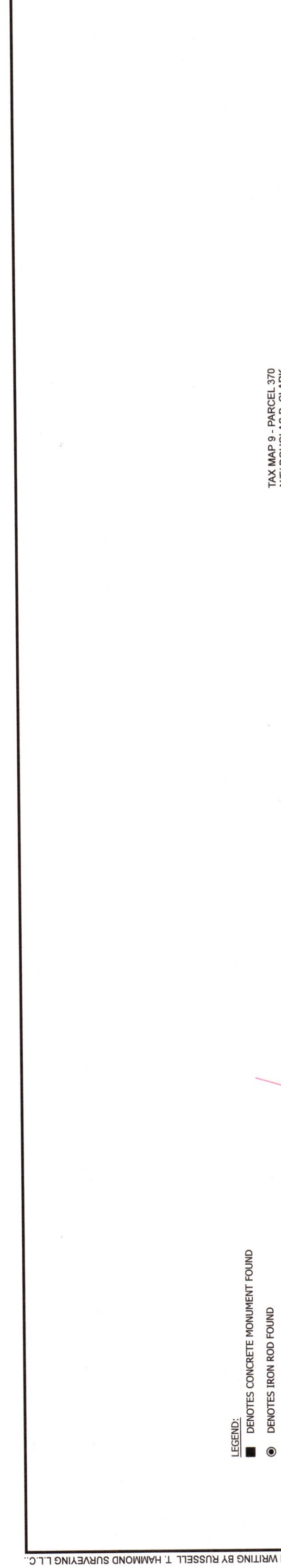
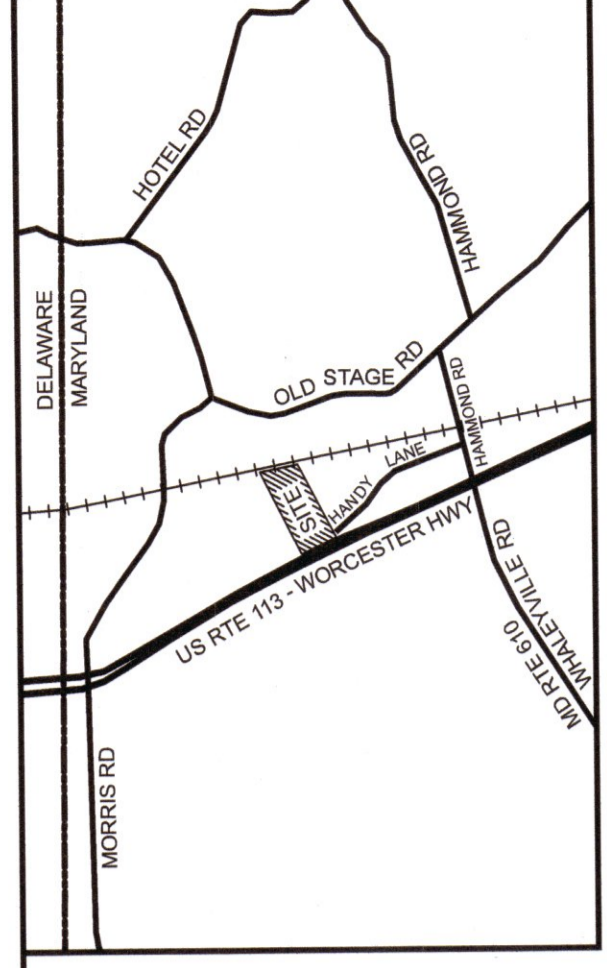
I HEREBY CERTIFY, that on this 3rd day of March, 2026, before me, a Notary Public in and for the State and County aforesaid, personally appeared HUGH CROPPER, IV, APPLICANT, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged 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



TAX MAP 9 - PARCEL 370
N/F DOUGLAS B. CLARK
& TAMMARA E. CLARK
DEED REF.: SRB 6781/52

TAX MAP 3 - PARCEL 141
N/F MARYLAND STATE
HIGHWAY ADMINISTRATION

LEGEND:
 ■ DENOTES CONCRETE MONUMENT FOUND
 ● DENOTES IRON ROD FOUND
 △ DENOTES UNMARKED POINT

PHASE 1
 (PLAT SVH 229/14)

