

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

September 11, 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, Beth Gismondi and Jake Mitrecic. Also in attendance were Kristen Tremblay, Zoning Administrator; Gary Pusey, DRP Specialist; Ben Zito, DRP Specialist; Robert Mitchell, Director of Environmental Programs; David Bradford, Deputy Director of Environmental Programs; Joy Birch, Natural Resources Planner; 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. 25-51**, on the lands of Christina and Jeffrey Lank, on the application of Kristina Watkowski, requesting an after-the-fact variance to the side yard setback from 20 feet to 18.5 feet (to encroach 1.5 feet) for a detached garage and an after-the-fact variance to the side yard setback from 20 feet to 7.7 feet (to encroach 12.3 feet) for a shed in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-201(b)(5) and ZS 1-305, located at 7109 Ayres Lane Road, Tax Map 72, Parcel 101, Tax District 2, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witnesses and providing testimony in response to questioning from Kristina Watkowski were Russell Hammond, land surveyor; Jeffrey and Christina Lank, property owners; and Robert Clark, neighbor. There were no protestants. Following the discussion, it was moved by Mr. Babcock, seconded by Ms. Gismondi and carried 6-0, to grant the variance for the garage as requested. It was then moved by Mr. Fykes, seconded by Mr. Mitrecic and carried 4-2 with Mr. Babcock and Mr. Purcell opposed, to grant the variance for the shed. The hearing ended at 7:03 PM.

The public hearing commenced at 7:04 PM on **Case No. 25-50**, on the lands of Build Pines, LLC, on the application of Hugh Cropper, IV, requesting a special exception to allow contractor shops in the A-2 Agricultural District, pursuant to Zoning Code Sections §§ ZS 1-116(c)(3) and ZS 1-202(c)(13), located at 10529 Flower Street, Tax Map 25, Parcel 275, Tax District 3, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witnesses and providing testimony in response to questioning from Kristina Watkowski were Ben Sharp, property owner; and Frank Lynch, Jr., land surveyor. There were no protestants. Following the discussion, it was moved by Mr. Fykes, seconded by Ms. Gismondi and carried 5-1 with Mr. Babcock opposed, to grant the variance. The hearing ended at 7:17 PM.

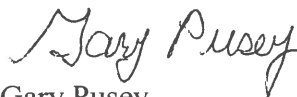
The public hearing commenced at 7:18 PM on **Case No. 25-39**, on the lands of Donald D'Aquila, on the application of Hugh Cropper IV, requesting two (2) variances to reduce the Atlantic Coastal Bays Critical Area Buffer (1) from 100 feet to 51.76 feet

(to encroach 48.24 feet) for a proposed dwelling; and (2) from 100 feet to 12.83 feet (to encroach 87.17 feet) for a proposed driveway in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(m), ZS 1-202(b)(5) and ZS 1-305 and Natural Resources Code §§ 3-104(d)(4) and NR 3-111, located at 8718 Grey Fox Lane, Tax Map 33, Parcel 206, Tax District 3, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witnesses and providing testimony in response to questioning from Kristina Watkowski were Evan Young, land surveyor; Chris McCabe, environmental consultant; and Don and Heather D'Aquila, property owners. There were no protestants. Following the discussion, it was moved by Mr. Fykes, seconded by Ms. Bowen and carried 6-0, to grant the variance as requested. The hearing ended at 7:50 PM.

The public hearing commenced at 7:51 PM on **Case No. 24-71**, on the application of Maryland Coastal Bays Program, on the lands of the State of Maryland, Ruark Family LP, and Assateague Island National Seashore, requesting a modification to extend four (4) waterfront structures in excess of 125 feet by 18 feet, 25 feet, 29 feet and 150 feet for construction of a proposed living shoreline project extending to a maximum of 275 feet channelward, pursuant to Natural Resources Code §§ NR 2-102(e)(1) and Zoning Code §§ ZS 1-116(n)(3), located at 7000 Rum Pointe Road, Tax Map 42, Parcels 8, 36, and 40, Tax District 10, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witnesses and providing testimony in response to questioning from Kristina Watkowski were Kevin Smith, Executive Director of the Maryland Coastal Bays Program; Billy Weiland, Environmental Scientist for the Coastal Bays Program; Dr. Roman Jesian, Science Coordinator for the Coastal Bays Program; and Keith Binsted of Underwood & Associates, Inc. There were no protestants. Following the discussion, it was moved by Mr. Fykes, seconded by Ms. Gismondi and carried 4-2 with Mr. Babcock and Mr. Purcell opposed, to grant the variance with the Condition that a pre-construction stake out and as an-constructed survey shall be performed by a surveyor licensed in the State of Maryland to verify these channelward extensions. The hearing ended at 8:37 PM.

With no further business before the Board, the meeting was adjourned at 8:38 PM upon a motion by Mr. Fykes, seconded by Ms. Gismondi, and unanimously approved.

Respectfully submitted,



Gary Pusey
DRP Specialist