

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

May 20, 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, Lisa Bowen, Larry Fykes, Beth Gismondi, Stephen Katsanos and Jake Mitrecic. Also in attendance were Jennifer Keener, Director; Gary Pusey, DRP Specialist; Valerie Dawson, Court Reporter; and David Gaskill, Board Attorney.

The first case on the agenda was **Case No. 26-28**, on the lands of Naida Kalloo, requesting a special exception to allow a 7-foot tall fence in the rear yard in the R-1 Rural Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(3) and ZS 1-305(k)(3)C located at 12002 Sunflower Court, Tax Map 15, Parcel 218, Lot 33, Tax District 5, Worcester County, Maryland. The Board was informed that this application was withdrawn by the Applicant and no action was necessary by the Board.

The public hearing commenced at 6:35 PM on **Case No. 26-21**, on the lands of David M. Nolan III, requesting a variance to the rear yard setback from 25 feet to 21.75 feet (to encroach 3.25 feet) for a proposed open deck 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 10216 Ruffian Lane, Tax Map 26, Parcel 1, Lot 36, Tax District 3, Worcester County, Maryland. Gary Pusey read the application. Appearing as witnesses and providing testimony in response to questions from Hugh Cropper, IV, were Frank Lynch, land surveyor, and David Nolan, property owner. Following the discussion, it was moved by Mr. Katsanos, seconded by Ms. Gismondi, and carried 7-0, to grant the rear yard setback variance with the Condition that HOA approval must be obtained. The hearing ended at 6:45 PM.

The public hearing commenced at 6:47 PM on **Case No. 26-4**, on the lands of Schell Properties LLC, on the application of Hugh Cropper IV, requesting a variance to the front yard setback from 75 feet to 67.33 feet (to encroach 7.67 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 on the south side of Old Bridge Road approximately 335 feet west of Golf Course Road, Tax Map 27, Parcel 280, Block B, Lot 8-A, Tax District 10, Worcester County, Maryland. Gary Pusey read the application. Appearing as witnesses and providing testimony in response to questions from Hugh Cropper, IV, were Frank Lynch, land surveyor, Preston Schell of Schell Properties LLC, and George Bendler, adjoining property owner. John Tubbs, neighbor, also testified in support of the request. Following the discussion, it was moved by Mr. Fykes, seconded by Ms. Gismondi, and carried 7-0, to grant the front yard setback variance as requested. The hearing ended at 7:11 PM.

The public hearing commenced at 7:12 PM on **Case No. 26-5**, on the lands of Schell Properties LLC, on the application of Hugh Cropper IV, requesting a variance to the front yard setback from 75 feet to 67.33 feet (to encroach 7.67 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 on the south side of Old Bridge Road approximately 287 feet west of Golf Course Road, Tax Map 27, Parcel 280, Block B, Lot 9-A, Tax District 10, Worcester County, Maryland. Gary Pusey read the application. Appearing as witnesses and providing testimony in response to questions from Hugh Cropper, IV, were Frank Lynch, land surveyor, Preston Schell of Schell Properties LLC, and George Bendler, adjoining property owner. John Tubbs, neighbor, also testified in support of the request. Following the discussion, it was moved by Mr. Fykes, seconded by Ms. Gismondi, and carried 7-0, to grant the front yard setback variance as requested. The hearing ended at 7:14 PM.

The public hearing commenced at 7:15 PM on **Case No. 26-6**, on the lands of Schell Properties LLC, on the application of Hugh Cropper IV, requesting a variance to the front yard setback from 75 feet to 67.33 feet (to encroach 7.67 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 on the south side of Old Bridge Road approximately 239 feet west of Golf Course Road, Tax Map 27, Parcel 280, Block B, Lot 10-A, Tax District 10, Worcester County, Maryland. Gary Pusey read the application. Appearing as witnesses and providing testimony in response to questions from Hugh Cropper, IV, were Frank Lynch, land surveyor, Preston Schell of Schell Properties LLC, and George Bendler, adjoining property owner. John Tubbs, neighbor, also testified in support of the request. Following the discussion, it was moved by Mr. Fykes, seconded by Ms. Gismondi, and carried 7-0, to grant the front yard setback variance as requested. The hearing ended at 7:16 PM.

The public hearing commenced at 7:17 PM on **Case No. 26-26**, on the lands of William A. Elwell, on the application of Hugh Cropper IV, requesting an after-the-fact variance to the side yard setback from 20 feet to 17.41 feet (to encroach 2.59 feet) for an existing accessory residential structure in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-201(b)(5), ZS 1-201(d)(2) and ZS 1-305, located at 8218 Stevens Road, Tax Map 35, Parcel 106, Lot 4, Tax District 7, Worcester County, Maryland. Gary Pusey read the application. Appearing as witnesses and providing testimony in response to questions from Hugh Cropper, IV, were Evan Young, land surveyor, William Elwell, property owner, and Kelly Riwniak, adjoining property owner. Following the discussion, it was moved by Mr. Babcock, seconded by Ms. Gismondi, and carried 7-0, to grant the side yard setback variance as requested. The hearing ended at 7:36 PM.

