

**NOTICE OF PUBLIC HEARING
WORCESTER COUNTY
BOARD OF ZONING APPEALS
AGENDA**

WEDNESDAY MAY 20, 2026

Pursuant to the provisions of the Worcester County Zoning Ordinance, notice is hereby given that a public hearing will be held in-person before the Board of Zoning Appeals for Worcester County, in the Board Room (Room 1102) on the first floor of the Worcester County Government Center, One West Market Street, Snow Hill, Maryland. Audio and video recording will take place during this public hearing.

The public is invited to view this meeting live online at - <https://worcestercountymd.swagit.com/live>

6:30 p.m.

WITHDRAWN - Case No. 26-28, on the lands of Naida Kalloo, requesting a special exception to allow a 7-foot tall fence in the rear yard in the R-1 Rural Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(3) and ZS 1-305(k)(3)C located at 12002 Sunflower Court, Tax Map 15, Parcel 218, Lot 33, Tax District 5, Worcester County, Maryland.

6:35 p.m.

Case No. 26-21, on the lands of David M. Nolan III, requesting a variance to the rear yard setback from 25 feet to 21.75 feet (to encroach 3.25 feet) for a proposed open deck in the R-1 Rural Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-205(b)(2) and ZS 1-305 located at 10216 Ruffian Lane, Tax Map 26, Parcel 1, Lot 36, Tax District 3, Worcester County, Maryland.

6:40 p.m.

Case No. 26-22, on the lands of the Mildred Stewart Warfield Revocable Trust, on the application of Shahin Batmanglich, requesting a special exception to expand a nonconforming structure to construct an addition to an existing residence in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(5), ZS 1-122(d)(1)A, ZS 1-116(c)(3), ZS 1-206(b)(2) and ZS 1-305, located at 10402 Exeter Road, Tax Map 21, Parcel 8, Section A, Block 9, Lot 9A, in the Tenth Tax District of Worcester County, Maryland.

6:45 p.m.

Case No. 26-4, on the lands of Schell Properties LLC, on the application of Hugh Cropper IV, requesting a variance to the front yard setback from 75 feet to 67.33 feet (to encroach 7.67 feet) for a proposed residence 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 on the south side of Old Bridge Road approximately 335 feet west of Golf Course Road, Tax Map 27, Parcel 280, Block B, Lot 8-A, Tax District 10, Worcester County, Maryland.

6:50 p.m.

Case No. 26-5, on the lands of Schell Properties LLC, on the application of Hugh Cropper IV, requesting a variance to the front yard setback from 75 feet to 67.33 feet (to encroach 7.67 feet) for a proposed residence 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 on the south side of Old Bridge Road approximately 287 feet west of Golf Course Road, Tax Map 27, Parcel 280, Block B, Lot 9-A, Tax District 10, Worcester County, Maryland.

6:55 p.m.

Case No. 26-6, on the lands of Schell Properties LLC, on the application of Hugh Cropper IV, requesting a variance to the front yard setback from 75 feet to 67.33 feet (to encroach 7.67 feet) for a proposed residence 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 on the south side of Old Bridge Road approximately 239 feet west of Golf Course Road, Tax Map 27, Parcel 280, Block B, Lot 10-A, Tax District 10, Worcester County, Maryland.

7:00 p.m.

Case No. 26-26, on the lands of William A. Elwell, on the application of Hugh Cropper IV, requesting an after-the-fact variance to the side yard setback from 20 feet to 17.41 feet (to encroach 2.59 feet) for an existing accessory residential structure in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-201(b)(5), ZS 1-201(d)(2) and ZS 1-305, located at 8218 Stevens Road, Tax Map 35, Parcel 106, Lot 4, Tax District 7, Worcester County, Maryland.

7:05 p.m.

Case No. 26-27, on the lands of Pilot House LLC, on the application of Hugh Cropper IV, requesting a special exception to enlarge and relocate an existing nonconforming use (a single-family dwelling) in the CM Commercial Marine District, pursuant to Zoning Code §§ ZS 1-116(c)(5), ZS 1-122(d)(1), ZS 1-214 and ZS 1-305, located at 12855 Harbor Road, Tax Map 27, Parcel 382, Lot 54, Tax District 10, Worcester County, Maryland.

7:10 p.m.

Case No. 26-23, on the lands of Nicholas C. C. Craven and Casey Lee Craven, on the application of Mark Spencer Cropper, requesting an after-the-fact variance to the front yard setback from 25 feet to 23.46 feet (to encroach 1.54 feet) for an existing cantilevered living area above an existing pool house in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-206(b)(2), ZS 1-206(d)(1) and ZS 1-305, located at 12122 Snug Harbor Road, Tax Map 33, Parcel 303, Lot 3, Tax District 10, Worcester County, Maryland.

7:15 p.m.

Case No. 26-24, on the lands of 611 Holdings II LLC, on the application of Mark Spencer Cropper, requesting two (2) special exceptions for (1) an 8-foot high privacy fence in the front yard and (2) a storage yard/marine yard, and two (2) front yard setback variances for the storage yard/marine yard from 50 feet from the centerline of the road ROW to 25 feet (to encroach 25 feet) along Sinepuxent Road and from 50 feet to 5 feet (to encroach 45 feet) along Stephen Decatur Highway in the C-1 Neighborhood Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-209(c)(15), ZS 1-305(b)(1) and (2), and ZS 1-305(k)(3), located on the west side of Stephen Decatur Highway approximately 20 feet north of Airport Road, Tax Map 26, Parcel 211, Tax District 10, Worcester County, Maryland.

7:20 p.m.

Case No. 26-25, on the lands of KCJ Farms LLC, on the application of Mark Spencer Cropper, requesting a special exception to relocate a previously-approved dredge spoil disposal site in the A-1 Agricultural

District, pursuant to Zoning Code §§ ZS 1-116(c)(3) and ZS 1-201(c)(26), located at 6220 Disharoon Road, Tax Map 55, Parcel 39, Tax District 2, Worcester County, Maryland.

Administrative Matters

IMPORTANT NOTICE

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.