PHASE 2

PHASE 7
 BUILDING "G"
 EXISTING ONE-STORY BUILDING

PHASE 6
 BUILDING "F"
 EXISTING ONE-STORY BUILDING

PHASE 5
 BUILDING "E"
 EXISTING ONE-STORY BUILDING

PHASE 4
 BUILDING "D"
 EXISTING ONE-STORY BUILDING

PHASE 3
 BUILDING "C"
 EXISTING ONE-STORY BUILDING

PHASE 2
 BUILDING "B"
 EXISTING ONE-STORY BUILDING

PHASE 1
 BUILDING "A"
 EXISTING ONE-STORY BUILDING

EXISTING WELL

EXISTING CATCH BASIN

EXISTING PAVED DRIVEWAY

EXISTING BRICK WALL

EXISTING WETLANDS PER PLAT SVH 229/14

EXISTING STORM WATER MANHOLE

EXISTING SEWAGE RESERVE AREA

NON-TIDAL WETLANDS PER PLAT SVH 229/14

EX. PILLAR/LIGHT POST

SERVICE ROAD "D" A.K.A. HANDY LANE

THE MARYLAND AND DELAWARE RAILROAD

U.S. ROUTE 113 - WORCESTER HIGHWAY

DELAWARE MARYLAND

MORRIS RD

HOTEL RD

OLD STAGE RD

RD. DRIVINGWAY

HAMMOND RD

US RTE 113 - WORCESTER HWY

WALTONVILLE RD

AREA CALCULATIONS

PHASE	AREA (ACRES)
1	1.37
2	2.37
3	0.37
4	0.64
5	0.39
6	0.60
7	0.46
TOTAL	6.20 ACRES±

GRAPHIC SCALE

0 50 100 150

(IN FEET)
 1" = 50'

MIN. ACCURACY = 0.1'±

I HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT FACILITY (FACILITIES) AS SHOWN ON THE PLANS AS IDENTIFIED BELOW HAVE (HAS) BEEN CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLANS FILED WITH WORCESTER COUNTY, DATED SEPT 2007, REVISED 7/16/2016.

RUSSELL T. HAMMOND
 MARYLAND # 21329

GENERAL NOTES:

- 1) OWNER NAME: ALL SEASONS RV & BOAT STORAGE, LLC
- 2) TAX MAP 9, PARCEL 301
- 3) DEED REFERENCE: SVH 5322/226
- 4) PLAT REFERENCE: SVH 229/14
- 5) TOTAL AREA: 6.20 ACRES±
- 6) CURRENT USE: STORAGE
- 7) NUMBER OF UNITS IN PHASE SEVEN: 12
- 8) BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083 0030 H, DATED JULY 16, 2015, THIS PARCEL IS LOCATED IN ZONE X.
- 9) THIS PROPERTY DOES NOT LIE WITHIN ATLANTIC COASTAL BAYS CRITICAL AREA.
- 10) THIS SITE LIES WITHIN THE WORCESTER COUNTY SUBWATERSHED - ISLE OF WIGHT BAY DRAINAGE.

RUSSELL T. HAMMOND
 Surveying, LLC

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

DESIGNED BY N/A
DRAWN BY R.T. Hammond
CHECKED BY R.T. Hammond

SURVEYED BY MS/BSB
DATE 11/21/2025
SCALE 1" = 50'

FILE # 2016-1543
SHEET 1 OF 1

FINAL AS-CONSTRUCTED SURVEY
PHASE SEVEN
BUILDING "G"
ALL SEASONS STORAGE
TAX MAP 9 - PARCEL 301
FIFTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND

RUSSELL T. HAMMOND
 MARYLAND # 21329

PROFESSIONAL SURVEYOR

RUSSELL T. HAMMOND
 Surveying, LLC

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

DESIGNED BY N/A
DRAWN BY R.T. Hammond
CHECKED BY R.T. Hammond

SURVEYED BY MS/BSB
DATE 11/21/2025
SCALE 1" = 50'

FILE # 2016-1543
SHEET 1 OF 1

**WORCESTER COUNTY BOARD OF ZONING APPEALS
STAFF REPORT FOR:
CASE NO. 26-18**

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: April 9, 2026

LOCATION: 13222 Handy Lane, Tax Map 9, Parcel 301, Tax District 5, Worcester County, Maryland.

APPROVAL REQUESTED: An after-the-fact variance to the side yard setback from 30 feet to 21.7 feet (to encroach 8.3 feet) for an existing storage building in the A-2 Agricultural District.

CODE REFERENCES: Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(12) and ZS 1-305.

PROPERTY HISTORY: The County records are extensive for the subject property, therefore only the history relative to this request has been provided.

- 04/12/2007 BZA Case No. 105978 – Special exception to locate storage yards and buildings for the storage of watercraft and RVs – Granted.
- 02/07/2008 Planning Commission approval of a Site Plan for a 7-unit, 70,000 s.f. storage facility for watercraft and recreational vehicles.
- 05/16/2008 Permit No. 112728 – Issued 08/11/2008 – C/O issued 11/26/2008 for Building #1 - Permit for Building #1 for RV and boat storage (All Seasons Mini Storage).
- 02/09/2017 Permit No. 17-0141 – Issued 03/08/2017 – C/O issued 05/30/2018 for Building #2 - Permit for Building #2 for RV and boat storage.
- 10/12/2017 BZA Case No. 17-52 – Special exception to allow contractors’ shops and/or boat and RV storage – Granted.
- 12/18/2018 Permit No. 18-1117 – Issued 05/19/2019 – C/O issued 03/23/2020 for Building #3 - Permit for Building #3 for RV and boat storage and a 7’ tall monument sign.
- 08/20/2020 Permit No. 20-0835 – Issued 10/22/2020 – C/O issued 12/15/2021 for Building D - Permit for Building D for RV and boat storage.
- 01/14/2021 Permit No. 21-0047 – Issued 03/29/2021 – C/O issued 12/15/2021 for Building #5 - Permit for Building #5 for RV and boat storage.
- 03/28/2022 Permit No. 22-0315 – Issued 06/16/2022 – C/O issued 04/04/2024 for Building #6 - Permit for Building #6 for RV and boat storage.
- 08/20/2024 Permit No. 24-1118 – Issued 10/129/2024 – C/O issued 01/13/2026 for Building #7 - Permit for Building #7 for RV and boat storage.

