

**WORCESTER COUNTY  
BOARD OF ZONING APPEALS  
MINUTES**

**October 14, 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: Robert Purcell, Thomas Babcock, David Dypsky, James Purnell, Joe Green, Jake Mitrecic, and Larry Fykes. Also in attendance were Gary Pusey, Kristin Tremblay, Stuart White, Valerie Dawson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 21-59**, on the application of the Mayor and City Council of Ocean City, Maryland, on the lands of Wenzlaff Family LLP, requesting a special exception for a third dredge spoil disposal area in the E-1 Estate District, pursuant to Zoning Code §§ ZS 1-116(c)(3), and ZS 1-203(c)(11) located at 12008 St. Martins Neck Road, Tax Map 10, Parcel 29, Tax District 5 of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Stacy Hart and Paul Mauser. There were no protestants. Following the discussion, it was moved by Mr. Fykes, seconded by Mr. Purnell and carried unanimously to grant the special exception. Mr. Mitrecic abstained from the vote due to a potential conflict of interest. The hearing ended at 6:40 pm.

The public hearing commenced at 6:40 PM on **Case No. 21-62**, on the lands of Jacnbil Properties, LLC., requesting a special exception for a Bed and Breakfast in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3), 1-202(c) (26) and ZS 1-340, located at 10850 Cathell Road, Tax Map 21, Parcel 280, Lot 1, Tax District 3 of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Pamela Cuddy. There were no protestants. 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 6:46 pm.

The public hearing commenced at 6:46 PM on **Case No. 21-58**, on the application of Mark Cropper, on the lands of Michael & Rita O'Neill, requesting a variance to the front yard setback from 25 feet to 14.63 feet (to encroach 10.37 feet) for a proposed front porch addition 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 12537 Rumgate Road, Tax Map 21, Parcel 8, Section A, Block 15, Lot 27, Tax District 10 of Worcester County, Maryland.. Kristen Tremblay read the application. Appearing as witness and providing testimony were Mark Cropper, Esquire, Mike O'Neill, and Gregory Wilkens. There were no protestants. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Green and carried unanimously to grant the variance as requested. The hearing ended at 6:54 pm.

The public hearing commenced at 6:55 on **Case No. 21-60**, on the application of Mark Cropper, on the lands of Two Farms Inc., requesting a special exception to construct a freestanding, non-monument sign in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-210(d)(3) and ZS 1-324(c)(4)B.4, located at 11073 Cathell Road, Tax Map 21, Parcel 253, Lot 3B, Tax District 3 of Worcester County, Maryland.. Following the discussion, it was moved by Mr. Babcock, seconded by Mr. Fykes, and carried unanimously to approve the special exception. The hearing ended at 7:00 pm.

The public hearing commenced at 7:00 on **Case No. 21-42**, 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 19.46 feet (to encroach 10.54 feet) and a variance to the front yard setback of 50 feet to the center of the road right-of-way to 44.7 feet (to encroach 5.3 feet), for a proposed single family dwelling, 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 on the south side of Snug Harbor Road, about 406 feet east of Meadow Drive, Tax Map 33, Parcel 346, Section A, Lot 9, Tax District 10 of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony were Hugh Cropper IV, Steven Hadley, and Gregory Wilkens. There were no protestants. Submitted as Applicant's Exhibit No. 1 was an aerial photo of the site and proposed site plan. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Purnell, and carried unanimously to approve the variance as requested. The hearing ended at 7:11 pm.

The public hearing commenced at 7:11 on **Case No. 21-64**, on the application of Hugh Cropper, IV, on the lands of Jake & Jacqueline Kinzie, requesting a variance to the rear yard setback from 30 feet to 16 feet, (to encroach 14 feet), for a proposed single family dwelling, 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 on the south side of Snug Harbor Road, about 450 feet east of Meadow Drive, Tax Map 33, Parcel 346, Block A, Lot 10, Tax District 10 of Worcester County, Maryland. Kristen Tremblay read the application. There were no protestants. Appearing as witness and providing testimony were Lisa Sparks, on behalf of Hugh Cropper, IV, Russell Hammond, Jacqueline Kinzie, and Jake Kinzie. Submitted as Applicant's Exhibit No. 1 was an aerial photo and proposed site plan. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Fykes, and carried unanimously to approve the variance as requested. The hearing ended at 7:23 pm.

The public hearing commenced at 7:23 on **Case No. 21-63**, on the application of Hugh Cropper, IV, on the lands of Kyle Colbert, requesting a variance to the rear yard setback from 30 feet to 25.57 feet (to encroach 4.43 feet) for a proposed deck 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 3 Harpoon Road, about 365 feet west of Seafarer Lane, Tax Map 16, Parcel 43, Section 6, Lot 667, Tax District 3 of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony were Lisa Sparks, on behalf of Hugh Cropper, IV, Kyle Colbert, and Gregory Wilkins. There were no protestants. Submitted as Applicant's Exhibit No. 1 was a proposed site plan. Following

the discussion, it was moved by Mr. Green, seconded by Mr. Purnell, and carried unanimously to approve the variance as requested. The hearing ended at 7:35 pm.

The public hearing commenced at 7:35 on **Case No. 21-65**, on the application of Hugh Cropper, IV, on the lands of Jacqueline DeGroft, requesting a special exception for a minor subdivision in the RP Resource Protection Zoning District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-215(c)(3) and ZS 1-311, located on Riggin Ridge Road, about 575 feet north of Center Drive, Tax Map 22, Parcel 397, Lots 15A & 16B, Tax District 10 of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony were Hugh Cropper, IV, Jacqueline DeGroft, and Frank Lynch, Jr. There were no protestants. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Fykes, and carried unanimously to approve the special exception. The hearing ended at 7:41 pm.