APPLICATION TO :
BOARD OF ZONING APPEALS
WORCESTER COUNTY, MARYLAND
ONE WEST MARKET STREET
GOVERNMENT CENTER ROOM 1201
SNOW HILL, MD 21863-1070

OFFICE USE ONLY :

CASE NO: 26-21
DATE FILED: 3-18-2026
HEARING DATE: 5-14-2026

APPLICATION BEING MADE FOR:

SPECIAL EXCEPTION
 VARIANCE
 EXPANSION OF NONCONFORMING USE/STRUCTURE
 OTHER

AFTER THE FACT PROPOSED

FORESTRY
 CRITICAL AREA
 APPEAL

ADMINISTRATIVE ADJUSTMENT

TO THE BOARD OF ZONING APPEALS:

Pursuant to Section ZS 1-116 of the Worcester County Zoning Ordinance, enacted or as amended, request is hereby made for: David Nolan at 10216 Ruffian Lane
Berlin MD 21811 to Build a deck on the rear of his house
to extend 12 feet off the back which would require a variance of
3 feet 3 inches Total Deck Dimensions would be 25' by 12'

LOCATION OF PROPERTY:

TAX MAP: 26 PARCEL: 1 SECTION: _____ LOT/ BLOCK: 36
On the N/S/E/W of: N23°10'54"W 166'49'06"E S23°10'54"E 566'49'06"W
(Feet/Miles), N/S/E/W of 125' / 125' / 82.5' / 82.5'

PROPERTY OWNER INFORMATION:

Owner's Name: David Nolan Telephone: [REDACTED]
Address: 10216 Ruffian Lane Berlin MD 21811 E-Mail: [REDACTED]

APPLICANT INFORMATION:

Applicant's Name: " " Telephone: " "
Address: " " E-Mail: " "

Has property in question ever been subject of a previous appeal? (If yes, give case no. and date)
No

Is property located in the Chesapeake Bay Critical Area or Atlantic Coastal Bay Critical Area, or its tributaries? No If so, has information been submitted in accordance with Worcester County's Critical Area Program Regulations?

OFFICE USE ONLY: MINIMUM REQUIRED SETBACKS:

FRONT: _____ FROM CENTERLINE OF ROAD REAR: 25'
RIGHT OF WAY OF A STATE ROAD LEFT SIDE: 10'
25' FROM PROPERTY LINE RIGHT SIDE: 10'

ZONING DISTRICT: R-1 (PUD)

TAX DISTRICT: 3

Signature of Owner or Legal Representative

Signature of Applicant

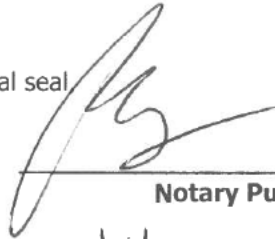
SEE NEXT PAGE FOR NOTARY (BOTH OWNER AND APPLICANT TO BE NOTARIZED)

**BOARD OF ZONING APPEALS APPLICATION
NOTARY PAGE FOR BOTH
OWNER AND APPLICANT**

STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (OWNER)

I HEREBY CERTIFY that on this 18 day of March
20 20 before me, a Notary Public in and for the State and County aforesaid,
personally appeared David Nolan, known to me (or
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged he executed the same for the purposes therein
contained AND FURTHER MADE OATH that he executed the same in the capacity
therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal



Notary Public

My Commission Expires: 2/4/27



STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (APPLICANT)

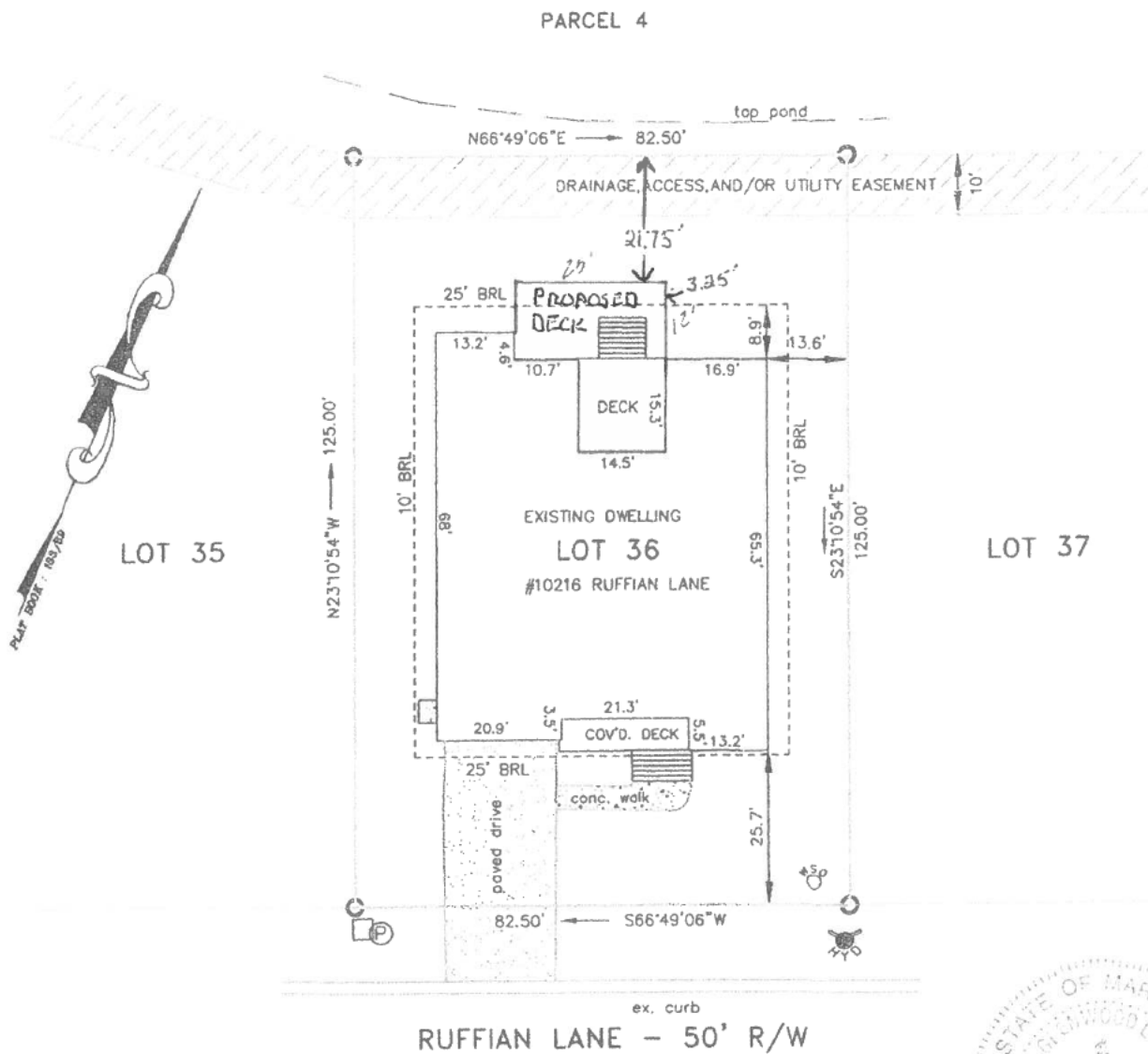
I HEREBY CERTIFY that on this _____ day of _____
20 _____ before me, a Notary Public in and for the State and County aforesaid,
personally appeared _____, known to me (or
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged he executed the same for the purposes therein
contained AND FURTHER MADE OATH that he executed the same in the capacity
therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.

