

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

September 10, 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, Larry Fykes, Stephen Katsanos, Lisa Bowen and Jake Mitrecic. Also in attendance were Betsy Jackson, Zoning Administrator; Savannah Guy, DRP Specialist, Joy Birch, Natural Resources Planner; and Valerie Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 26-60**, on the lands of Dennis & Patricia Drazin, requesting a variance to the front yard setback from 25' to 14.5' (encroachment of 10.5 feet) for a proposed 12' x 20' 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 42 Grand Port Rd, Tax Map 16, Parcel 38, Section 1, Lot 466, Tax District 3, Worcester County, Maryland. Savannah Guy read the application. Appearing as witnesses and providing testimony were Dennis & Patricia Drazin, property owners. Following the discussion, it was moved by Mr. Mitrecic, seconded by Mr. Babcock, and carried out 5-1, with Mr. Purcell opposed, to grant the front yard setback variances as requested. The hearing ended at 6:44 PM.

The public hearing commenced at 6:45 PM on **Case No. 26-51**, on the lands of Edward & Karen Varmon, requesting a variance to the Atlantic Coastal Bays Critical Area Buffer from 100 feet to 6 feet (an encroachment of 94 feet) for the placement of a 14' x 28' shed in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-206(b)(2) and ZS 1-305 and Natural Resources Code §§ NR 3-104(d)(4) and NR 3-111 located at 13301 Rollie Road West Rd, Tax Map 4, Parcel 25, Block A, Lot 53, Tax District 5 of Worcester County, Maryland. Savannah Guy read the application. It was noted that the agenda and advertisement incorrectly stated the shed size as 14' x 18', but that the application proposed and was reviewed as a 14' x 28' shed. Appearing as witnesses and providing testimony were Edward Varmon property owner. Following the discussion, it was moved by Mr. Fykes, seconded by Mr. Mitrecic and carried 5-1, with Mr. Purcell opposed, to grant the buffer variance request. The hearing ended at 6:55 PM.

The public hearing commenced at 7:02 PM on **Readvertisement of 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.

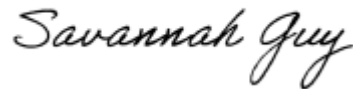
Savannah Guy read the application. Appearing as witness and providing testimony were Robert Mason Jr property owner. Following the discussion, it was moved by Mr. Katsanos, seconded by Mr. Fykes, and carried 6-0, to grant a special exception as requested. The hearing ended at 7:02 PM.

The public hearing commenced at 7:03 PM on **Case No. 26-61**, on the application of Mark Spencer Cropper, on the lands of Coastal Square, LLC, requesting a special exception to allow an 8 foot high enclosure around a dumpster in a front yard setback in the C-3 Highway Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-305(k)(3) and ZS 1-325 located South of US Route 50 (Ocean Gateway), Tax Map 26, Parcel 474, Lot 4, Tax District 3, Worcester County, Maryland. Savannah Guy read the application. Appearing as witnesses and providing testimony in response to questions from Mark Spencer Cropper were Jeff Harmon, with Becker Morgan, representing the property owners. Following the discussion, it was moved by Mr. Fykes, seconded by Mr. Mitrecic, and carried 5-1, with Mr. Purcell opposed, to grant the special exception as requested. The hearing ended at 7:14 PM.

Following the public hearings, the Board discussed the election of officers and the limits on consecutive term limits. It was determined that staff would prepare an amendment to the Rules of Procedure for the next meeting proposing to eliminate consecutive term limits for officers.

The meeting was adjourned at 7:17 PM upon a motion by Mr. Mitrecic, seconded by Ms. Bowen, and unanimously approved.

Respectfully submitted,

A handwritten signature in cursive script that reads "Savannah Guy".

Savannah Guy

DRP Specialist