

**WORCESTER COUNTY  
BOARD OF ZONING APPEALS  
MINUTES**

**July 8, 2021**

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: David Dypsky, Robert Purcell, James Purnell and Larry Fykes. Also in attendance were Kristen Tremblay, Zoning Administrator, Cathy Zirkle, Stuart White, Valerie Dawson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 21-37**, on the lands of Brooklyn's Estate, LLC, requesting a second and final year special exception (transient use) to allow weddings and special events in the A-2 Agricultural District, pursuant to Zoning Code Sections ZS 1-105(c)(5), ZS 1-116(c)(3), and ZS 1-337, located at 10702 & 10704 Flower Street, approximately 1,124 feet east of Honeysuckle Road, Tax Map 25, Parcels 255 & 256, in the Third Tax District of Worcester County, Maryland.

Kristen Tremblay read the application. Appearing as witness and providing testimony was Patrick Brady. Mr. Gabe Purnell testified in opposition. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Fykes and carried 3-1, Mr. Purnell opposed, to grant the special exception with the following conditions:

1. Music and events must stop by 10pm;
2. There shall be no parking on Flower Street, parking shall only be allowed on parcel 256;
3. The Event Coordinator must be present at all times;
4. Dwellings cannot be used for events;
5. There shall be no more than 12 events a year;
6. The Worcester County Sherriff's Department and the Berlin Police Department will be notified of events taking place;
7. Events will be limited to weddings, family reunions, corporate events and local class reunions.

The hearing ended at 6:44 PM.

The public hearing commenced at 6:45 PM on **Case No. 21-38**, on the lands of James, Eleanor & Kevin Kosienski, requesting a special exception to allow the stock & storage of firearms associated with a home occupation in the A-1 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-201(d)(3), and ZS 1-339(a)(3) located at 9552 Whaleyville Road (MD Route 610), approximately 800 feet north of Ebenezer Road, Tax Map 9, Parcel 33, in the Fifth Tax District of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Jim & Katie Kosienski. Mr. Allen Baker testified in favor of the application but asked the Board to place a condition on approval stating the property may not have a shooting range of any kind. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a packet containing information about and photos of the

current business. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Purnell and carried unanimously to grant the special exception with the condition of no shooting range of any kind. The hearing ended at 6:58pm.

**Administrative Matters**

With no further business before the Board, the meeting was adjourned at 7:00 PM.

Respectfully submitted,



Cathy Zirkle  
DRP Specialist II