Notary Public

My Commission Expires: _____

NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT, AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT OF WAYS OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.



AS-CONSTRUCTED SURVEY

**LOT 36 - RIDDLE FARM
THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND**

OWNER: DAVID M. NOLAN 3RD



REFERENCE
 LOT AREA: 10,312.5 S.F. ±
 TAX ID#03-160777
 EX. ZONING: R-1
 ZONING SETBACKS: PER P.U.D.
 FRONT: 25', SIDES: 10', REAR: 25'
 FLOOD ZONE: X PER FIRM
 NO. 24047C0160H
 DATED 7-16-2015.
 DEED : 7976/266

NOTES

 (IN FEET)
 1 inch = 30 ft.
 ○ DENOTES IRON ROD FOUND

**Frank G. Lynch, Jr.
& Associates, Inc.**
 SURVEYING · LAND PLANNING
 10535 RACETRACK ROAD · BERLIN MARYLAND 21811
 (410) 641-5353 · 641-5778
 DRAWN BY FGL JR.
 FILE NO. 12620-26
 DATE 2-18-2026

MIN. ACCURACY = 0.1'±

WORCESTER COUNTY BOARD OF ZONING APPEALS
STAFF REPORT FOR:
CASE NO. 26-21

IMPORTANT NOTICE

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.

HEARING DATE: May 20, 2026

LOCATION: Located at 10216 Ruffian Lane, Tax Map 26, Parcel 1, Lot 36, Tax District 3, Worcester County, Maryland.

APPROVAL REQUESTED: A variance to the rear yard setback from 25 feet to 21.75 feet (to encroach 3.25 feet) for a proposed open deck in the R-1 Rural Residential District.

CODE REFERENCES: Zoning Code Sections ZS 1-116(c)(4), ZS 1-205(b)(2) and ZS 1-305.

PROPERTY HISTORY: The following records are on file:

05/27/2004 Building Permit No. 88991 – Issued 06/16/2004 – C/O issued 12/29/2004 – Permit for a single-family dwelling with attached garage, sunroom, front porch and rear deck.

COMMENTS: The property owner requests approval to construct a 12' x 25' rear open deck to his home in the Riddle Farm development. As proposed, the deck would encroach into the 25' rear yard setback by 3.25', requiring a variance. The applicant's rear yard adjoins a pond and the golf course. Steps from the proposed deck are not indicated on the site plan; if steps are proposed, they cannot extend further into the rear yard without an additional variance.

For the variance request, the Board must make findings that the applicant has demonstrated the following:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved.
2. Literal interpretation of the provisions of this Title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Title.
3. The special conditions or circumstances did not result from actions of the applicant.

4. The condition or circumstance is not one that could be reasonably provided for under legislation of general applicability within the zoning district and shall be granted only on account of the uniqueness of the situation.

SUBSEQUENT PROCESSES IF APPROVED:

1. Obtain a building permit. A surveyed site plan will be required for permitting and as-constructed survey will be required prior to the issuance of a Certificate of Use and Occupancy.

OWNER: David Nolan
10216 Ruffian Lane
Berlin, MD 21811

APPLICANT : Same

PREPARED BY: Zoning Division Staff

In accordance with Section ZS 1-114, the Department has met the public notification requirements with regard to advertisement in a local paper, posting of property and notification of adjoining property owners.

APPLICATION TO :
BOARD OF ZONING APPEALS
WORCESTER COUNTY, MARYLAND
ONE WEST MARKET STREET
GOVERNMENT CENTER ROOM 1201
SNOW HILL, MD 21863-1070

OFFICE USE ONLY :
CASE NO: 26-22
DATE FILED: 3-27-2026
HEARING DATE: 5-20-2026

APPLICATION BEING MADE FOR:

SPECIAL EXCEPTION
 VARIANCE
 EXPANSION OF NONCONFORMING USE/STRUCTURE
 OTHER

AFTER THE FACT PROPOSED

FORESTRY
 CRITICAL AREA
 APPEAL

ADMINISTRATIVE ADJUSTMENT

TO THE BOARD OF ZONING APPEALS:

Pursuant to Section ZS 1-116 of the Worcester County Zoning Ordinance, enacted or as amended, request is hereby made for:

THE REQUIRED RIGHT SIDE SET BACK IS 8'-0". ACTUAL RIGHT SIDE SET BACK IS 6.4'. THEREFORE THE PROPOSED REAR ADDITION ENCROACHES 1.6' IN TO THE REQUIRED SIDE SET BACK.

LOCATION OF PROPERTY:

TAX MAP: 21 PARCEL: 8 SECTION: A LOT/ BLOCK: 9
On the N/S/E/W of:
(Feet/Miles), N/S/E/W of

PROPERTY OWNER INFORMATION:

Owner's Name: Richard Warfield Telephone: [REDACTED]
Address: 10402 EXETER ROAD OCEAN CITY, MD 21842 E-Mail:

APPLICANT INFORMATION:

Applicant's Name: Shahin Batmanglich Telephone: [REDACTED]
Address: P.O. BOX 10832 ROCKVILLE, MARYLAND 20850 E-Mail:

Has property in question ever been subject of a previous appeal? (If yes, give case no. and date)
Yes - Administrative Adjustment Case # 26-7; 2/18/2026

Is property located in the Chesapeake Bay Critical Area or Atlantic Coastal Bay Critical Area, or its tributaries? NO Yes If so, has information been submitted in accordance with Worcester County's Critical Area Program Regulations? Yes

OFFICE USE ONLY: MINIMUM REQUIRED SETBACKS:

FRONT: 25' FROM CENTERLINE OF ROAD
25' FROM PROPERTY LINE

REAR: 30'
LEFT SIDE: 8'
RIGHT SIDE: 8'

ZONING DISTRICT: R-2 TAX DISTRICT: 10

Richard Warfield
Signature of Owner or Legal Representative

Shahin Batmanglich
Signature of Applicant

SEE NEXT PAGE FOR NOTARY (BOTH OWNER AND APPLICANT TO BE NOTARIZED)

Richard Warfield
3/23/26

**BOARD OF ZONING APPEALS APPLICATION
NOTARY PAGE FOR BOTH
OWNER AND APPLICANT**

MONTGOMERY
STATE OF MARYLAND, ~~WORCESTER~~ COUNTY TO WIT: (OWNER)

I HEREBY CERTIFY that on this 23rd day of MARCH
20 26 before me, a Notary Public in and for the State and County aforesaid,
personally appeared RICHARD S. WARFIELD, known to me (or
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged he executed the same for the purposes therein
contained AND FURTHER MADE OATH that he executed the same in the capacity
therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.



