

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

April 19, 2023

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, Thomas Babcock, Joe Green, Jake Mitrecic and Larry Fykes. Also in attendance were Kristen Tremblay, Zoning Administrator, Stuart White, DRP Specialist, Cathy Zirkle, DRP Specialist, Joy Birch, Natural Resource Specialist, Kathy Zeve, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 23-16**, on the application of Mark Cropper, on the lands of Gregory Tate, requesting a variance to the Atlantic Coastal Bays Critical Area regulations to exceed the allowable 100 foot tidal wetland crossing by 495 feet for a proposed 3 foot by 595 foot walkway over tidal wetlands and a modification to extend a waterfront structure in excess of 125 feet by 85 feet for a proposed pier and platform extending a total of 210 feet channelward, pursuant to Zoning Code §§ ZS 1-116(n)(3) and Natural Resources Code §§ NR 3-125(b)(1) and NR 2-102(e)(1), located on Riggin Ridge Road about 560 feet north of Center Drive, Tax Map 22, Parcel 397, Block 8, Lot 15B, Tax District 10, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Sarah Freund of Lane Engineering and Gregory Tate. There were no protestants. Submitted as Applicant's Exhibit No. 1 was an aerial photo of the property. Submitted as Applicant's Exhibit No. 2 was the approval letter from MDE for the project. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Babcock and carried unanimously to grant the Critical Area variance and shoreline modification as requested. The hearing ended at 6:45 PM.

The public hearing commenced at 6:46 PM on **Case No. 23-36**, on the application of Mark Cropper, on the lands of Cynthia Shoemaker, requesting a special exception to allow a mosque in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-202(c)(29), ZS 1-305 and ZS 1-325 located at 12262 Eagles Nest Road, Tax Map 33, Parcel 118, Tax District 10, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Mike Ramadan, the potential buyer and Frank Lynch, Jr., Surveyor. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a concept plan for the site. Submitted as Applicant's Exhibit No. 2 was a map of nearby places of Worship. Submitted as Applicant's Exhibit No. 3 was a letter from Becker Morgan group regarding the anticipated traffic impact. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Green and carried unanimously to grant the special exception. The hearing ended at 7:00 pm.

The public hearing commenced at 7:01 PM on **Case No. 23-10**, on the application of Kristina Watkowski, on the lands of Peter Souritzidis, requesting a variance to reduce

the Atlantic Coastal Bays Critical Area buffer from 100 feet to 25 feet (to encroach 75 feet), associated with the construction of a single-family dwelling, pursuant to Zoning Code §§ ZS 1-116(n)(3) and Natural Resources Code §§ 3-104(c)(4) and NR 3-111, located on Savanna Court about 396 feet north west of Heathland Drive, Tax Map 17, Parcel 1, Lot 78, Tax District 5, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Greg Wilkins, surveyor and Chris McCabe, Environmental Specialist. There were no protestants. Submitted as Applicant's Exhibit No. 1 was an updated proposed site plan showing a reduction in lot coverage. Following the discussion, it was moved by Mr. Mitrecic, seconded by Mr. Fykes and carried unanimously to grant the critical area variance as requested. The hearing ended at 7:10 PM.

The public hearing commenced at 7:11 PM on **Case No. 23-38**, on the application of Hugh Cropper, IV, on the lands of Sea Squared, LLC, requesting a special exception to allow a storage yard and buildings for storage of watercraft and recreational vehicles in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-202(c)(12), ZS 1-305 and ZS 1-325 located at 11206 Five-L Drive, Tax Map 21, Parcel 261, Lot 7, Tax District 3, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Ron Croker, property owner and Frank Lynch, Jr., surveyor. Appearing as witness and providing testimony in opposition were several property owners from Pennington Commons - Lori Annun and James Kasternakis, lot 14, John Seipp, lot 13, John Duffy, lot 24, Kenneth Earl, lot 23 and Rick Johnson appearing on behalf of 7 vacant lots. Submitted as Applicant's Exhibit No. 1 was the signed opinion from BZA case 17-30. Submitted as Applicant's Exhibit No. 2 was the approved site plan from 2018. Submitted as Applicant's Exhibit No. 3 was the signed opinion from BZA case 22-26. Following the discussion, it was moved by Mr. Babcock, seconded by Mr. Dypsky and carried unanimously to grant the special exception with a condition of approval that storage of recreational vehicles (RV's) is not permitted. The hearing ended at 7:53 PM.

