

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

April 10, 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, 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. 25-21**, on the lands of Sean Alvarado, requesting two (2) after-the-fact variances to the side yard setback from 16.3 feet to 9.2 feet (to encroach 7.1 feet) for a kennel and from 16.3 feet to 9.0 feet (to encroach 7.3 feet) for a garage in the R-1 Rural Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-122(c)(1)A1, ZS 1-205(b)(2) and ZS 1-305, located at 6626 Snow Hill Road, Tax Map 46, Parcel 60, Tax District 2, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witnesses and providing testimony were Sean Alvarado, property owner, and Doug Jones, land surveyor. There were no protestants, although a letter was submitted by an adjacent property owner stating that they do not object if a vinyl privacy fence is installed from behind the garage to the front of the kennel. Following the discussion, it was moved by Ms. Gismondi, seconded by Mr. Fykes and carried 3-1 with Mr. Babcock opposed, and Ms. Bowen abstaining, to grant the variance with the Condition that a 6' tall solid vinyl fence shall be installed along the adjoining property line, beginning 10' in front of the kennel and extending to the rear of the garage. The hearing ended at 6:47 PM.

The public hearing commenced at 6:48 PM on **Case No. 25-20**, on the lands of Maria Guintu, requesting an after-the-fact variance to the rear yard setback from 30 feet to 26.6 feet (to encroach 3.4 feet) for steps from an open 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 35 Robin Hood Trail, Tax Map 21, Parcel 224, Section 10, Lot 1163, Tax District 3, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Maria Guintu, property owner. Following the discussion, it was moved by Ms. Gismondi, seconded by Ms. Bowen and carried 5-0, to grant the variance as requested. The hearing ended at 6:59 PM.

The public hearing commenced at 7:00 PM on **Case No. 25-23**, on the lands of the Ocean Pines Association, Inc., requesting a special exception to allow two (2) electronic community signs on Manklin Creek Road, approximately 450 feet from MD 589 and on Cathell Road, approximately 650 feet from MD 589, in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3) and ZS 1-324(c)(9), located on Tax Map 16, Parcel 112, Lot D4, Tax District 3, Worcester County, Maryland. Kristen

Tremblay read the application. Appearing as witnesses and providing testimony were Eddie Wells, Public Works Director for the Ocean Pines Association, and Elaine Brady of the Ocean Pines Association Board of Directors. Following the discussion, it was moved by Mr. Fykes, seconded by Mr. Babcock and carried 5-0, to grant the special exception as requested. The hearing ended at 7:14 PM.

The public hearing commenced at 7:15 PM on **Case No. 25-22**, on the lands of Lawrence and Joan Buchanan, on the application of Hugh Cropper, IV, requesting a variance to the rear yard setback from 30 feet to 15.8 feet (to encroach 14.2 feet) and to the side yard setback from 6 feet to 4.9 feet (to encroach 1.1 feet) for a proposed two-story addition 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 12937 Swordfish Drive, Tax Map 27, Parcel 533, Block E, Lot 9, 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 Frank Lynch Jr., surveyor, and Joan Buchanan, property owner. Following the discussion, it was moved by Ms. Bowen, seconded by Mr. Fykes and carried 5-0, to grant the variances as requested. The hearing ended at 7:30 PM.

The public hearing commenced at 7:31 PM on **Case No. 25-24**, on the lands of Snow Hill Property LLC, on the application of Kristina Watkowski and Hugh Cropper, IV, requesting a variance to the minimum lot width requirement from 200 feet to 150 feet (a reduction of 50 feet) for a proposed mosque in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-210(b)(8) and ZS 1-305, located at 12004 Ocean Gateway, Tax Map 26, Parcel 130, 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 Frank Lynch Jr., surveyor, and Haytham Issa, property owner. Appearing in opposition and providing testimony were John Gilmore and Paul Freedlander, nearby property owners. Following the discussion, it was moved by Mr. Babcock, seconded by Ms. Gismondi and carried 5-0, to grant the variance as requested. The hearing ended at 7:55 PM.

The public hearing commenced at 7:56 PM on **Case No. 25-25**, on the lands of Coastal Square LLC, on the application of Mark Cropper, requesting a variance to the front yard setback on Samuel Bowen Boulevard from 50 feet to 25 feet (to encroach 25 feet) for a proposed commercial building in a shopping center in the C-3 Highway Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-211(b)(2) and ZS 1-305, located at 11238 Ocean Gateway, Tax Map 26, Parcel 474, Tax District 3, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witnesses and providing testimony in response to questions from Mark Cropper were Jeff Harman, civil engineer, and Kevin Parsons, land surveyor, both with the Becker Morgan Group. Following the discussion, it was moved by Mr. Fykes, seconded by Ms. Bowen and carried 5-0, to grant the variance as requested. The hearing ended at 8:25 PM.

The public hearing commenced at 8:26 PM on **Case No. 25-19**, on the lands of JSJ Partners LLC, on the application of Jonathan Anders, requesting a special exception for

a private noncommercial building for the storage of personal property in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-201(c)(34) and ZS 1-305, located between dualized US 113 and old Worcester Highway approximately 1,500 feet north of MD Route 90, Tax Map 15, Parcel 236, Lot 5, Tax District 3, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Jonathan Anders, property owner. Appearing in opposition and providing testimony were Brian Patterson and Steve Babcock, nearby property owners. Following the discussion, it was moved by Ms. Gismondi, seconded by Ms. Bowen and carried 3-1 with Mr. Purcell opposed, and Mr. Babcock abstaining, and carried 6-0, to grant the special exception with two (2) Conditions that (1) the applicant agrees to install security cameras including license plate readers; and (2) that an evergreen buffer shall be installed for screening from neighboring properties. The hearing ended at 9:20 PM.

With no further business before the Board, the meeting was adjourned at 9:21 PM upon a motion by Mr. Fykes, seconded by Ms. Gismondi, and unanimously approved.

Respectfully submitted,



Gary Pusey
DRP Specialist