COMMENTS: In accordance with a site plan approved by the Planning Commission for this property, six (6) buildings (units) have been constructed for the storage of watercraft and RVs dating back to 2008. The seventh (and final) building has been constructed 21.7' from the side property line, instead of the required 30', resulting in this variance request of 8.3'.

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: All Seasons RV & Boat Storage LLC
11730 Gum Point Road
Berlin, MD 21811-3176

APPLICANT : Hugh Cropper IV
9927 Stephen Decatur Highway, 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.

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: 25-45
DATE FILED: 7-11-2025
HEARING DATE: 4-9-2026

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: a variance to add a ~24' x 22' two story shed with overhangs on each side on an existing parking pad that has been in place since 1975. The existing parking pad is within the 100 ft critical bay buffer.

LOCATION OF PROPERTY:

TAX MAP: 98 GRID 6 PARCEL: 2 DEED:4015/314

On the N/S/E/W of:

(Feet/Miles), N/S/E/W of

PROPERTY OWNER INFORMATION:

Owner's Name: Dean & Jennifer DiMattia Telephone: [REDACTED]
Address: 500 Shore Line Lane, Pocomoke City, MD 21851 E-Mail: [REDACTED]

APPLICANT INFORMATION:

Applicant's Name: Dean & Jennifer DiMattia Telephone: [REDACTED]
Address: 500 Shore Line Lane, Pocomoke City, MD 21851 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? Yes _____ If so, has information been submitted in accordance with Worcester County's Critical Area Program Regulations? Yes, being submitted with this package.

OFFICE USE ONLY: MINIMUM REQUIRED SETBACKS:

FRONT: 60' FROM CENTERLINE OF ROAD REAR : 50'
— RIGHT OF WAY OF A STATE ROAD LEFT SIDE: 20'
50' FROM PROPERTY LINE RIGHT SIDE: 20'

ZONING DISTRICT: A-1 Land RP **TAX DISTRICT:** 1

Dean DiMattia
Signature of Owner or Legal Representative

Dean DiMattia
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**

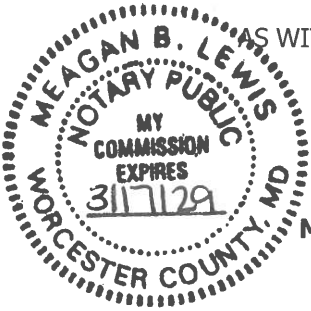
STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (OWNER)

I HEREBY CERTIFY that on this 11 day of JULY
20 25 before me, a Notary Public in and for the State and County aforesaid,
personally appeared Dean DiMatia, 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.

Meagan B. Lewis
Notary Public

My Commission Expires: 3/17/2029



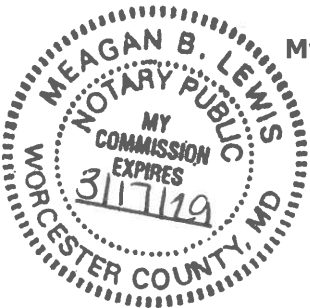
STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (APPLICANT)

I HEREBY CERTIFY that on this 11 day of JULY
20 25 before me, a Notary Public in and for the State and County aforesaid,
personally appeared Dean DiMatia, 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.

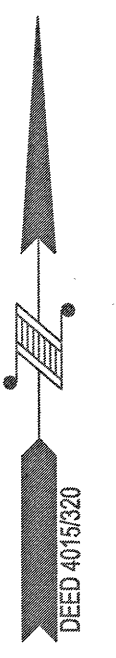
AS WITNESS my hand and official seal.

Meagan B. Lewis
Notary Public

My Commission Expires: 3/17/29



SITE PLAN
FOR THE LANDS OF
DEAN DIMATTIA, et ux
TAX MAP 98 GRID 6 PARCEL 2 DEED 4015/314
FIRST TAX DISTRICT
WORCESTER COUNTY, MARYLAND