The public hearing commenced at 7:41 on **Case No. 21-49**, on the application of Hugh Cropper, IV, on the lands of Kathleen Clark, requesting a variance to the front yard setback from 25 feet to 0 feet (to encroach 25 feet) and a variance to the rear yard setback from 30 feet to 6 feet (to encroach 24 feet) for a proposed single-family dwelling & accessory apartment 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 on Golf Course Road about 170 feet south of Townsend Road, Tax Map 27, Parcel 301, Lot 20, Tax District 10 of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony were Hugh Cropper, IV, Colin Pedwell, Ronnie Carpenter, and Frank Lynch, Jr. There were no protestants present. Submitted as Applicant's Exhibit No. 1 was BZA Case No. 17-56 Opinion and Quitclaim deed. Submitted as Exhibit No. 2 was an overall site plan. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Green, and carried unanimously to approve the variance as requested. The hearing ended at 8:02 pm.

The public hearing commenced at 8:02 on **Case No. 21-50**, on the application of Hugh Cropper, IV, on the lands of Kathleen Clark, requesting a variance to the front yard setback from 25 feet to 0 feet (to encroach 25 feet) and a variance to the rear yard setback from 30 feet to 6 feet (to encroach 24 feet) for a proposed single-family dwelling & accessory apartment 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 on Golf Course Road about 170 feet south of Townsend Road, Tax Map 27, Parcel 301, Lot 21, Tax District 10 of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony were Hugh Cropper, IV, Colin Pedwell, Ronnie Carpenter, and Frank Lynch, Jr. There were no protestants present. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Green, and carried unanimously to approve the variance as requested. The hearing ended at 8:03 pm.

The public hearing commenced at 8:03 on **Case No. 21-51**, on the application of Hugh Cropper, IV, on the lands of Kathleen Clark, requesting a variance to the front yard setback from 25 feet to 0 feet (to encroach 25 feet) and a variance to the rear yard setback from 30 feet to 6 feet (to encroach 24 feet) for a proposed single-family dwelling & accessory apartment 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 on Golf Course Road about 170 feet south of Townsend Road, Tax Map 27, Parcel 302, Lot 22, Tax District 10 of Worcester County,

Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony were Hugh Cropper, IV, Colin Pedwell, Ronnie Carpenter, and Frank Lynch, Jr. There were no protestants present. Following the discussion, it was moved by Mr. Green, seconded by Mr. Dypsky, and carried unanimously to approve the variance as requested. The hearing ended at 8:04 pm.

The public hearing commenced at 8:04 on **Case No. 21-52**, on the application of Hugh Cropper, IV, on the lands of Kathleen Clark, requesting a variance to the front yard setback from 25 feet to 0 feet (to encroach 25 feet) and a variance to the rear yard setback from 30 feet to 6 feet (to encroach 24 feet) for a proposed single-family dwelling & accessory apartment 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 on Golf Course Road about 170 feet south of Townsend Road, Tax Map 27, Parcel 302, Lot 23, Tax District 10 of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony were Hugh Cropper, IV, Colin Pedwell, Ronnie Carpenter, and Frank Lynch, Jr. There were no protestants present. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Green, and carried unanimously to approve the variance as requested. The hearing ended at 8:04 pm.

The public hearing commenced at 8:04 on **Case No. 21-53**, on the application of Hugh Cropper, IV, on the lands of Kathleen Clark, requesting a variance to the front yard setback from 25 feet to 0 feet (to encroach 25 feet) and a variance to the rear yard setback from 30 feet to 6 feet (to encroach 24 feet) for a proposed single-family dwelling & accessory apartment 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 on Golf Course Road about 170 feet south of Townsend Road, Tax Map 27, Parcel 307, Lot 24, Tax District 10 of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony were Hugh Cropper, IV, Colin Pedwell, Ronnie Carpenter, and Frank Lynch, Jr. There were no protestants present. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Green, and carried unanimously to approve the variance as requested. The hearing ended at 8:05 pm.

The public hearing commenced at 8:05 on **Case No. 21-54**, on the application of Hugh Cropper, IV, on the lands of Kathleen Clark, requesting a variance to the front yard setback from 25 feet to 0 feet (to encroach 25 feet) and a variance to the rear yard setback from 30 feet to 6 feet (to encroach 24 feet) for a proposed single-family dwelling & accessory apartment 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 on Golf Course Road about 170 feet south of Townsend Road, Tax Map 27, Parcel 307, Lot 25, Tax District 10 of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony were Hugh Cropper, IV, Colin Pedwell, Ronnie Carpenter, and Frank Lynch, Jr. There were no protestants present. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Green, and carried unanimously to approve the variance as requested. The hearing ended at 8:05 pm.

The public hearing commenced at 8:06 on **Case No. 21-55**, on the application of Hugh Cropper, IV, on the lands of Kathleen Clark, requesting a variance to the front yard setback

from 25 feet to 0 feet (to encroach 25 feet) and a variance to the rear yard setback from 30 feet to 6 feet (to encroach 24 feet) for a proposed single-family dwelling & accessory apartment 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 on Golf Course Road about 170 feet south of Townsend Road, Tax Map 27, Parcel 307, Lot 26, Tax District 10 of Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony were Hugh Cropper, IV, Colin Pedwell, Ronnie Carpenter, and Frank Lynch, Jr. There were no protestants present. Following the discussion, it was moved by Mr. Dypsky, seconded by Mr. Green, and carried unanimously to approve the variance as requested. The hearing ended at 8:06 pm.

#### **Administrative Matters**

With no further business before the Board, the meeting was adjourned at 8:07 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Stu White".

Stu White  
DRP Specialist II