

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

February 13, 2025

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, Beth Gismondi and Jake Mitrecic. Also in attendance were Gary Pusey, DRP Specialist; Ben Zito, DRP Specialist; Bob Mitchell, Director, Environmental Programs; Stu White, Environmental Health Specialist; Valerie Dawson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 25-8**, on the lands of Ronnie Thompson, requesting a special exception to use a manufactured home for nonresidential use (personal storage) in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-201(c)(11), ZS 1-314 and ZS 1-305, located at 8001 Old Ocean City Road, Tax Map 14, Parcel 181, Tax District 3, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witnesses and providing testimony were Mr. Ronnie Thompson and Ms. Yolanda Thompson, property owners. There were no protestants. Following the discussion, it was moved by Ms. Gismondi, and seconded by Ms. Bowen to approve the application. The motion failed by a 3-3 vote with Mr. Babcock, Mr. Mitrecic and Mr. Fykes opposed; therefore, the requested special exception was denied. The hearing ended at 6:55 PM.

The public hearing commenced at 6:56 PM on **Case No. 25-9**, on the lands of Phat Hong Nguyen, on the application of Charles Shade, requesting a special exception to use a manufactured home for nonresidential use (control systems for an existing poultry operation) in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-201(c)(11), ZS 1-314 and ZS 1-305, located at 2519 Payne Road, Tax Map 100, Parcel 5, Tax District 1, Worcester County, Maryland. Kristen Tremblay read the application. Mr. Charles Shade and Mr. Huy Trinh appeared on behalf of the property owner as witnesses and provided testimony. Mr. Brian Aydelotte appeared in opposition. Following the discussion, it was moved by Ms. Gismondi, seconded by Mr. Mitrecic and carried 5-1 with Mr. Babcock opposed, to grant the special exception with the Conditions that (1) all plumbing in the manufactured home must be removed and (2) a block wall and landscaping must be installed. The hearing ended at 7:08 PM.

The public hearing commenced at 7:09 PM on **Case No. 25-10**, on the lands of Fedale Berlin LLC, on the application of Matt Wiley, requesting a variance to a front yard setback from 100 feet to 41.57 feet (to encroach 58.43 feet) for a proposed contractor shop in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-210, ZS 1-305 and ZS 1-326, located at 11726 Grays Corner Road, Tax Map 26, Parcel 99, Tax District 10, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Mr. Tyler Usilton.

There were no protestants. Following the discussion, it was moved by Ms. Gismondi, seconded by Mr. Fykes and carried 5-1 with Mr. Babcock opposed, to grant the variance as requested. The hearing ended at 7:14 PM.

The public hearing commenced at 7:15 PM on **Case No. 24-69**, which was tabled at the Dec. 12, 2024 meeting, on the lands of Riverview Park LLC, on the application of Rauch Inc., requesting a special exception to construct a wastewater treatment facility to accommodate the enlargement of a mobile home park and a variance to the 300 foot setback requirement from the facility to other buildings not associated with the facility to 100 feet (to encroach 200 feet) in the R-4 General Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-208(c)(9) and ZS 1-328(c), located at 12623 Shell Mill Road, Tax Map 9, Parcels 167 and 268, Tax District 5, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witnesses and providing testimony in response to questioning from Mark Cropper were James Latchum, property owner; James Cook, consulting engineer with Rauch, Inc.; James R. Bergey, Jr.; and Bob Mitchell, County Director of Environmental Programs. Reference was made to Exhibit #1 from the December 2024 meeting, and submitted as Exhibit #2 was a timeline of the Riverview Mobile Home Park project. Appearing in opposition were Patrick and Shawn Gurnsey of Shell Mill Road; Chris Mancini, Derrick Jacobs, Thomas Jenkins, Jr., James Brandt and Jena Wagner of the Martins Port subdivision; Thomas Jenkins, III, and Angela Lathrum of Daye Girls Road; and Chet Karlewicz of Riley Road. Following the discussion, it was moved by Mr. Fykes, seconded by Mr. Babcock and carried 5-0 unanimously to grant the special exception and variance as requested. Ms. Gismondi was not present at the Dec. 12, 2024 meeting and did not participate in the discussion or vote on this application. The hearing ended at 8:45 PM.

With no further business before the Board, the meeting was adjourned at 8:50 PM upon a motion by Mr. Mitrecic, seconded by Mr. Fykes, and unanimously approved.

Respectfully submitted,



Gary Pusey
DRP Specialist