

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

August 14, 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: Thomas Babcock, Acting Chairman, Lisa Bowen, Don Furbay, Larry Fykes and Beth Gismondi. Also in attendance were Kristen Tremblay, Zoning Administrator; Gary Pusey, DRP Specialist; Joy Birch, Natural Resources Planner; Stu White, Environmental Health Specialist; Valerie Dawson, Court Reporter; and Christopher Woodley, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 25-40**, on the lands of Dara and John Wooten, requesting a variance to the side yard setback from 7 feet to 4 feet (to encroach 3 feet) for a proposed landing with steps in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(b)(5), ZS 1-122(c)(1) and ZS 1-305, located at 10610 Flower Street, Tax Map 25, Parcel 97, Tax District 3, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was John Wooten, property owner. There were no protestants. Following the discussion, it was moved by Ms. Gismondi, seconded by Mr. Furbay and carried 5-0, to grant the variance as requested. The hearing ended at 6:39 PM.

The public hearing commenced at 6:40 PM on **Case No. 25-43**, on the lands of Candian Newnam, requesting a variance to the front yard setback from 50 feet to 5 feet (to encroach 45 feet) for an existing deck proposed for outdoor seating in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-210(b)(2) and ZS 1-305, located at 5342 Snow Hill Road, Tax Map 63, Parcel 122, Tax District 2, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Candian Newnam, property owner. There were no protestants. Following the discussion, it was moved by Ms. Gismondi, seconded by Mr. Fykes and carried 5-0, to grant the variance with the Condition that the outside seating area must be enclosed by a 4' fence or other barrier. The hearing ended at 6:53 PM.

The public hearing commenced at 6:54 PM on **Case No. 25-48**, on the lands of Michelle and Michael Haas, requesting a variance to the rear yard setback from 30 feet to 24.6 feet (to encroach 5.4 feet) for a proposed screened porch 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 70 Watertown Road, Tax Map 16, Parcel 47, Section 11, Lot 339, Tax District 3, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Michelle Haas, property owner. There were no protestants. Following the discussion, it was moved by Mr. Furbay, seconded by Mr. Fykes and carried 5-0, to grant the variance as requested. The hearing ended at 7:02 PM.

The public hearing commenced at 7:03 PM on **Case No. 25-49**, on the lands of Linda and John Jensen, on the application of Tyler Building Company, requesting a variance to the rear yard setback from 30 feet to 20.59 feet (to encroach 9.41 feet) for a proposed open 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 106 Pine Forest Drive, Tax Map 21, Parcel 309, Section 17, Lot 3, Tax District 3, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witnesses and providing testimony were John Jensen, property owner, and Will Tyler, contractor. There were no protestants. Following the discussion, it was moved by Mr. Furbay, seconded by Ms. Gismondi and carried 5-0, to grant the variance as requested. The hearing ended at 7:10 PM.

The public hearing commenced at 7:11 PM on **Case No. 25-47**, on the lands of Kristie and Stephen St. Pierre, on the application of Paul Thornton, requesting an after-the-fact special exception for the enlargement of a nonconforming structure (barn) in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(5), ZS 1-122(d)(1), ZS 1-116(c)(3), ZS 1-201 and ZS 1-305, located at 5956 Whitesburg Road, Tax Map 53, Parcel 1, Tax District 7, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witnesses and providing testimony were Stephen and Kristie St. Pierre, property owners, and Paul Thornton, contractor. There were no protestants. Following the discussion, it was moved by Mr. Furbay, seconded by Mr. Fykes and carried 5-0, to grant the special exception as requested. The hearing ended at 7:25 PM.

The public hearing commenced at 7:26 PM on **Case No. 25-46**, on the lands of Holly and Matthew Mumford, requesting a special exception to allow a commercial kennel in the A-1 Agricultural District and a variance to reduce the setback from perimeter lot lines for outside pens and runways from 200 feet to 68 feet (to encroach 132 feet), pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-201(c)(30) and ZS 1-305, located at 8812 Peerless Road, Tax Map 8, Parcel 141, Lot 1, Tax District 3, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witnesses and providing testimony were Holly and Matthew Mumford, property owners. There were no protestants. Following the discussion, it was moved by Ms. Gismondi, seconded by Mr. Furbay and carried 5-0, to grant the special exception with the Condition that the use shall be limited to six (6) kennels in Phase 1, with the eight (8) kennels in Phase 2 subject to approval by the Environmental Programs Department, and to grant the variance with the Condition that the Applicant must install shrubbery for buffering. The hearing ended at 7:40 PM.

The public hearing commenced at 7:41 PM on **Case No. 25-42**, on the lands of Dorkhanai and Mohammad Sharif Roshan, requesting a variance to reduce the Atlantic Coastal Bays Critical Area Buffer from 100 feet to 37 feet (to encroach 63 feet) for a proposed garage in the R-1 Rural Residential District, pursuant to Zoning Code §§ ZS 1-116(m), ZS 1-205(b)(2) and ZS 1-305 and Natural Resources Code §§ NR 3-104(d)(4) and NR 3-111, located at 11347 Marina Drive, Tax Map 16, Parcel 91, Block C, Lot 6C, Tax District 3, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Sharif Roshan, property owner. Appearing in opposition were Joleen and William Killinger. Following the discussion, it

was moved by Ms. Bowen, seconded by Ms. Gismondi and carried 5-0, to grant the variance with the Condition that the Applicant shall install two (2) rain barrels as part of an approved Stormwater Management Plan. The hearing ended at 8:06 PM.

The public hearing commenced at 8:12 PM on **Case No. 25-41**, on the lands of Everett Glenn Holland Revocable Trust and Jean Truitt Holland Revocable Trust, on the application of Cedar Hall Energy Center LLC, requesting a special exception for a public utility structure (battery energy storage system) in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(3) and ZS 1-206(c)(10), located on the north side of Cedar Hall Road at its intersection with the Pocomoke Beltway, Tax Map 91, Parcel 68, Tax District 1, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witnesses and providing testimony in response to questioning from Mark Cropper were Benjamin Hadlock, John Gonzalez, Benjamin Bauer, Ken Scanlon and Matthew Ryan. Also appearing in support was Glenn Holland, property owner. Appearing in opposition were Marie Foster, Jessica Ruiz, Jordan Bruno, Cathy DiEnno, Agnes Parks, George Linvill, Bill Bundick, James Beauchamp and Yanncy Paul Baker. Following the discussion, it was moved by Ms. Gismondi to approve the request with three Conditions; the motion failed for lack of a second. It was then motioned by Mr. Furbay, seconded by Ms. Bowen, and carried 4-1 with Ms. Gismondi opposed, to deny the special exception. The hearing ended at 10:50 PM.

With no further business before the Board, the meeting was adjourned at 10:51 PM upon a motion by Mr. Furbay, seconded by Mr. Fykes, and unanimously approved.

Respectfully submitted,



Gary Pusey
DRP Specialist