

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

June 11, 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, Larry Fykes and Stephen Katsanos. Also in attendance were Jennifer Keener, Director; Gary Pusey, DRP Specialist; Joy Birch, Natural Resources Planner; and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 26-34**, on the lands of Rental AA Homes LLC, on the application of Qin Zheng, requesting an after-the-fact variance to the side yard setback from 9.99 feet to 5.90 feet (to encroach 4.09 feet) for an existing residential accessory building in the R-1 Rural Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-122(c)(1)A, ZS 1-205(d)(1) and ZS 1-305, located at 11328 Gum Point Road, Tax Map 21, Parcel 24, Tax District 3, Worcester County, Maryland. Gary Pusey read the application. Appearing as witness and providing testimony was Qin Zheng, property owner. Following the discussion, it was moved by Mr. Katsanos, seconded by Ms. Gismondi, and carried 5-0, to grant the side yard setback variance as requested. The hearing ended at 6:39 PM.

The public hearing commenced at 6:40 PM on **Case No. 26-29**, on the lands of Tina and Charles Niemeyer, Jr., requesting a variance to the side yard setback from 7 feet to 0 feet (to encroach 7 feet) for an existing residence with a proposed attached gazebo in a campground subdivision in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(18), ZS 1-318(d)(1)B and ZS 1-305 located at 235 White Pine Lane, Tax Map 16, Parcel 90, Lot 235, Tax District 3, Worcester County, Maryland. Gary Pusey read the application. Appearing as witnesses and providing testimony were Tina and Charles Niemeyer, property owners; and Craig Sturm, adjoining property owner. Following the discussion, it was moved by Mr. Fykes, seconded by Ms. Gismondi, and carried 3-2 with Mr. Purcell and Mr. Babcock opposed, to grant the side yard setback variance as requested. The hearing ended at 6:56 PM.

The public hearing commenced at 6:57 PM on **Case No. 26-33**, on the lands of Joyce and Michael Galello, requesting a variance to the rear yard setback from 30 feet to 27.3 feet (to encroach 2.7 feet) for a proposed residence in the R-3 Multi-family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2) and ZS 1-305 located at 1103 Stones Run, Tax Map 16, Parcel 108, Section 18, Lot II-12, Tax District 3, Worcester County, Maryland. Gary Pusey read the application. Appearing as witness and providing testimony was Mike Galello, property owner. Following the discussion, it was moved by Ms. Gismondi, seconded by Mr. Katsanos, and carried 4-1 with Mr. Purcell opposed, to grant the variance to the rear yard setback as requested. The hearing ended at 7:10 PM.

The public hearing commenced at 7:11 PM on **Case No. 26-32**, on the lands of Coastal LLC, on the application of Zev Sibony, requesting two (2) variances, (1) to the front yard setback requirement from Keyser Point Road from 55 feet to 14.5 feet (to encroach 40.5 feet), and (2) to the front yard setback requirement from Ocean Gateway from 100 feet to 79 feet (to encroach 21 feet) for a proposed outside dining area; and a special exception for a 5 foot high fence within the front yard adjacent to both Keyser Point Road and Ocean Gateway in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-210(b)(2) and ZS 1-305, located at 12513 Ocean Gateway, Tax Map 26, Parcel 255, Block 1, Lot 1, Tax District 10, Worcester County, Maryland. Gary Pusey read the application. Appearing as witness and providing testimony in response to questions from Hugh Cropper, IV, was Zev Sibony, owner of the restaurant leasing the property. Following the discussion, it was moved by Mr. Babcock, seconded by Mr. Katsanos, and carried 5-0, to grant the two front yard setback variances and the special exception as requested. The hearing ended at 7:25 PM.

The public hearing commenced at 7:26 PM on **Case No. 26-31**, on the lands of the Julie M. Smith and Damon M. Smith Revocable Trust, on the application of Mark Spencer Cropper, requesting a modification to extend a pier and platform in excess of 125 feet by 92 feet for a total distance of 217 feet channelward, pursuant to Natural Resources Code §§ NR 2-102(e)(1) and Zoning Code §§ ZS 1-116(n)(2), located at 13022 Riggin Ridge Road, Tax Map 27, Parcel 570, Block 6, Lot 28B, Tax District 10, Worcester County, Maryland. Gary Pusey read the application. Appearing as witnesses and providing testimony in response to questions from Mark Spencer Cropper, were Damon Smith, property owner, and Tanner Jennings of Tidal Solutions. Following the discussion, it was moved by Mr. Katsanos, seconded by Ms. Gismondi, and carried 5-0, to approve the modification, with the Conditions that (1) a maximum channelward encroachment of 217 feet based upon a piling only survey shall be performed by a Maryland licensed surveyor prior to any framing and/or decking of the pier structure and installation of the boatlift. The survey should also include the total distance of the tidal wetland crossing to ensure there is not a conflict with Critical Area regulations; and (2) the applicant shall install lights at the end of the pier. The hearing ended at 7:39 PM.

With no further business before the Board, the meeting was adjourned at 7:40 PM upon a motion by Ms. Gismondi, seconded by Mr. Fykes, and unanimously approved.

Respectfully submitted,



Gary Pusey
DRP Specialist