

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

March 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, Lisa Bowen, Don Furbay, Larry Fykes and Beth Gismondi. Also in attendance were Kristen Tremblay, Zoning Administrator; Gary Pusey, DRP Specialist; Ben Zito, DRP Specialist; Valerie Dawson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 25-12**, on the lands of The Williams Family Trust, requesting an after-the-fact variance to the rear yard setback from 30 feet to 28.3 feet (to encroach 1.7 feet) for an existing stairway to a second floor deck 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 at 31 Harborview Drive, Tax Map 16, Parcel 38, Section 1, Lot 394, Tax District 3, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witnesses and providing testimony were Mark and Linda Williams, property owners. There were no protestants. Following the discussion, it was moved by Ms. Gismondi, seconded by Mr. Fykes and carried 4-2 with Mr. Furbay and Mr. Babcock opposed, to grant the variance as requested. The hearing ended at 6:37 PM.

The public hearing commenced at 6:38 PM on **Case No. 25-14**, on the lands of Norman and Diana Beck, et al., requesting a variance to the front yard setback from 25 feet to 20.8 feet (to encroach 4.2 feet) to replace an existing 12' x 16' deck with a 10.5' x 12' deck and a 12.5' x 12' screened porch (total dimension of 12'x 23') in the R-4 General Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-208(b)(2) and ZS 1-305, located at 49 Anchor Way Drive, Tax Map 26, Parcel 432, Section 2, Block A, Lot 71, Tax District 10, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witnesses and providing testimony were Diana and Norman Beck, property owners. Following the discussion, it was moved by Mr. Furbay, seconded by Mr. Fykes and carried 6-0, to grant the variance as requested. The hearing ended at 6:46 PM.

The public hearing commenced at 6:47 PM on **Case No. 25-13**, on the application of Hugh Cropper, IV, on the property of Giovanni and Jennifer David and Mark Gross and Scott Murrell, et al., as shown on the plat submitted with the application, requesting a variance to the Atlantic Coastal Bays Critical Area Ordinance to exceed the allowable 100 feet tidal wetland crossing by 53 feet for a proposed 3 foot by 153 foot walkway over tidal wetlands, pursuant to Natural Resources Section NR 3-125(b)(1) and Zoning Code Section ZS 1-116(m)(1), located at 11515 Heron Lane, approximately 730 feet east of South Point Drive, Tax Map 50, Parcel 24, Lot 4 and Tax Map 50, Parcel 18, Lot 44, of

the Bay Shores subdivision, in the Tenth Tax District of Worcester County, Maryland. Kristen Tremblay read the application. Prior to the hearing the applicant requested a postponement. Upon a motion by Ms. Gismondi, seconded by Mr. Fykes and carried 6-0, the postponement was granted. The hearing ended at 6:48 PM.

The public hearing commenced at 6:48 PM on **Case No. 25-15**, on the lands of Russell Properties LLC, on the application of Kristina Watkowski, requesting a variance to the front yard setback off of Wilson Ave. from 25 feet to 4.24 feet (to encroach 20.76 feet) for a proposed second floor cantilever, and two (2) variances from 25 feet to 19.86 feet (to encroach 5.14 feet) for proposed second and third floor decks on the west end of the existing house; a variance to the front yard setback from Madison Ave. from 30 feet to 16.11 feet (to encroach 13.89 feet) for a proposed second floor cantilever on the east side of the house; and a variance to the side yard setback from 6 feet to 4 feet (to encroach 2 feet) for a proposed second floor cantilever on the north side of the existing house 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 at 13444 Madison Ave., Tax Map 5, Parcel 1, Lot 141, Tax District 10, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witnesses and providing testimony in response to questions from Kristina Watkowski were Greg Wilkins, surveyor, and Steve Williams, property owner. John Aman and Cara Aman, nearby property owners, appeared and asked questions for clarification. Following the discussion, it was moved by Mr. Furbay, seconded by Ms. Bowen and carried 4-2 with Mr. Purcell and Ms. Gismondi opposed, to grant the variances as requested. The hearing ended at 7:20 PM.

With no further business before the Board, the meeting was adjourned at 7:25 PM upon a motion by Mr. Furbay, seconded by Mr. Fykes, and unanimously approved.

Respectfully submitted,



Gary Pusey
DRP Specialist