

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

August 13, 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 Lisa Bowen. Also in attendance were Jennifer Keener, Director; Betsy Jackson, Zoning Administrator, Savannah Guy, DRP Specialist; Stu White, Environmental Health Specialist and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 26-48**, on the lands of Chris and Amy Brown, requesting a variance to the front yard setback from 25 feet to 18.5 feet (encroaches 6.5 feet) for a proposed deck 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 18 Granby Lane, Tax Map 16, Parcel 47, Section 11, Lot 405, Tax District 3, Worcester County, Maryland. Betsy Jackson read the application. Appearing as witness and providing testimony was Chris and Amy Brown, property owners. Following the discussion, it was moved by Ms. Gismondi, seconded by Ms. Bowen, and carried 4-2 Mr. Purcell & Mr. Babcock opposed, to grant the front yard setback variance as requested. The hearing ended at 6:38 PM.

The public hearing commenced at 6:40 PM **Case No. 26-43**, on the lands of Ruby Runikera, requesting a special exception to reconstruct a legal non-conforming rear deck and steps and variance to the side yard setback from 6 feet to 5.9 feet (encroaches 0.1 feet) for a proposed screened porch in the R-3 Multi-family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-116(c)(5), ZS 1-122(d)(1), ZS 1-207(b)(2) and ZS 1-305, located at 2 Crows Nest Lane, Tax Map 16, Parcel 38, Section 1, Lot 660, Tax District 3, Worcester County, Maryland. Betsy Jackson read the application. Appearing as witnesses and providing testimony was Ruby Runikera property owner; Following the discussion, it was moved by Mr. Babcock, seconded by Mr. Fykes, and carried 6-0, to grant the side yard setback variance and special exception to reconstruct a legal non-conforming rear deck and steps as requested. The hearing ended at 6:45 PM.

The public hearing commenced at 6:46 PM on **Case No. 26-50**, on the lands of Meral Yilmaz, requesting an after-the-fact variance to the rear yard setback from 30 feet to 11.3 feet (encroaches 18.7 feet) for an existing residence with an attached 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 608 Ocean Parkway, Tax Map 16, Parcel 46, Section 9, Lot 357, Tax District 3, Worcester County, Maryland. Betsy Jackson read the application. Appearing as witness and providing testimony in support was Meral Yilmaz and Rifat Boluk, property owner. Appearing as witness and providing testimony opposing

the request was Vanessa Adams neighboring property owner. Following the discussion, it was moved by Mr. Babcock, seconded by Mr. Katsanos, and carried 5-1 with Ms. Gismondi opposed, to postpone the variance to the rear yard setback as requested. The hearing ended at 7:16 PM.

The public hearing commenced at 7:11 PM on **Case No. 26-52**, on the lands of RJM LLC, on the application of Robert Mason Jr., requesting a special exception for a private noncommercial building for the storage of personal property in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-201(c)(34) and ZS 1-305, located on Old Stage Road approximately 1,700 feet south of Hammond Road, Tax Map 9, Parcel 126, Tax District 5, Worcester County, Maryland. Betsy Jackson read the application. Case was set to be recalled at the end of meeting to see if property owner would show. Case was called again at 9:58 PM, following the discussion, it was moved by Ms. Gismondi, seconded by Ms. Bowen, and carried 6-0 to postpone the case to next month's agenda. The hearing ended at 7:19 pm & 10:00pm

The public hearing commenced at 7:20 PM on **Case No. 26-54**, on the lands of Robert McIntire, requesting a variance to the front yard setback from 25 feet to 15 feet (encroaches 10 feet) for a proposed covered porch 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 55 Moonshell Drive, Tax Map 16, Parcel 41, Section 4, Lot 168, Tax District 3, Worcester County, Maryland. Betsy Jackson read the application. Appearing as witnesses and providing testimony was Robert McIntire, property owner. Following the discussion, it was moved by Ms. Gismondi, and second by Mr. Fykes, and carried 6-0 to grant the front setback variances as requested. The hearing ended at 7:36pm