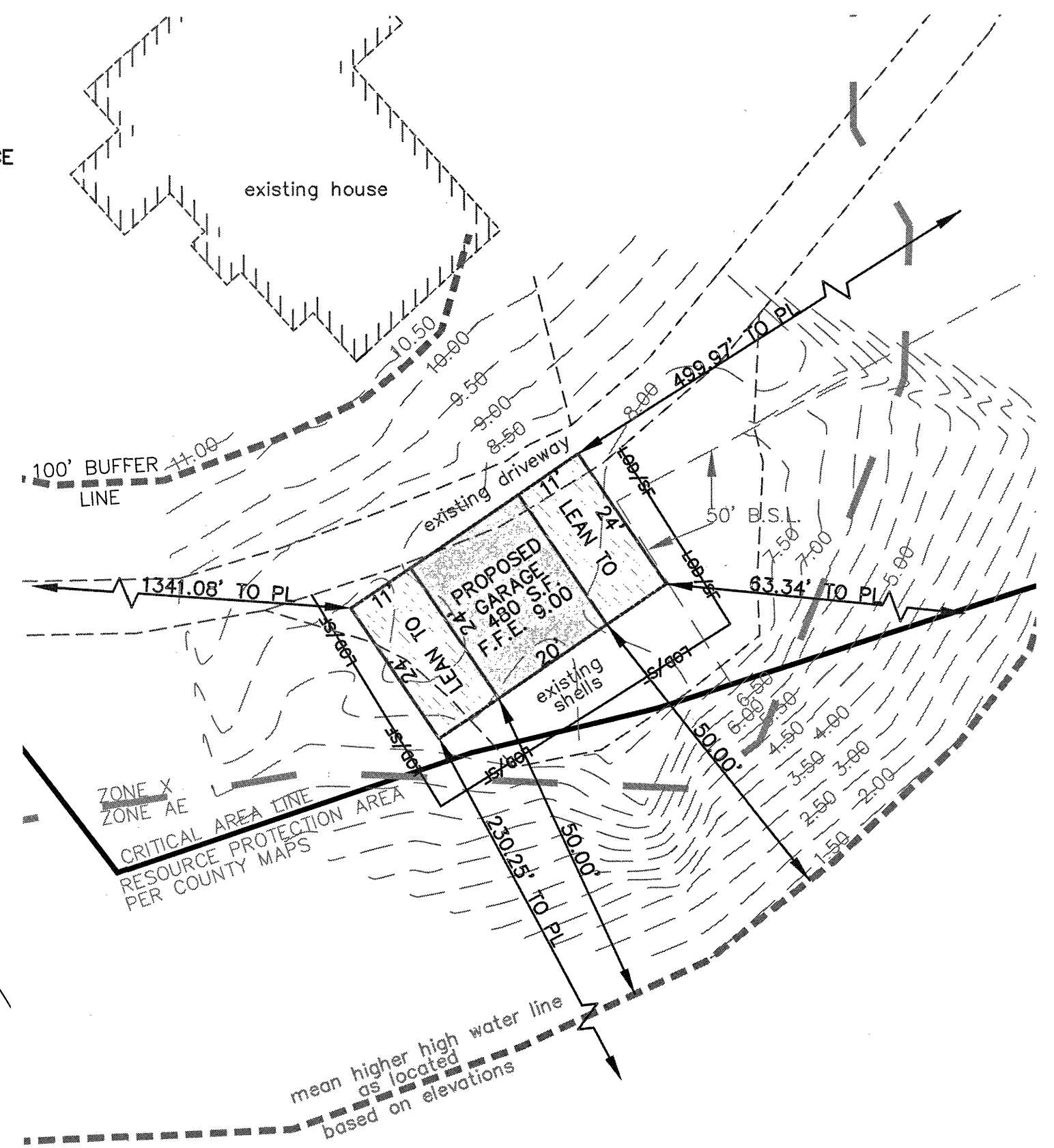
PARCEL 3
 N/F
 DEAN DIMATTIA, et ux
 DEED: 3921/264

PARCEL 2
 N/F
 DEAN DIMATTIA, et ux
 DEED: 3921/264
 40.28 ACRES

PARCEL 120
 N/F
 VALERIE & DAVID SHARP
 DEED: 7793/320

PARCEL 7
 N/F
 DEAN DIMATTIA, et ux
 DEED: 3921/264

- LEGEND**
- - IRON PIPE FOUND
 - - CONCRETE MONUMENT FOUND
 - - PROPERTY CORNER
 - LOD/SF- LIMIT OF DISTURBANCE/SILT FENCE
 - B.S.L.- BUILDING SETBACK LINE



BLOW UP OF GARAGE AREA
 SCALE: 1"=20'

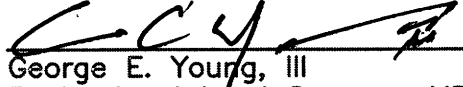
DISTURBANCE CHART:

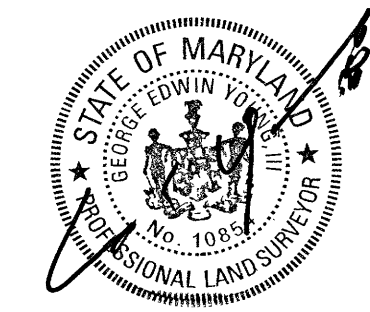
TOTAL LOT AREA	= 1,754,721± SQ.FT. (40.28± ACRES)
TOTAL TIDAL WETLAND AREA	= 1,402,948± SQ.FT. (32.21± ACRES)
TOTAL UPLANDS AREA	= 351,773± SQ.FT. (8.08± ACRES)
TOTAL UPLANDS AREA x 15%	= 52,766 SQ.FT. (1.21 ACRES) ALLOWED DISTURBANCE
EXISTING IMPERVIOUS AREA	= 13,458 SQ.FT. (0.31 ACRES)
PROPOSED IMPERVIOUS AREA	= 1,008 SQ.FT. (0.02 ACRES)
EXISTING SHELL AREA (SEAWARD SIDE)	= 83 SQ.FT. (0.002 ACRES)
TOTAL IMPERVIOUS AREA	= 14,549 SQ.FT. (0.33 ACRES)

- NOTES:**
- NO ABSTRACT TITLE WAS PROVIDED PRIOR TO THIS SURVEY.
 - THIS SURVEY WAS BASED ON PHYSICAL EVIDENCE AND THE CURRENT PLAT OF RECORD.
 - ALL UTILITIES ARE UNDERGROUND OR AS SHOWN ON THIS SURVEY.
 - BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 24047C 0320H, DATED 7/16/2015, THIS SITE AS SHOWN IS LOCATED IN ZONE AE (ELEV. 8.0) AND ZONE X. PROPOSED GARAGE IS LOCATED IN ZONE X.
 - WATER AND SEWER WERE NOT LOCATED FOR THIS LOT.
 - ALL OFFSETS ARE TO THE ACTUAL FOUNDATION AND DO NOT INCLUDE OVERHANGS.
 - ZONING: E-1 (ESTATE DISTRICT)
 SETBACKS: FRONT YARD-50'
 SIDE YARD-50'
 REAR YARD-50'
 ZONING: RP (RESOURCE PROTECTION)
 SETBACKS: FRONT YARD-35'
 SIDE YARD-20'
 REAR YARD-50'
 - TOTAL DISTURBED AREA: 1,868sqft.(0.04Ac.).
 - THIS PARCEL IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA ZONE (RCA).
 - NO WETLANDS INVESTIGATION WAS PERFORMED AT THE TIME OF SURVEY.

OVERALL VIEW OF PARCEL 2
 SCALE: N.T.S.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I HAVE MADE A SITE PLAN OF THE PROPERTY SHOWN FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS THEREON ONLY AND THAT THEY ARE AS SHOWN. THIS PLAT IS NOT INTENDED FOR USE IN ESTABLISHING THE PROPERTY LINES.


 George E. Young, III
 Professional Land Surveyor MD No. 10854
 VA No. 1700
 DE No. 534
 JAN 13 2026 DATE



GEY
GEORGE E. YOUNG, III, P.C.

ENGINEERS & SURVEYORS
 1504 MARKET STREET
 POCOMOKE MARYLAND 21851

PHONE: (410)-957-2149
 (410)-632-2434
 (410)-957-2928
 FAX: (410)-957-2928

SCALE:	AS SHOWN	REVISIONS:
DRAWN BY:	B.M.D.	6/14/25, 10/27/25
DATE DRAWN:	05/28/2025	9/22/25
CADD NAME:	F:\OMASTER\	
JOB #:	M25080-A	SHEET 1 OF 1

**WORCESTER COUNTY BOARD OF ZONING APPEALS
STAFF REPORT FOR:
CASE NO. 25-45**

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: April 9, 2026

LOCATION: 500 Shore Line Lane, Tax Map 98, Parcel 2, Tax District 1, Worcester County, Maryland.

APPROVAL REQUESTED: A variance to reduce the Atlantic Coastal Bays Critical Area Buffer from 100 feet to 50 feet (to encroach 50 feet) for a proposed garage in the A-1 Agricultural District.

CODE REFERENCES: §§ ZS 1-116(m), ZS 1-201(b)(5), 1-201(d)(2) and ZS 1-305, and Natural Resources Code §§ 3-104(d)(4) and NR 3-111.

PROPERTY HISTORY: The property has the following records on file:

08/13/1971 Permit No. 2807 – Issued 08/17/1971 – Zoning Certificate issued 10/28/1971 – Permit for a new residence.
05/06/1983 Permit No. 11321 – Issued 05/06/1983 – Zoning Certificate issued 09/09/1983 - Permit for a 24' x 40' accessory pole building.

COMMENTS: The proposed improvements do not require a Zoning variance. Please refer to comments from Environmental Programs.

ENCLOSED PLEASE FIND THE STAFF REPORT FROM THE DEPARTMENT OF ENVIRONMENTAL PROGRAMS, NATURAL RESOURCES DIVISION AND THE CRITICAL AREA COMMISSION RELATIVE TO THIS REQUEST.

SUBSEQUENT PROCESS(ES) IF APPROVED:

1. Obtain all necessary permits.

OWNER: Jennifer and Dean DiMattia
500 Shore Line Lane
Pocomoke City, MD 21851

APPLICANT : Same

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.



Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Kristin Tremblay, Zoning Administrator

From: Joy S. Birch, Natural Resources Planner III 

Subject: Critical Area Variance – Dean & Jennifer DiMattia, 500 Shore Line Lane, Case # 25-45

Date: March 23, 2026

The following comments are provided for the above referenced case as related to the Atlantic Coastal Bays Critical Area Law:

This variance request before the Board of Zoning Appeals (BZA) is for a property located within the Atlantic Coastal Bays Critical Area. The property is identified as the lands of Dean & Jennifer DiMattia, Tax Map 98, Parcel 2, 500 Shore Line Lane, Pocomoke, MD 21811. The property is more specifically located within the Resource Conservation Area (RCA) designation with an associated 100' buffer.

The Applicants are requesting a variance to δ NR 3-104(c) (4) of the Worcester County Code of Public Local Laws in order gain authorization to construct a detached garage within the 100' buffer.

The Critical Area “[b]uffer shall be established at a minimum distance of one hundred feet landward from the mean high-water line of tidal waters” as stated in δ NR 3-104(c)(1). Under δ NR 3-104(c) (4) of the County Code, “[n]ew development activities including structures . . . and other impervious surfaces may not be allowed in the Buffer”. Under δ NR 3-111(c) of the County Code, “[A]pplications for a variance shall be made in writing to the Board of Zoning Appeals”.

Under δ NR 3-111 “A Critical Area Program variance may be granted . . . where, owing to special features of a site or other circumstances, implementation of this Program or a literal enforcement of provisions within the Program would result in unwarranted hardship to an applicant”.

Citizens and Government Working Together

Under the Code of Maryland (COMAR) 27.01.12.06, Worcester County may not accept an application for a variance to legalize a violation of this subtitle, including an unpermitted structure or other development activity, until the County issues a notice of violation and assesses an administrative or civil penalty for the violation.

As the Board is aware, from previous variances to the Critical Area Law, all applicants must address five standards. The Critical Area Law requires that each of the five standards for a variance be met before the Board renders a decision.

STAFF ANALYSIS

The five standards for a Variance, as listed in §NR 3-111(b) (1) thru (5) of the County Code, will be addressed below.

- 1) Special conditions or circumstances exist that are peculiar to the applicant's land or structure, and a literal enforcement of provisions and requirements of the County's Atlantic Coastal Bays Critical Area Program would result in unwarranted hardship.**

Staff agrees that without the granting of this variance a potential hardship could exist. This property was platted prior to the adoption of the Atlantic Coastal Bays Critical Area Program. The property is not located within a Buffer Management Area, which would have reduced the impact on the 100' Buffer.

- 2) A literal interpretation of the provisions of the County's Atlantic Coastal Bays Critical Area Program and related laws will deprive the applicant of rights commonly enjoyed by other properties in similar areas within the Atlantic Coastal Bays Critical Area.**

Staffs' opinion would be that the applicant's rights could be lessened without the granting of this variance due to the restrictions of the Atlantic Coastal Bays Critical Area Program. Numerous properties within the Critical Area, including the adjacent lot, have structures that are located within the 100' buffer.

- 3) The granting of a variance will not confer upon an applicant any special privilege that would be denied by the County's Atlantic Coastal Bays Critical Area Program to other lands or structures within the Atlantic Coastal Bays Critical Area.**

As stated previously, there are numerous properties throughout the County that have structures located within the 100' buffer. Since this was platted prior to the adoption of the Critical Area program, provisions were not provided during the review process which could have lessened these buffer requirements. Therefore, granting this variance would not present a special right or privilege to the applicant.

- 4) The variance request is not based upon conditions or circumstances which are the result of actions by the applicant, nor does the request arise from any condition relating to land or building use, either permitted or non-conforming on any neighboring property.**

Citizens and Government Working Together

This request is not an after-the-fact variance, and the properties were platted prior to the adoption of the Atlantic Coastal Bays Critical Area program.

- 5) **The granting of a variance shall not adversely affect water quality or adversely impact fish, wildlife or plant habitat within the Atlantic Coastal Bays Critical Area and the granting of the variance will be in harmony with the general spirit and intent of the County's Atlantic Coastal Bays Critical Program.**

While the granting of this variance could slightly affect the water quality due to the proposed impact to the 100' buffer, actions will be taken to offset this issue. If approved the proposed activity will be required to conduct mitigation at a 3:1 ratio for the square footage of lot coverage added to the 100' buffer and 1:1 ratio for the square footage of canopy coverage removed. Furthermore, compliance with Stormwater/Erosion Sediment Control regulations will be required for disturbance 5,000 square feet or greater and/or use of 100 cubic yards or greater of fill.

- (6) **The Board of Zoning Appeals shall not make a decision relative to a request for such a variance without reviewing the comments of the Department and finding that the applicant has satisfied each of the provisions and standards contained herein.**

Staff agrees that the applicant does have an unwarranted hardship due to the 100' buffer. The Board should consider additional testimony before determining that the applicant has adequately addressed and met the standards required for a variance.