The public hearing commenced at 7:55 PM on **Case No. 23-22**, on the application of Kristina Watkowski, on the lands of SunTRS Castaways, LLC, requesting a variance to the front yard setback from 10 feet to 4 feet (to encroach 6 feet) and a variance to the rear yard setback from 5 feet to 1.8 feet (to encroach 3.2 feet) for a proposed replacement park model in a rental campground in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(18), ZS 1-305 and ZS 1-318. located at 12550 Eagles Nest Road, Tax Map 33, Parcel 33, Site 309, Tax District 10, Worcester County, Maryland. Kristen Tremblay read the application. Hugh Cropper, IV represented SunTRS. Appearing as witness and providing testimony was Frank Lynch Jr., surveyor and Chris McCabe, Environmental Specialist. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a recent satellite image of the campground. Submitted as Applicant's Exhibit No. 2 was a historical satellite image of the campground. Submitted as Applicant's Exhibit No. 3 was a printout of the expansion plan from 2014. Submitted as Applicant's Exhibit No. 4 was a satellite image of the campground from 2013. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Green and carried unanimously to grant the variances as requested. The hearing ended at 8:17 PM.

The public hearing commenced at 7:55 PM on **Case No. 23-23**, on the application of Kristina Watkowski, on the lands of SunTRS Castaways, LLC, requesting a variance to the rear yard setback from 5 feet to 1.2 feet (to encroach 3.8 feet) for a proposed replacement park model in a rental campground in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(18), ZS 1-305 and ZS 1-318. located at 12550 Eagles Nest Road, Tax Map 33, Parcel 33, Site 310, Tax District 10, Worcester County, Maryland. Kristen Tremblay read the application Hugh Cropper, IV represented SunTRS. Appearing as witness and providing testimony was Frank Lynch Jr., surveyor and Chris McCabe, Environmental Specialist. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a recent satellite image of the campground. Submitted as Applicant's Exhibit No. 2 was a historical satellite image of the campground. Submitted as Applicant's Exhibit No. 3 was a printout of the expansion plan from 2014. Submitted as Applicant's Exhibit No. 4 was a satellite image of the campground from 2013. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Green and carried unanimously to grant the variances as requested. The hearing ended at 8:17 PM.

The public hearing commenced at 7:55 PM on **Case No. 23-24**, on the application of Kristina Watkowski, on the lands of SunTRS Castaways, LLC, requesting a variance to the front yard setback from 10 feet to 3 feet (to encroach 7 feet) and a variance to the rear yard setback from 5 feet to 2.5 feet (to encroach 2.5 feet) for a proposed replacement park model in a rental campground in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(18), ZS 1-305 and ZS 1-318. located at 12550 Eagles Nest Road, Tax Map 33, Parcel 33, Site 311, Tax District 10, Worcester County, Maryland. Kristen Tremblay read the application. Hugh Cropper, IV represented SunTRS. Appearing as witness and providing testimony was Frank Lynch Jr., surveyor and Chris McCabe, Environmental Specialist. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a recent satellite image of the campground. Submitted as Applicant's Exhibit No. 2 was a historical satellite image of the campground. Submitted as Applicant's Exhibit No. 3 was a printout of the expansion plan from 2014. Submitted as Applicant's Exhibit No. 4 was a satellite image of the campground from 2013. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Green and carried unanimously to grant the variances as requested. The hearing ended at 8:17 PM.

The public hearing commenced at 7:55 PM on **Case No. 23-25**, on the application of Kristina Watkowski, on the lands of SunTRS Castaways, LLC, requesting a variance to the front yard setback from 10 feet to 3 feet (to encroach 7 feet) and a variance to the rear yard setback from 5 feet to 2.1 feet (to encroach 2.9 feet) for a proposed replacement park model in a rental campground in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(18), ZS 1-305 and ZS 1-318. located at 12550 Eagles Nest Road, Tax Map 33, Parcel 33, Site 312 Tax District 10, Worcester County, Maryland. Kristen Tremblay read the application. Hugh Cropper, IV represented SunTRS. Appearing as witness and providing testimony was Frank Lynch Jr., surveyor and Chris McCabe, Environmental Specialist. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a recent satellite image of the campground. Submitted as Applicant's Exhibit No. 2 was a historical satellite image of the campground. Submitted

as Applicant's Exhibit No. 3 was a printout of the expansion plan from 2014. Submitted as Applicant's Exhibit No. 4 was a satellite image of the campground from 2013. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Green and carried unanimously to grant the variances as requested. The hearing ended at 8:17 PM.

