

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

April 9, 2026

The Worcester County Board of Zoning Appeals met on the above date in the Board Room (Room 1102) on the first floor of the Worcester County Government Center, One West Market Street, Snow Hill, Maryland. Members present were: Robert Purcell, Chairman, Thomas Babcock, Beth Gismondi, Lisa Bowen, Larry Fykes and Stephen Katsanos. Also in attendance were Jennifer Keener, Director; Gary Pusey, DRP Specialist; Joy Birch, Natural Resources Planner; Cathy Zeve, Court Reporter; and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **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. Gary Pusey read the application. Appearing as witness and providing testimony was Jamie Covington, Selby Sign Company, and Logan Long of MGMT-ETC, Corp., the management company for the Ocean City Outlets. Following the discussion, it was moved by Ms. Gismondi, seconded by Mr. Fykes, and carried 6-0, to grant the special exception to add the electronic signage to the existing pylon sign as requested. The hearing ended at 6:39 PM.

The public hearing commenced at 6:40 PM on **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. Gary Pusey read the application. Appearing as witness and providing testimony in response to questions from Hugh Cropper, IV, was Russell Hammond, land surveyor, and Doug Clark of All Seasons RV & Boat Storage LLC. Following the discussion, it was moved by Ms. Bowen, seconded by Mr. Fykes, and carried 5-0, with Mr. Purcell recusing himself, to grant the side yard setback variance as requested. The hearing ended at 6:58 PM.

The public hearing commenced at 6:59 PM on **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. Gary Pusey read the application. Appearing as witness and providing

testimony were Dean and Jennifer DiMattia, property owners. Following the discussion, it was moved by Mr. Fykes, seconded by Ms. Gismondi, and carried 6-0, to grant the variance to reduce the Critical Area Buffer as requested. The hearing ended at 7:11 PM.

With no further business before the Board, the meeting was adjourned at 7:12 PM upon a motion by Ms. Gismondi, seconded by Mr. Fykes, and unanimously approved.

Respectfully submitted,



Gary Pusey
DRP Specialist