Notary Public

My Commission Expires: 07/31/2028



STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (APPLICANT)

I HEREBY CERTIFY that on this 23rd day of MARCH
20 26 before me, a Notary Public in and for the State and County aforesaid,
personally appeared SHAHIN BATMANGLICH, known to me (or
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged he executed the same for the purposes therein
contained AND FURTHER MADE OATH that he executed the same in the capacity
therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.



Notary Public

My Commission Expires: 07/31/2028



Assessment Information:

Tax Map 21, Grid 18, Parcel 8 / LOT 9-BLOCK 9

Cape Isle of Wight, Section A

OWNER OF RECORD:

Mildred Stewart Warfield Revocable Trust

Ward Avenue, Maryland 20876

SITE LOCATION:

10402 Exeter Road

Ocean City, Maryland 21842

TAX ACCOUNT IDENTIFICATION No 10-007267

ZONING : R2 - Suburban Residential District

USE: Residential

Deed Reference: Liber 2614, Folio 181

Tax Map 21, Grid 18, Parcel 8 / LOT 10-BLOCK 9

Cape Isle of Wight, Section A

OWNER OF RECORD:

Mildred Stewart Warfield Revocable Trust

Richard Warfield

22712 Ward Avenue

Germantown, Maryland 20876

SITE LOCATION:

10402 Exeter Road

Ocean City, Maryland 21842

TAX ACCOUNT IDENTIFICATION # 10-007275

ZONING: R2 - Suburban Residential District

USE: Residential

Deed Reference: Liber 5785, Folio 175

ZONING: R2 Suburban Residential District

SETBACKS:

FRONT YARD = 25 feet

SIDE = 8 feet

REAR = 30 feet

Surveyor's Certification:

THIS SITE PLAN HAS BEEN PREPARED BY ME PERSONALLY OR WAS UNDER MY CHARGE AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

R. Lee Gilliss 12/12/2025
Professional Land Surveyor
State of Maryland
License No. 10936 - Renews 06/18/2026

SURVEYOR'S NOTE

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS; RIGHT OF WAYS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTION; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. NO TITLE SEARCH WAS PROVIDED FOR THIS SURVEY. NO TITLE GUARANTEE IS INTENDED OR IMPLIED BY THIS SURVEY

ATLANTIC COASTAL BAYS CRITICAL AREA

This property is designated "IDA" with a buffer management area of A-15. This property lies within the Worcester County Atlantic Coastal Bays Critical Area, and any all proposed development activity must meet the requirements of Title 3 (Land and Water Resources), Subtitle I (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public local Laws, as from time to time amended, in effect at the time of the proposed development activities.

REVISION 11/14/2025 - 30' Setback Line per P&Z
REVISION 11/19/2025 - Revise Dimension 1.67' to 1.60'
REVISION 12/11/2025 - Removed Deck as pervious per Env.Prog.

R. Lee Gilliss, PLS
"Land Surveyors & Consultants"
Maryland and Delaware
Old Ocean City Road
Berlin, Maryland 21811
Phone: 410.251.0638
Email: rleegil@verizon.net

DATE: November 7, 2025 SCALE: 1 inch= 20 feet JOB NO. 23-098

Wetland Note:

No current wetland delineations were provided for our use by the owners.

Floodplain Note:

Based upon the Federal Emergency Management Flood Insurance rate Map Community Number 24047C0551H, dated July 16, 2015, this parcels is located in Zone AE with a Base Flood Elevation of 5.0 feet.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 feet

Lot Coverage Calculations:

Lot 9 A = 15,370 SF +/- = 0.353 Ac. +/-

Existing Lot Coverage (SqFt +/-):

House	1,032 SqFt
Deck (1/4" gaps)	300 SqFt (TBR)
Conc. Drive & Walk	620 SqFt (TBR)
Frame Shed	164 SqFt (Relocated)
Dock (1/4" gaps)	95 SqFt
Steps	40 SqFt (TBR)
Total Existing Coverage	2,251 SqFt

Proposed Coverage:

Addition	1,084 SqFt +/-
Screened Porch	181 SqFt +/-
Deck (1/4 in gaps)	160 SqFt +/-
Concrete Drive	614 SqFt +/-
Landing (Covered)	25 SqFt +/-
Step for Landing	16 SqFt +/-
Roof (House to Shed)	60 SqFt +/-
Frame Shed (Relocated)	160 SqFt +/-
TOTAL PROPOSED	= 2,300 SqFt +/-

