

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

July 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, Larry Fykes, Stephen Katsanos and Jake Mitrecic. Also in attendance were Jennifer Keener, Director; Betsy Jackson, Zoning Administrator; Gary Pusey, DRP Specialist; Savannah Guy, License Permit Clerk; Joy Birch, Natural Resources Planner; Stu White, Environmental Health Specialist; and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 26-37**, on the lands of Bali Hi Park, Inc, on the application of John and Fran Polubjak, requesting after-the-fact variances to the front yard setback from 10 feet to 8.96 feet (encroaches 1.04 feet) and to the rear yard setback from 5 feet to 4.88 feet (encroaches 0.12 feet) for an existing RV in a Cooperative Campground, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-318(e) and ZS 1-305, located at 12342 St. Martins Neck Road, Tax Map 10, Parcel 32, Lot 100, Tax District 5, Worcester County, Maryland. Gary Pusey read the application. Appearing as witnesses and providing testimony were John and Fran Polubjak, property owners. Following the discussion, it was moved by Mr. Mitrecic, seconded by Mr. Fykes, and carried 6-0, to grant the front and rear yard setback variances as requested. The hearing ended at 6:44 PM.

The public hearing commenced at 6:45 PM on **Case No. 26-40**, on the lands of Scott and Lori Dunlop, requesting a variance to the front yard setback from 40 feet to 24.2 feet (encroaches 15.8 feet) for a proposed residence in the R-1 Rural Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-205(b)(2) and ZS 1-305, located at 11202 Charlie Drive, Tax Map 10, Parcel 216, Lot 105, Tax District 5, Worcester County, Maryland. Gary Pusey read the application. Appearing as witness and providing testimony was Lori Dunlop, property owner. Following the discussion, it was moved by Ms. Gismondi, seconded by Mr. Katsanos, and carried 4-2, with Mr. Fykes and Mr. Mitrecic dissenting, to deny the front yard setback variance request. The hearing ended at 7:00 PM.

The public hearing commenced at 7:01 PM on **Case No. 26-39**, on the lands of Snow Hill Property LLC, requesting a variance to the side yard setback from 20 feet to 10.5 feet (to encroach 9.5 feet) for the conversion of an existing structure to a proposed mosque in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-210(b)(8) and ZS 1-305 located at 12008 Ocean Gateway, Tax Map 26, Parcel 130, Tax District 10, Worcester County, Maryland. Gary Pusey read the application. Appearing as witness and providing testimony in response to questions from Mark Spencer Cropper was Haythan Issa, on behalf of the property owner. Following the

discussion, it was moved by Mr. Katsanos, seconded by Mr. Babcock, and carried 5-1, with Ms. Gismondi opposed, to grant the side yard setback variance as requested. The hearing ended at 7:10 PM.

The public hearing commenced at 7:11 PM on **Case No. 26-44**, on the lands of Louis and Shirley Lazzaro, requesting an after-the-fact modification to the side lot line from 6 feet to 1 foot (encroaches 5 feet) for an existing boat lift in the R-3 Multi-family Residential District, pursuant to Zoning Code §§ ZS 1-116(n)(3), ZS 1-207(d)(6), and ZS 1-335, and Natural Resources Code §§ 2-102(e)(2), located at 1 Sandpiper Lane, Tax Map 16, Parcel 38, Section 1, Lot 650, Tax District 3, Worcester County, Maryland. Gary Pusey read the application. Appearing as witnesses and providing testimony in support of the request were Louis and Shirley Lazzaro, property owners; and Betsy Abel. Appearing as witness and providing testimony opposing the request was Jerry Green, neighboring property owner. Following the discussion, it was moved by Ms. Gismondi, seconded by Mr. Katsanos, and carried 5-1, with Mr. Mitrecic opposed, to deny the request. The hearing ended at 7:40 PM.

The public hearing commenced at 7:41 PM on **Case No. 26-45**, on the lands of Clara and Jeremy Ziman, on the application of J. Stacey Hart & Associates, Inc., requesting two modifications to the side lot line from 6 feet to 0 feet (encroaches 6 feet) for two proposed boat lifts in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(n)(3), ZS 1-206(d)(6), and ZS 1-335, and Natural Resources Code §§ 2-102(e)(2), located at 13013 North Shore Road, Tax Map 22, Parcel 367, Lot 10, Tax District 10, Worcester County, Maryland. Gary Pusey read the application. Appearing as witnesses and providing testimony were Clara and Jeremy Ziman, property owners; and Stacey Hart, engineer. Following the discussion, it was moved by Mr. Fykes, seconded by Mr. Mitrecic, and carried 5-1, with Mr. Purcell opposed, to grant the two modifications as requested. The hearing ended at 7:54 PM.

The public hearing commenced at 7:55 PM on **Case No. 26-38**, on the lands of John Scott Hagerty Revocable Trust and Teresa Lynn Hagerty Revocable Trust, on the application of Mark Spencer Cropper, requesting a variance to the Atlantic Coastal Bays Critical Area Buffer from 100 feet to 25 feet (an encroachment of 75 feet) and a special exception for the replacement of an existing residence in the RP Resource Protection District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(m), ZS 1-122(f), ZS 1-215(c)(1) and ZS 1-305 and Natural Resources Code §§ NR 3-104(d)(4) and NR 3-111, located at 11923 Salt Grass Point Road, Tax Map 16, Parcel 37, Tax District 5, Worcester County, Maryland. Gary Pusey read the application. Appearing as witnesses and providing testimony in response to questions from Mark Spencer Cropper were Russell Hammond, land surveyor, and Alan Yoder, representing the property owners. Following the discussion, it was moved by Ms. Gismondi, seconded by Mr. Mitrecic, and carried 6-0, to grant the buffer variance and special exception as requested. The hearing ended at 8:12 PM.

The public hearing commenced at 8:13 PM on **Case No. 26-42**, on the lands of Andrew Urban IV, on the application of Mark Spencer Cropper, requesting a modification to extend a pier with pilings and associated structures an additional 50 feet for a total distance of 200 feet channelward, pursuant to Natural Resources Code §§ NR 2-102(e)(1) and Zoning Code §§ ZS 1-116(n)(2), located at 10525 Sussex Road, Tax Map 21, Parcel 196, Section D, 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 Stacey Hart, engineer, and Andrew Urban, IV, property owner. Following the discussion, it was moved by Mr. Fykes, seconded by Ms. Gismondi, and carried 6-0, to grant the modification as requested. The hearing ended at 8:20 PM.

With no further business before the Board, the meeting was adjourned at 8:21 PM upon a motion by Mr. Babcock, seconded by Mr. Katsanos, and unanimously approved.

Respectfully submitted,



Gary Pusey
DRP Specialist