The public hearing commenced at 7:36 PM on **Case No. 26-53**, on the lands of Jennifer and James Weber, requesting a variance to the side yard setback from 6 feet to 1.8 feet (encroaches 4.2 feet) for a proposed detached garage 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 45 Clubhouse Drive, Tax Map 16, Parcel 41, Section 4, Lot 452, Tax District 3, Worcester County, Maryland. Betsy Jackson read the application. Appearing as witnesses and providing testimony was James Weber, property owner. Following the discussion, it was moved by Ms. Gismondi, and second by Mr. Katsanos and carried 5-1, with Ms. Bowen opposed, to deny the request. The hearing ended at 7:54pm

The public hearing commenced at 7:55 PM on **Case No. 26-55**, on the lands of Keith Davis and Saumya Kaup, requesting a variance to the front yard setback from 35 feet to 9.35 feet (encroaches 25.65 feet) for proposed attached garage in the V-1 Village District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-204(b)(2) and ZS 1-305, located at 8344 Third Street, Tax Map 73, Parcel 35, Lots 74-76, Tax District 2, Worcester County, Maryland. Betsy Jackson read the application. Appearing as witnesses and providing testimony was Keith Davis, property owner, Hugh Cropper IV, legal representative and Gregory Wilkins, licensed MD surveyor. Following the discussion, it was moved by Mr.

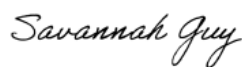
Fykes and second by Ms. Gismondi, and carried 6-0, to grant variance to the front yard setback as requested. The hearing ended at 8:00pm.

The public hearing commenced at 8:01 PM on **Case No. 26-56**, on the lands of Daniel E. Clayland, on the application of Hugh Cropper IV requesting a variance to reduce the lot size from 10,000 square feet to 7,800 square feet (a reduction of 2,200 square feet), a variance to reduce the lot size from 10,000 square feet to 6,500 square feet (a reduction of 3,500 square feet), and a variance to reduce the lot width from 100 feet to 50 feet to create two lots 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 12910 Lake Avenue, Tax Map 22, Parcel 397, Lots 34 and 35, Tax District 10, Worcester County, Maryland. Betsy Jackson read the application. Appearing as witnesses and providing testimony was Daniel E. Clayland, property owner, Hugh Cropper IV, representative and Russell Hammond, licensed MD surveyor. Following the discussion, it was moved by Ms. Gismondi and second by Mr. Purcell, and carried 6-0, to grant variance to as applied for. The hearing ended at 8:18 pm.

The public hearing commenced at 8:19 PM on **Case No. 26-57**, on the lands of Horace L Jr. and Quinna Marshall, on the application of Hugh Cropper IV requesting a Special Exception to allow the application of a soil amendment created from human decedents, also known as natural organic reduction, as a use of the same general character as permitted uses in the A-1 District, pursuant to §§ ZS 1-116(c)(3) and ZS 1-201(c)(36), located at Scotty Road, Tax Map 62, Parcel 13, Tax District 7, Worcester County, Maryland. Betsy Jackson read the application. Appearing as witnesses and providing testimony in response to questions from Hugh Cropper IV were Anthony Apollo, licensed forester planner, Brooks Clayville, licensed nutrient management planner, Barrett Kruegar and Scott Roycroft, Earth Funeral. Appearing as witness and providing testimony opposing the request was Roger Richardson, Robert Jones, Donna West, neighboring property owner, Ronald Edwards, tenant of Mr. Richardson. Following the discussion, it was moved by Ms. Gismondi and second by Mr. Katsanos, and carried 4-2 with Ms. Bowen and Mr. Fykes opposed, to grant the request. The hearing ended 9:57PM

With no further business before the Board, the meeting was adjourned at 10:00 PM upon a motion by Ms. Gismondi, seconded by Mr. Katsanos, and unanimously approved.

Respectfully submitted,



Savannah Guy

DRP Specialist