Existing Coverage = 2,251 SqFt +/-

-Coverage to be Removed = 1,124 SqFt +/-

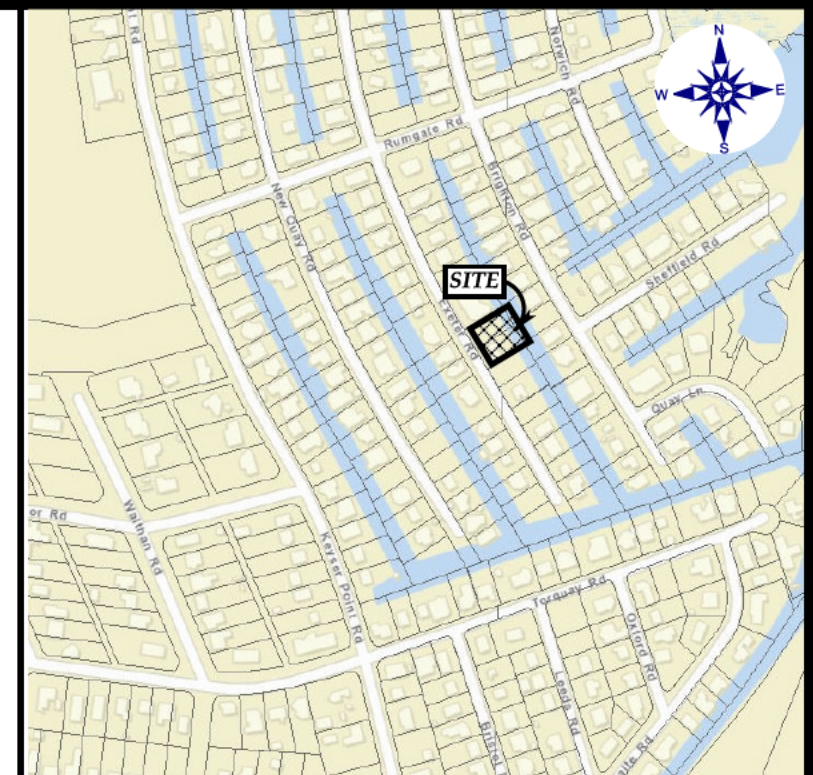
+ Proposed Coverage = 2,300 SqFt +/-

Total Lot Coverage per this Plan = 3,427 SqFt +/-

3,427 SqFt/15,370 SqFt = 22.3% Lot Coverage

Limit of Disturbance = 7,275 SqFt +/-

LOD/SF - Limit of Disturbance/Silt Fence



Vicinity Map - Scale 1"=500'

OWNER/DEVELOPER CERTIFICATE:

I do hereby acknowledge the following:

- Any clearing, grading, construction or development, or all of these, will be done pursuant to this plan.
- Responsible personnel involved in the construction project will have certification at the Department approved training (green card certification) for the control of sediment and erosion before beginning the project.
- A "red-line" as-built drawing will be provided for any facility requiring a State Pond Permit.
- The inspection agency approve all work completed at the stages of construction specified, in accordance with the approved plan.

All phases of stormwater management calculations, structure design and construction will adhere to current Maryland standards and specifications for stormwater management and the stormwater management plan for this site. information set forth in this plan accurately conveys this sites condition, to the best of my knowledge. All structural devices for stormwater management will be protected by proper soil erosion and sediment control devices until all contributing areas have passed final stabilization inspection.

*Upon completion of the project, an as-constructed survey, Notice of Construction Completion (NOCC), and a letter of certification must be to the department, except individual single family dwellings.review is complete and approved, a certificate of occupancy can be.

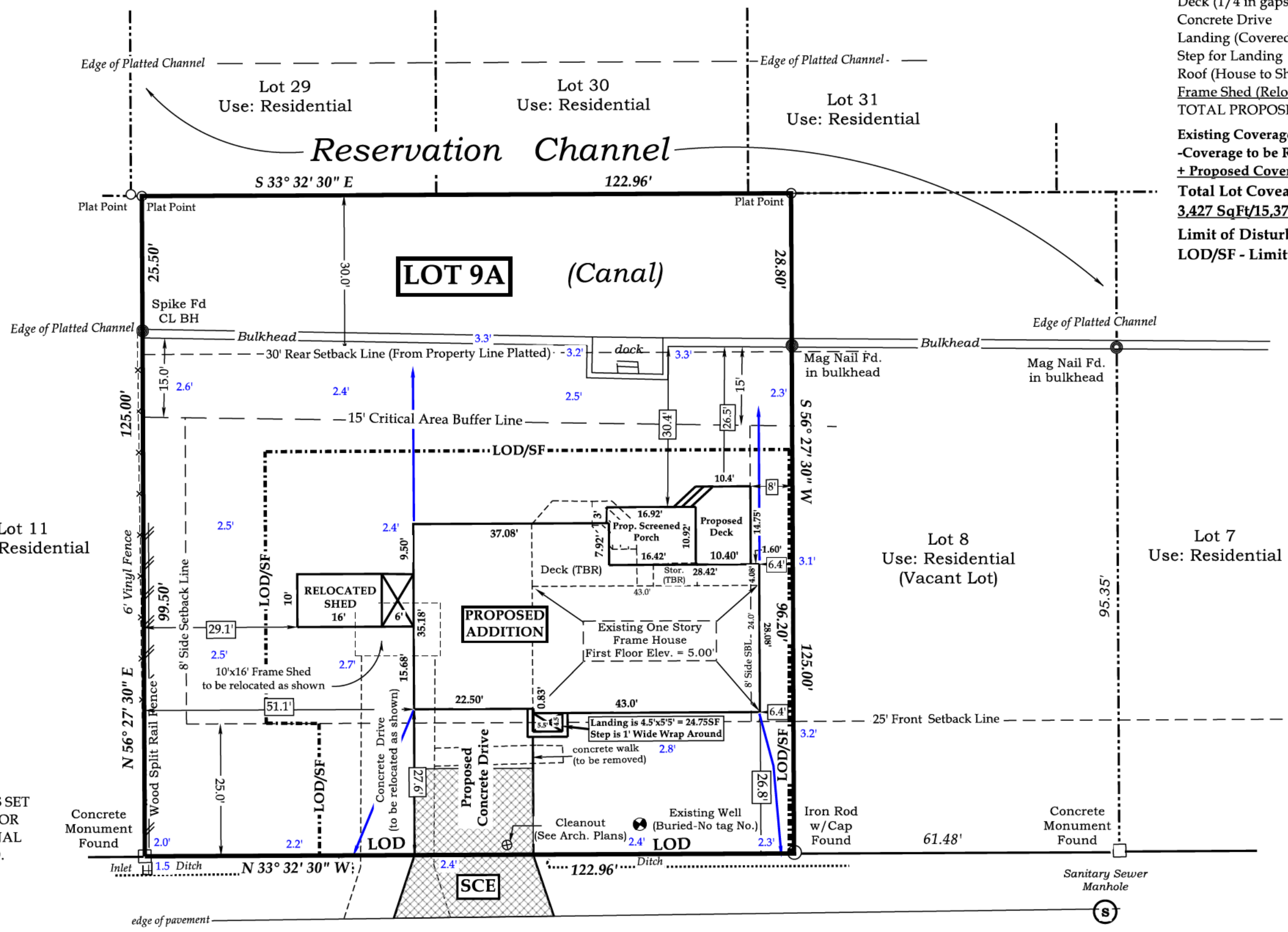
Mildred Stewart Warfield Rev. Trust (Applicant-Owner) Date
Richard S. Warfield (Power of Attorney)
27712 Ward Ave.
Germantown, Maryland 20878
phone :