ADDITIONAL STAFF COMMENTS

State Critical Area Commission staff has also reviewed this request and have provided comments. Critical Area Commission Natural Resources Planner, Kathryn Hayden, stated in her letter on February 17, 2026:

"Should the Board of Zoning Appeals find that the applicant has met each and every one of the Critical Area variance standards, mitigation is required at a ratio of 3:1 for permanent disturbance to the buffer."

The Commission also requests that they be informed by writing of the decision made by the Board regarding this case.

STAFF RECOMMENDATION

Staff agrees and supports this variance and as an unwarranted hardship does exist. There are numerous properties located throughout the County that have legally existing structures that encroach into the 100' buffer. Also, due to the fact that this lot was platted prior to the adoption of the Critical Area regulations, without this variance the applicant's ability to use the property will be diminished.

Citizens and Government Working Together

Should the Board of Zoning Appeals grant the variance, the Department feels that there should be a condition placed on the site that requires full compliance with the 3:1 mitigation requirement. This mitigation will be based upon the amount of disturbance and lot coverage that occurs within the buffer. It should also be subject to the condition that the Applicant agrees to and enters upon a Critical Area Planting Agreement as required by § NR 3-111(e) (1). The Applicant would also be required to submit a planting plan and work with Staff to satisfy this requirement. Mitigation shall be conducted within the buffer first with the balance installed at other places onsite. If total amount mitigation cannot be planted onsite, provisions exist to allow for offsite planting and/or fee-in-lieu.

Should you have any questions or need additional information please contact me at 410-632-1220, ext. 1161 or e-mail at: jbirch@worcestermd.gov.

Citizens and Government Working Together

Wes Moore
Governor

Aruna Miller
Lt. Governor



Erik Fisher
Chair
Nick Kelly
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS

February 17, 2026

Mr. Brian Soper
Worcester County Department of Environmental Programs
One West Market Street Room 1306
Snow Hill, MD 21863

Re: DiMattia – Buffer Variance

Dear Mr. Soper,

Thank you for providing our office with a revised site plan for the above referenced Critical Area Buffer variance application to construct 480-square foot garage and 528-square feet lean-to at 500 Shore Line Ln in Pocomoke City. The site is located entirely within the Critical Area on lands designated Resource Conservation Area (RCA). The 1,008-square-foot garage and lean-to will be constructed within the existing lot coverage (i.e., shell material) currently utilized for parking. With the proposed improvements, the lot coverage on the site (0.33 acres) will be within the amount allowed for a lot of this size.

Our office would like to note that the predicted climate projections for the site may impact the structural integrity of the garage. When viewing the site on Maryland Coastal Atlas, it's predicted that by 2050, the shell area may be converted to wetlands.

Should the Board of Zoning Appeals find that the applicant has met each and every one of the Critical Area variance standards, mitigation is required at a ratio of 3:1 for permanent disturbance to the Buffer.

Thank you for the opportunity to provide comments. Please include this letter in your file and submit it as part of the record for this variance. Also, please notify the Commission in writing the date the decision is made in this case. If you have any questions, please feel free to contact me at 410-260-3479 or kathryn.hayden@maryland.gov.

Sincerely,

A handwritten signature in cursive script that reads "Kathryn Hayden".

Kathryn Hayden, *Natural Resources Planner*

File: WC 0276-25
CC: Joy Birch, Worcester County
Jennifer Esposito, Critical Area Commission

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

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




Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Kristen Tremblay, Zoning Administrator

From: Joy S. Birch, Natural Resources Planner III 

Subject: Board of Zoning Appeals Comments – April 9, 2026

Date: March 23, 2026

Below are comments related to the cases scheduled for the Board of Zoning Appeals (BZA) meeting for Thursday, April 9, 2026, for their conformance with the Chesapeake Bay (CBCA) and Atlantic Coastal Bays Critical Area Law (ACBCA):

6:30 pm – Case #26-19:

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and designated as an Intensely Developed Area (IDA) and is a non-waterfront lot. The proposed activity does not appear to have any issues with the Atlantic Coastal Bay Critical Area regulations. Any applicable mitigation will be addressed at the permitting stage; therefore, we reserve any further comments until permit submission.

6:35 pm -Case #26-18:

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

6:40 pm – Case #25-45:

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and designated as Resource Conservation Area (RCA) within an associated 100' Buffer. **As this request is specifically for a variance to the Atlantic Coastal Bays Critical Area ordinance, a separate memo will be provided.**



Worcester County

Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Board of Zoning Appeals (BZA) for the April 9, 2026 meeting

From: Environmental Programs Staff

Date: March 26, 2026

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. 26-19, on the lands of OCO SPE LLC and State Street Station SPE LLC, on the application of Joel Irving, requesting a special exception to structurally alter a legally existing non-conforming pylon sign by adding electronic signage in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-122(d)(1), ZS 1-210(b)(2), ZS 1-305 and ZS 1-324, located at 12741 Ocean Gateway, Tax Map 27, Parcel 642, Tax District 10, Worcester County, Maryland.