The public hearing commenced at 7:37 PM on **Case No. 26-27**, on the lands of Pilot House LLC, on the application of Hugh Cropper IV, requesting a special exception to enlarge and relocate an existing nonconforming use (a single-family dwelling) in the CM Commercial Marine District, pursuant to Zoning Code §§ ZS 1-116(c)(5), ZS 1-

122(d)(1), ZS 1-214 and ZS 1-305, located at 12855 Harbor Road, Tax Map 27, Parcel 382, Lot 54, 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 Frank Lynch, land surveyor. Following the discussion, it was moved by Mr. Katsanos, seconded by Mr. Fykes, and carried 7-0, to grant the special exception as requested. The hearing ended at 7:43 PM.

The public hearing commenced at 7:44 PM on **Case No. 26-23**, on the lands of Nicholas C. C. Craven and Casey Lee Craven, on the application of Mark Spencer Cropper, requesting an after-the-fact variance to the front yard setback from 25 feet to 23.46 feet (to encroach 1.54 feet) for an existing cantilevered living area above an existing pool house in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-206(b)(2), ZS 1-206(d)(1) and ZS 1-305, located at 12122 Snug Harbor Road, Tax Map 33, Parcel 303, Lot 3, 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 Greg Wilkins, land surveyor, and Nicholas Craven, property owner. Following the discussion, it was moved by Mr. Mitrecic, seconded by Ms. Gismondi, and carried 7-0, to grant the front yard setback variance as requested. The hearing ended at 7:57 PM.

The public hearing commenced at 7:58 PM on **Case No. 26-24**, on the lands of 611 Holdings II LLC, on the application of Mark Spencer Cropper, requesting two (2) special exceptions for (1) an 8-foot high privacy fence in the front yard and (2) a storage yard/marine yard, and two (2) front yard setback variances for the storage yard/marine yard from 50 feet from the centerline of the road ROW to 25 feet (to encroach 25 feet) along Sinepuxent Road and from 50 feet to 5 feet (to encroach 45 feet) along Stephen Decatur Highway in the C-1 Neighborhood Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-209(c)(15), ZS 1-305(b)(1) and (2), and ZS 1-305(k)(3), located on the west side of Stephen Decatur Highway approximately 20 feet north of Airport Road, Tax Map 26, Parcel 211, Tax District 10, Worcester County, Maryland. Mr. Mitrecic recused himself from this case. Gary Pusey read the application. Appearing as witnesses and providing testimony in response to questions from Mark Spencer Cropper, were Steve Engel and Bruce Howe of Vista Design, Inc., and Alex Cedarbaum of 611 Holdings LLC. Following the discussion, it was moved by Ms. Gismondi, seconded by Mr. Babcock, and carried 4-2, with Mr. Katsanos and Ms. Bowen opposed, and Mr. Mitrecic abstaining, to grant the setback variances and special exceptions as requested. The hearing ended at 9:10 PM.

The public hearing commenced at 9:11 PM on **Case No. 26-25**, on the lands of KCJ Farms LLC, on the application of Mark Spencer Cropper, requesting a special exception to relocate a previously-approved dredge spoil disposal site in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3) and ZS 1-201(c)(26), located at 6220 Disharoon Road, Tax Map 55, Parcel 39, Tax District 2, Worcester County, Maryland. Gary Pusey read the application. Appearing as witnesses and providing testimony in response to questions from Mark Spencer Cropper, were Steve Engel of Vista Design, Inc., and Theodore Spengos of KCJ Farms LLC. Following the

discussion, it was moved by Mr. Babcock, seconded by Mr. Fykes, and carried 7-0, to grant the special exception as requested. The hearing ended at 9:16 PM.

The public hearing commenced at 9:16 PM on **Case No. 26-22**, on the lands of the Mildred Stewart Warfield Revocable Trust, on the application of Shahin Batmanglich, requesting a special exception to expand a nonconforming structure to construct an addition to an existing residence in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(5), ZS 1-122(d)(1)A, ZS 1-116(c)(3), ZS 1-206(b)(2) and ZS 1-305, located at 10402 Exeter Road, Tax Map 21, Parcel 8, Section A, Block 9, Lot 9A, in the Tenth Tax District of Worcester County, Maryland. Jennifer Keener read the application. Appearing as witness and providing testimony was Shahin Batmanglich, architect, representing the property owners. Following the discussion, it was moved by Mr. Mitrecic, seconded by Mr. Katsanos, and carried 7-0, to grant the special exception as requested. The hearing ended at 9:25 PM.

With no further business before the Board, the meeting was adjourned at 9:26 PM upon a motion by Ms. Gismondi, seconded by Mr. Fykes, and unanimously approved.

Respectfully submitted,



Gary Pusey
DRP Specialist