STORMWATER NARRATIVE

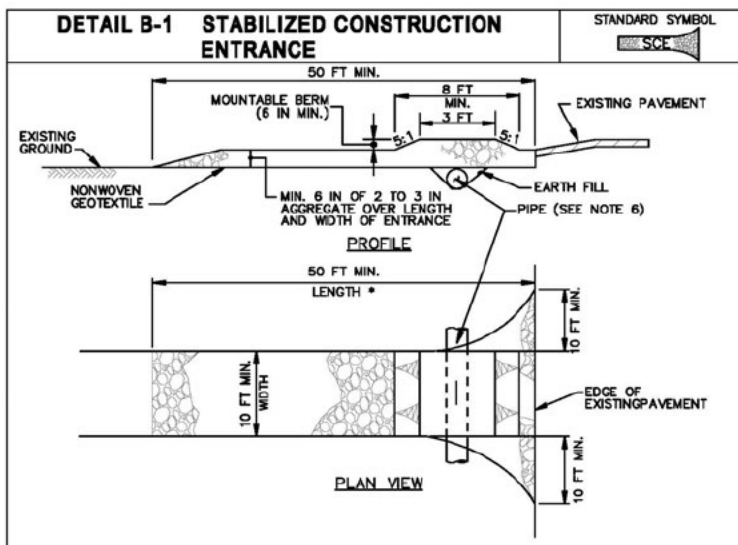
The lot shown hereon is a residential lot. All runoff is to be directed away from the proposed building across grassed areas to drainage ditches at the limits of the property.

Construction Sequence:

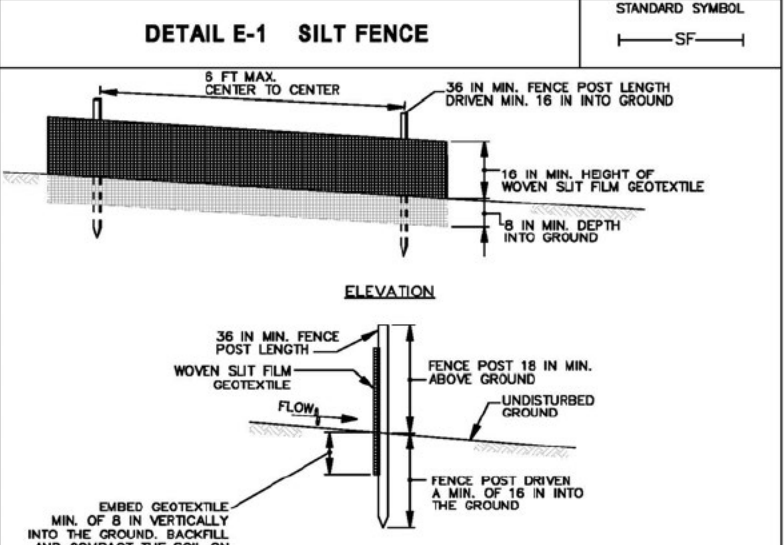
- Contact Worcester County Department of Review and Planning (410-632-1220) to schedule a pre-construction meeting 48 hours prior to commencing any site work. FAILURE TO DO SO MAY RESULT IN AN IMMEDIATE STOPWORK ORDER!!!
- Install silt fence and stabilized construction entrances as per this plan (1 week) NOTE: INSTALL SILT FENCE AS PER 2011 MARYLAND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL. SILT FENCE IS TO BE INSTALLED ON SITE PERIMETER AS SHOWN HEREON.
- Construct new building, parking area and Storm Water Management Area. (6 months) NOTE: DIRECT ROOF DRAINS TOWARDS SWM AREAS
- Overseed any areas of temporary disturbance with K 31, Kentucky Tall Fescue.(1 day)
- Remove temporary Sediment Control Structures after final inspection and acceptance by appropriate agencies.



Exeter Road (40' Right of Way)



CONSTRUCTION SPECIFICATIONS
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (43 FEET FOR SINGLE RESIDENCE LOTS). USE MINIMUM WIDTH OF 10 FEET. FLARE SIZE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE. MAINTAIN POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 2:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAR SURFACE. MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY WACHTING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.



MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT
NATURAL RESOURCES CONSERVATION SERVICE WATER MANAGEMENT ADMINISTRATION
E.L.

Critical Area Site Plan
Mildred Stewart Warfield Revocable Trust
10402 Exeter Road
Ocean City, Maryland 20876
Lot 9A, Block 9 (Declaration of Consolidation)
Deed Reference Liber SRB 8961, Folio 10
"Cape Isle of Wight", Section A
Plat Reference: Plat Book ODC 1, Folio 30
Third (3rd) Election District
Worcester County, Maryland

**WORCESTER COUNTY BOARD OF ZONING APPEALS
STAFF REPORT FOR:
CASE NO. 26-22**

IMPORTANT NOTICE

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.

HEARING DATE: May 20, 2026

LOCATION: 10402 Exeter Road, Tax Map 21, Parcel 8, Section A, Block 9, Lot 9A, in the Tenth Tax District of Worcester County, Maryland.

APPROVAL REQUESTED: A special exception to expand a nonconforming structure to construct an addition to an existing residence in the R-2 Suburban Residential District.

CODE REFERENCES: Zoning Code §§ ZS 1-116(c)(5), ZS 1-122(d)(1)A, ZS 1-116(c)(3), ZS 1-206(b)(2) and ZS 1-305.

PROPERTY HISTORY: The following records are on file for this property:

- 05/24/2004 Building Permit No. 88797 – Issued 06/02/2004 – No record in file of a Zoning Certificate – Permit for a new deck, steps and rails. – To be removed with proposed work.
- 06/10/2025 Declaration of Consolidation recorded in the Land Records to combine Lots 9 & 10 into a new Lot 9A.
- 01/09/2026 Administrative Adjustment Case No. 26-7 – Hearing held on 02/18/2026 requesting a side yard setback variance of 1.6 feet for an addition. Request tabled by the applicant. Following the hearing, applicant applied for the special exception on 03/27/2026 and the Administrative Adjustment was denied on 04/13/2026.
- 02/05/2026 Building Permit No. 26-0133 – Permit pending issuance for a rear one-story addition w/ stoop, attached 2-car garage, rear deck & screened porch, relocate existing shed and attach to proposed addition.