No objection to this special exception request.

6:35 p.m.

Case No. 26-18, on the lands of All Seasons RV & Boat Storage LLC, on the application of Hugh Cropper IV, requesting an after-the-fact variance to the side yard setback from 30 feet to 21.7 feet (to encroach 8.3 feet) for an existing storage building in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(12) and ZS 1-305, located at 13222 Handy Lane, Tax Map 9, Parcel 301, Tax District 5, Worcester County, Maryland.

No objection to this variance request.

6:40 p.m.

Case No. 25-45, on the lands of Jennifer and Dean DiMattia, requesting a variance to reduce the Chesapeake Bay Critical Area Buffer from 100 feet to 50 feet (to encroach 50 feet) for a proposed garage in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(m), ZS 1-201(b)(5), ZS 1-201(d)(2) and ZS 1-305 and Natural Resources Code §§ NR 3-104(d)(4) and NR 3-111, located at 500 Shore Line Lane, Tax Map 98, Parcel 2, Tax District 1, Worcester County, Maryland.

No objection to this variance request.

Citizens and Government Working Together




Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Kristen Tremblay, Zoning Administrator

From: David Mathers, Natural Resources Planner IV 

Subject: Board of Zoning Appeals Comments – April 9, 2026 Meeting

Date: March 25, 2026

Below are comments relative to the cases scheduled for the Board of Zoning Appeals (BZA) meeting for Thursday, April 9, 2026, for their conformance with the Forest Conservation Act.

6:35 pm -Case # 26-19:

[REDACTED]

This subdivision is subject to Worcester County Forest Conservation Law. This subdivision is subject to Forest Conservation Plan No. 95-6. This subdivision has met compliance with the Forest Conservation Law. Payment in lieu of required afforestation or reforestation has been approved and payment has been made to the Worcester County Forest Conservation Fund.

6:40 pm -Case # 26-18:

This subdivision is subject to the Worcester County Forest Conservation Law. This property is subject to Forest Conservation Plan #07-49. This property has met compliance with the Worcester County Forest Conservation Law by obtaining credit from an off-site mitigation area and through the establishment of on-site Forest Conservation easement. Forest Conservation easement areas are to be kept as a natural habitat area, no clearing or grading within these conservation easement areas is permitted, and any new structures and improvements must not encroach into the Forest Conservation easements. Furthermore, all forest protection signs must be in place around conservation easements.

Citizens and Government Working Together

6:45 pm -Case # 25-45:

This request is located within the landward limits of the Chesapeake Bay Critical Area and therefore exempt from the Forest Conservation Act. No comment.

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

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 JACK MUMFORD, III *
*
BEFORE THE BOARD OF ZONING *
*
APPEALS FOR WORCESTER COUNTY, *
*
MARYLAND *

Case No. 26-14

* * * * *

OPINION

A hearing was held before the Board of Zoning Appeals for Worcester County, Maryland on Thursday, March 12, 2026, upon the application of Jack Mumford, III, on the lands of The Lions Den, Inc., 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.

Kristen Tremblay, Zoning Administrator presented the application to the Board.

The Applicant Jack Mumford, III testified before Board in favor of the Application. There were no protestants to the application. Testimony revealed that the Lion’s Den was built in 1955. The new building will be next to the existing building, and the existing building will be torn down.

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.
7. The proposed use will meet the definitions and specific standards set forth elsewhere in the Title for such use.

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

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

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 SUZANNE SPECHT

*

BEFORE THE BOARD OF ZONING

*

*

APPEALS FOR WORCESTER COUNTY,

*

Case No. 26-15

MARYLAND

*

* * * * *

OPINION

A hearing was held before the Board of Zoning Appeals for Worcester County, Maryland on Thursday, March 12, 2026, upon the application of Suzanne Specht, on the lands of Mildred Gatrell and Jacob Gatrell, 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.

Kristen Tremblay, Zoning Administrator presented the application to the Board.

The Applicant Suzanne Specht testified before Board in favor of the Application. There were no protestants to the Application. The testimony revealed that the Applicant's parents owned the house and had the garage built in 2004. They are elderly and they are trying to sell the house. The contractor did this without their knowledge. Most homes in the neighborhood have garages.

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 in that the lot is uniquely shaped;
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. Mitrecic 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

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. 26-16

* * * * *

OPINION

A hearing was held before the Board of Zoning Appeals for Worcester County, Maryland on Thursday, March 12, 2026, upon the application of Hugh Cropper, IV, on the lands of KCK-F, LLC, 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.

Kristen Tremblay, Zoning Administrator presented the application to the Board.

Cole Taustin testified before Board along with Jenna Macdougall and Laura Powell. There were no protestants to the application.

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.

7. The proposed use will meet the definitions and specific standards set forth elsewhere in the Title for such use.

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

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

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.