The public hearing commenced at 7:55 PM on **Case No. 23-26**, on the application of Kristina Watkowski, on the lands of SunTRS Castaways, LLC, requesting a variance to the front yard setback from 10 feet to 3 feet (to encroach 7 feet) and a variance to the rear yard setback from 5 feet to 1.8 feet (to encroach 3.2 feet) for a proposed replacement park model in a rental campground in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(18), ZS 1-305 and ZS 1-318. located at 12550 Eagles Nest Road, Tax Map 33, Parcel 33, Site 313, Tax District 10, Worcester County, Maryland. Kristen Tremblay read the application. Hugh Cropper, IV represented SunTRS. Appearing as witness and providing testimony was Frank Lynch Jr., surveyor and Chris McCabe, Environmental Specialist. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a recent satellite image of the campground. Submitted as Applicant's Exhibit No. 2 was a historical satellite image of the campground. Submitted as Applicant's Exhibit No. 3 was a printout of the expansion plan from 2014. Submitted as Applicant's Exhibit No. 4 was a satellite image of the campground from 2013. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Green and carried unanimously to grant the variances as requested. The hearing ended at 8:17 PM.

The public hearing commenced at 7:55 PM on **Case No. 23-27**, on the application of Kristina Watkowski, on the lands of SunTRS Castaways, LLC, requesting a variance to the front yard setback from 10 feet to 3 feet (to encroach 7 feet) and a rear yard setback from 5 feet to 1.5 feet (to encroach 3.5 feet) for a proposed replacement park model in a rental campground in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(18), ZS 1-305 and ZS 1-318. located at 12550 Eagles Nest Road, Tax Map 33, Parcel 33, Site 314, Tax District 10, Worcester County, Maryland. Kristen Tremblay read the application. Hugh Cropper, IV represented SunTRS. Appearing as witness and providing testimony was Frank Lynch Jr., surveyor and Chris McCabe, Environmental Specialist. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a recent satellite image of the campground. Submitted as Applicant's Exhibit No. 2 was a historical satellite image of the campground. Submitted as Applicant's Exhibit No. 3 was a printout of the expansion plan from 2014. Submitted as Applicant's Exhibit No. 4 was a satellite image of the campground from 2013. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Green and carried unanimously to grant the variances as requested. The hearing ended at 8:17 PM.

The public hearing commenced at 7:55 PM on **Case No. 23-28**, on the application of Kristina Watkowski, on the lands of SunTRS Castaways, LLC, requesting a variance to the front yard setback from 10 feet to 3 feet (to encroach 7 feet) and a variance to the rear yard setback from 5 feet to 1.2 feet (to encroach 3.8 feet) for a proposed replacement park model in a rental campground in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(18), ZS 1-305 and ZS 1-318. located at 12550 Eagles Nest Road, Tax Map 33, Parcel 33, Site 315, Tax District 10, Worcester County,

Maryland. Kristen Tremblay read the application. Hugh Cropper, IV represented SunTRS. Appearing as witness and providing testimony was Frank Lynch Jr., surveyor and Chris McCabe, Environmental Specialist. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a recent satellite image of the campground. Submitted as Applicant's Exhibit No. 2 was a historical satellite image of the campground. Submitted as Applicant's Exhibit No. 3 was a printout of the expansion plan from 2014. Submitted as Applicant's Exhibit No. 4 was a satellite image of the campground from 2013. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Green and carried unanimously to grant the variances as requested. The hearing ended at 8:17 PM.

The public hearing commenced at 7:55 PM on **Case No. 23-29**, on the application of Kristina Watkowski, on the lands of SunTRS Castaways, LLC, requesting a variance to the front yard setback from 10 feet to 3 feet (to encroach 7 feet) and a variance to the rear yard setback from 5 feet to 1 foot (to encroach 4 feet) for a proposed replacement park model in a rental campground in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(18), ZS 1-305 and ZS 1-318. located at 12550 Eagles Nest Road, Tax Map 33, Parcel 33, Site 316, Tax District 10, Worcester County, Maryland. Kristen Tremblay read the application. Hugh Cropper, IV represented SunTRS. Appearing as witness and providing testimony was Frank Lynch Jr., surveyor and Chris McCabe, Environmental Specialist. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a recent satellite image of the campground. Submitted as Applicant's Exhibit No. 2 was a historical satellite image of the campground. Submitted as Applicant's Exhibit No. 3 was a printout of the expansion plan from 2014. Submitted as Applicant's Exhibit No. 4 was a satellite image of the campground from 2013. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Green and carried unanimously to grant the variances as requested. The hearing ended at 8:17 PM.

With no further business before the Board, the meeting was adjourned at 8:20 PM.

Respectfully submitted,

Cathy Zirkle
DRP Specialist