COMMENTS: This property is improved with a SF residence constructed in 1960, according to tax records. The owners are proposing renovations/additions to the residence and in 06/2025 a Declaration of Consolidation was completed to combine two lots (Lots 9 and 10) into one (the current Lot 9A). Although the interior lot line was eliminated, providing more land area for the proposed improvements, it also brought the lot into conformance with zoning standards of the R-2 District and caused the side setback lines to be increased from 6' to 8'. The existing house is 6.4' from the side property line on the east and is now considered a nonconforming structure by

virtue of the recorded Declaration of Consolidation. A proposed addition on the east side extends the house 4.08' towards the canal and will enlarge the nonconforming residence into the new side yard setback at the same 6.4' setback as the existing house. The applicant is requesting a special exception from the BZA to expand the non-conforming portion of the dwelling by no more than 50% of the original gross floor area.

With respect to the special exception request, the Board must make findings that the proposed use or structure:

1. Will be in conformance with the County's Comprehensive Plan.
2. Will be in harmony with the general character of the neighborhood considering population density, the design, scale and bulk of any proposed new structures, the intensity and character of the activity, traffic and parking conditions or the number of similar uses.
3. Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding neighborhoods; will cause no objectionable noise, vibration, fumes, odors, dust, glare or physical activity; and will not have a detrimental effect on ground- or surface water quality.
4. Will have no detrimental impact on vehicular or pedestrian traffic.
5. Will not adversely affect the health, safety, morals, security or general welfare of residents, workers, or visitors in the area.
6. Will not, in conjunction with existing development in the area and development permitted under existing zoning, overburden existing public services and facilities, including schools, police and fire protection, medical facilities, water, sanitary sewers, public roads, storm sewers, drainage and other public improvements.
7. Will meet the definitions and specific standards set forth elsewhere in this Title for such use.

SUBSEQUENT PROCESSES IF APPROVED:

1. Obtain a building permit and all other necessary approvals.

OWNER: Mildred Stewart Warfield Revocable Trust
3160 Gracefield Road
Silver Spring, MD 20904-1986

APPLICANT : Shahin Batmanglich
111 England Terrace
Rockville, MD 20850

PREPARED BY: Zoning Division Staff

In accordance with Section ZS 1-114, the Department has met the public notification requirements with regard to advertisement in a local paper, posting of property and notification of adjoining property owners.

APPLICATION TO:
BOARD OF ZONING APPEALS
WORCESTER COUNTY, MARYLAND
ONE WEST MARKET STREET
GOVERNMENT CENTER, ROOM 1201
SNOW HILL, MARYLAND 21863-1070

OFFICE USE ONLY

CASE NUMBER: 26-4
DATE FILED: 12-10-2025
HEARING DATE: ~~12-10-2025~~
5-20-2026

APPLICATION IS BEING MADE FOR:

<input checked="" type="checkbox"/> SPECIAL EXCEPTION	<input type="checkbox"/> FORESTRY
<input checked="" type="checkbox"/> VARIANCE	<input type="checkbox"/> CRITICAL AREA
<input type="checkbox"/> EXPANSION OF NONCONFORMING USE/STRUCTURE	<input type="checkbox"/> APPEAL
<input type="checkbox"/> OTHER	
<input type="checkbox"/> AFTER THE FACT	<input type="checkbox"/> ADMINISTRATIVE
<input checked="" type="checkbox"/> PROPOSED	<input type="checkbox"/> REVIEW

TO THE BOARD OF ZONING APPEALS:

Pursuant to Section ZS 1-116 of the Worcester County Zoning Ordinance, enacted or as amended, request is hereby made for: A variance to reduce the required front yard setback of 75 feet from the center line of Old Bridge Road, to 67.33 feet, an encroachment of 7.67 feet, in connection with the construction of a single family dwelling.

LOCATION OF PROPERTY:

Tax Map: 27 Parcel: 280 Unit: _____ Lot: 8-A Block: B
Ocean Gateway, Ocean City, MD 21842

PROPERTY OWNER INFORMATION:

Owner: Schell Properties, LLC Telephone: _____
Address: 18949 Coastal Hwy, Ste. 301, Rehoboth Beach, DE 19971 E-mail: _____

APPLICANT INFORMATION:

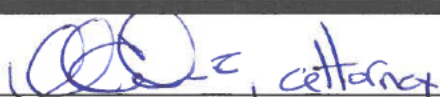
Applicant's Name: Hugh Cropper, IV Telephone: _____
Address: 9927 Stephen Decatur Hwy., F-12, Ocean City, MD 21842 E-Mail: _____

Has property in question ever been subject of previous appeal? (If yes, give case no. and date) No
Is property located in the Chesapeake Bay Critical Area or the Atlantic Coastal Bay Critical Area, or its tributaries? Yes
If so, has information been submitted in accordance with Worcester County's Critical Area Program Regulations? _____

OFFICE USE ONLY: MINIMUM REQUIRED SETBACKS:

FRONT: <u>75'</u> FROM CENTERLINE OF ROAD	REAR: <u>30</u> FT.
RIGHT OF WAY STATE ROAD	SIDE: LEFT <u>6</u> FT.
FROM PROPERTY LINE	SIDE: RIGHT <u>6</u> FT.

ZONING DISTRICT R-3 TAX DISTRICT 10


Signature of Owner or Legal Representative


Signature of Applicant

SEE NEXT PAGE FOR NOTARY - BOTH THE OWNER AND APPLICANT NEED TO BE NOTARIZED

BOARD OF ZONING APPEALS APPLICATION
NOTARY PAGE FOR BOTH
OWNER AND APPLICANT

STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (OWNER)

I HEREBY CERTIFY, that on this 10th day of December, 2025, before me, a Notary Public in and for the State and County aforesaid, personally appeared HUGH CROPPER, IV, ON BEHALF OF OWNER, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged he executed the same for the purposes therein contained AND FURTHER MADE OATH that he executed the same in the capacity therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.

Tammy G Bradford
Notary Public



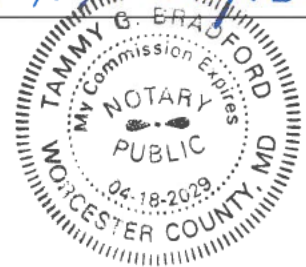
My Commission Expires: 4/18/2029

STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (APPLICANT)

I HEREBY CERTIFY, that on this 10th day of December, 2025, before me, a Notary Public in and for the State and County aforesaid, personally appeared HUGH CROPPER, IV, APPLICANT, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged he executed the same for the purposes therein contained AND FURTHER MADE OATH that he executed the same in the capacity therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.

