

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

March 12, 2026

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

The public hearing commenced at 6:30 PM on **Case No. 26-15**, 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. Ben Zito read the application. Appearing as witness and providing testimony was Suzanne Specht. Following the discussion, it was moved by Mr. Mitrecic, seconded by Mr. Katsanos, and carried 6-0, to grant the side yard setback variance for the existing detached garage as requested. The hearing ended at 6:40 PM.

The public hearing commenced at 6:41 PM on **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. Ben Zito read the application. Appearing as witness and providing testimony in response to questions from Joseph Moore was Jack Mumford, III, architect and Lions Club member. Following the discussion, it was moved by Mr. Fykes, seconded by Ms. Gismondi, and carried 6-0, to grant the special exception as requested. The hearing ended at 7:00 PM.

The public hearing commenced at 7:01 PM on **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. Ben Zito read the application. Appearing as witness and providing testimony was Cole Taustin, property owner; and Laura Powell with the TidalHealth Foundation. Following the discussion, it was moved by Ms. Gismondi, seconded by Mr. Fykes, and carried 6-0, to grant the special exception as requested. The hearing ended at 7:07 PM.

With no further business before the Board, the meeting was adjourned at 7:15 PM upon a motion by Mr. Mitrecic, seconded by Mr. Fykes, and unanimously approved.

Respectfully submitted,

A handwritten signature in blue ink that reads "Gary Pusey". The signature is written in a cursive, slightly slanted style.

Gary Pusey
DRP Specialist