WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES

November 12, 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, Beth Gismondi, Larry Fykes, Stephen Katsanos, Jake Mitrecic and Lisa Bowen. Also in attendance were Seth Reid, Deputy Director, Savannah Guy, DRP Specialist, Joy Birch, Natural Resources Planner, Zack White, DRP Specialist; and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 26-63,** on the lands of David Messick, requesting a variance to the front yard setback from 50 feet from the center of the right-of-way to 40.9 feet (an encroachment of 9.1 feet) for an existing front porch addition and proposed enclosure and roof top deck to this addition in the R-4 General Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-208(b)(2), ZS 305(b)(1), located at 12848 Harbor Rd, Tax Map 27, Parcel 404, Lot 4, in the Tenth Tax District of Worcester County, Maryland. Savannah Guy read the application. Appearing as witness and providing testimony was David Messick, property owner. Following the discussion, it was moved by Mr. Fykes, seconded by Mr. Mitrecic, and carried 6-0, with no opposition, to grant the Front yard setback variance as requested. The hearing ended at 6:38 PM.

The public hearing commenced at 6:39 PM on **Case No. 26-66,** on the lands of Janice Toboll, requesting an after the fact variance to the Atlantic Coastal Bays Critical Area Buffer from 100 feet to 30 feet (an encroachment of 70 feet) for a 4' high fence in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4) and ZS 1-206(b)(2) and Natural Resources Code §§ NR 3-104(d)(4) and NR 3-111, located at 12347 Hidden Bay Dr, Tax Map 33, Parcel 281, Lot 32, in the Tenth Tax District of Worcester County, Maryland., Maryland. Savannah Guy read the application. Appearing as witnesses and providing testimony were Janice Toboll, property owner, and Kelly Feldman, daughter. Following the discussion, it was moved by Mrs. Gismondi, seconded by Mr. Katsanos, and carried 6-0, to grant the buffer variance as requested with condition of approval to include the fence must be moved from the utility / drainage easement. The hearing ended at 7:06 PM.

The public hearing commenced at 7:07 PM on **Readvertisement of Case No. 26-64,** on the application of Donald Hall, on the lands of Hall Rentals LLC, requesting a variance to the front yard setback from 50 feet from the center of the right-of-way to 40 feet (an encroachment of 10 feet) and a variance to the side yard setback from 6 feet to 3.5 feet (an encroachment of 2.5 feet) for a proposed first and second floor front porch in the R-4 General Residential District, Pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-208(b)(2), ZS1-305(b)(1) located at 12842 Harbor Rd, Tax Map 27, Parcel 402, Block C,

Lot 2 in the Tenth Tax District of Worcester County, Maryland. Savannah Guy read the application. Appearing as witness and providing testimony in response to questions was Mark Spencer Cropper, attorney, John Hall and Brad Absher, True North Land Surveyor. Following the discussion, it was moved by Mrs. Gismondi, seconded by Mr. Katsanos, and carried 6-0, with no opposition, to grant the front yard setback and side yard variance as requested, with conditions of approval that the HVAC unit be relocated from the side yard. The hearing ended at 7:23PM.

The public hearing commenced at 7:23 PM, staff called **Case No. 26-69**, on the lands of Ocean Enterprise 589 LLC, requesting a special exception to replace the elevated water storage tank "water tower" and a special exception for a water treatment building, in the A-2 Agricultural District, Pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-202 (c)(34), ZS 1-328, located at 10218 Racetrack Rd, Tax Map 21. Parcel 99, in the Third Tax District of Worcester County, Maryland. Savannah Guy read the application and asked the board for a postponement as requested by the applicant. Following the discussion, it was moved by Mrs. Gismondi, seconded by Mr. Mitrecic, and carried out 6-0, Accepting the postponement.

The public hearing commenced at 7:26 PM on **Case No. 26-70,** on the application of Hugh Cropper IV, on the lands of Stephen & Sandra Hadley, requesting a variance to the rear yard setback from 30 feet to 20.44 feet (an encroachment of 9.56 feet) for a proposed 1st, 2nd. & 3rd floor covered porch and single-family dwelling in the R-2 Suburban Residential District, Pursuant to Zoning Code §§ ZS1-116(c)(4), ZS 1-206(b)(2), and ZS 1-305, located at 12334 Snug Harbor Rd, Tax Map 33, Parcel 346, Lot 25, in the Tenth Tax District of Worcester County, Maryland. Appearing as witnesses and providing testimony in response to questions from Hugh Cropper IV were Greg Wilksons, land surveyor, Chris McCabe, representing the property owners, appearing as witness was Joan & Cory Carpenter, and Jesse Purcell. Providing testimony opposing the request was Sean Colgan, Lawyer, and Kristen Westbrook, neighboring property owner. Following the discussion, it was moved by Mrs. Gismondi, seconded by Mr. Katsanos, and carried 6-0, to grant the rear yard setback variance as requested. The hearing ended at 8:10 PM.

The public hearing commenced at 8:11 PM on **Case No. 26-71,** on the application of Blair Carey/RBR Homes, on the lands of Rhonda and Clayton Hathaway, requesting a variance to the rear yard setback from 30 feet to 15.9 feet (an encroachment 14.1 feet) for a proposed pool, a variance to the rear yard setback from 30 feet to 20.4 feet (an encroachment 9.6 feet) for a proposed landing with stairs, request to enclose previously approved open covered porches in the rear yard setback in the R-3 Multi-family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4) and (7), ZS 1-207(b)(2) and ZS 1-305, located at 38 Teal Circle, Tax Map 16, Parcel 41, Section 4, Lot 61, Tax District 3, Worcester County, Maryland. Savannah Guy read the application. Appearing as witness and providing testimony was Blair Carey/RBR Homes, contractor. Following the discussion, it was moved by Mr. Mitrecic, seconded by Mr. Mr. Fykes, and carried 6-0, with no opposition, to grant the rear yard setback variance as requested. The hearing ended at 8:19 PM.

The meeting was adjourned at 8:20 PM upon a motion by Mr. Mitrecic, seconded by Mr. Fykes, and unanimously approved.

Respectfully submitted,

Savannah Guy

Savannah Guy
DRP Specialist