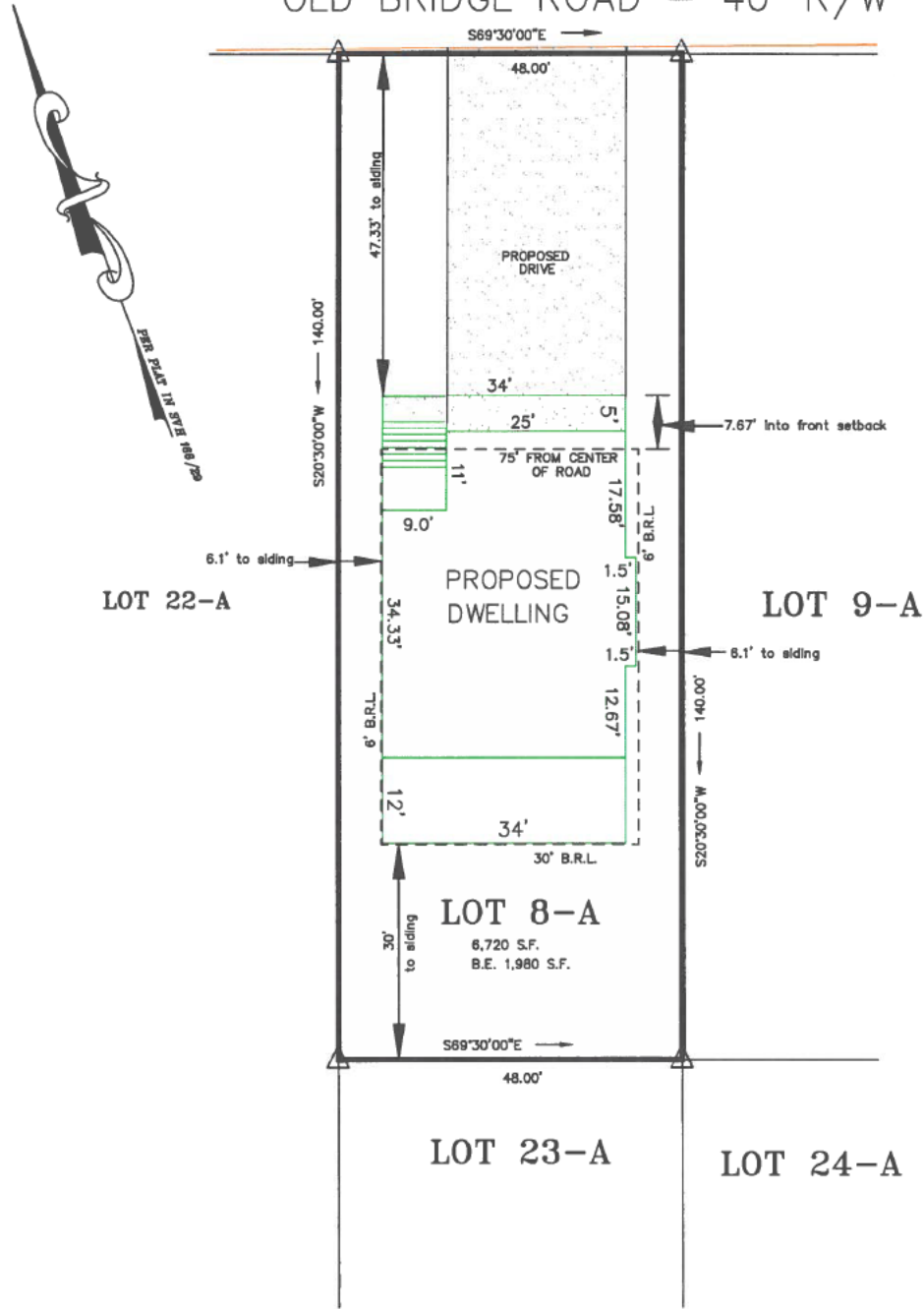
Tammy G Bradford
Notary Public



My Commission Expires: 4/18/2029

NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT, AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT OF WAYS OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.

OLD BRIDGE ROAD - 40' R/W



B.Z.A. EXHIBIT

LOT 8A - SECTION B - MAP OF SUBDIVISION A OF OCEAN CITY HEIGHTS

LANDS OF ANTHONY J. VILLANI, JR. & CONSTANCE VILLANI LECOMTE
5397/162

TAX ID : 10-017785
PARCEL 280 - TAX MAP 27

TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND

MIN. ACCURACY = 0.1'±

REFERENCE

LOT AREA: 6,720 S.F. ±
EX. ZONING: R-3
ZONING SETBACKS:
FRONT: 75' from center road
SIDES: 6', REAR: 30'
CRITICAL AREA : I.D.A.
FLOOD ZONE: X PER FIRM
NO. 24047C0180H
DATED 7-16-2015.

NOTES



- DENOTES CONC. MON. FOUND
- ☆ DENOTES IRON ROD SET
- △ DENOTES UNMARKED POINT

Frank G. Lynch, Jr.
& Associates, Inc.

SURVEYING · LAND PLANNING
10635 RACETRACK ROAD · BERLIN MARYLAND 21811
(410) 641-6363 · 641-6773

DRAWN BY FGL JR.
FILE NO. 12577-25
DATE 12-09-2025

**WORCESTER COUNTY BOARD OF ZONING APPEALS
STAFF REPORT FOR:
CASE NO. 26-4**

IMPORTANT NOTICE

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.

HEARING DATE: May 20, 2026

LOCATION: Located on the south side of Old Bridge Road approximately 335 feet west of Golf Course Road, Tax Map 27, Parcel 280, Block B, Lot 8-A, Tax District 10, Worcester County, Maryland.

APPROVAL REQUESTED: A variance to the front yard setback from 75 feet from the centerline of Golf Course Road to 67.33 feet (to encroach 7.67 feet) for a proposed residence in the R-3 Multi-family Residential District.

CODE REFERENCES: Zoning Code Sections ZS 1-116(c)(4), ZS 1-205(b)(2) and ZS 1-305.

PROPERTY HISTORY: This property was originally created as part of the Ocean City Heights subdivision, recorded in 1922. On 4/6/2026 a Boundary Line Adjustment (BLA) plat was recorded that created a new Lot 8-A from a portion of what was Lots 7 and 8; the following records are on file for those two former lots:

12/20/2017 Permit No. 17-1189 – Issued 01/17/2018 – C/O issued 04/03/2018 – Permit to demolish a single-family dwelling and garage that were constructed in 1930.

COMMENTS: Although the front yard setback requirement in the R-3 District is 25' from the front property line, Old Bridge Road is classified as a Minor Collector in the zoning ordinance and as a result has a 50' front yard setback, or 75' from the centerline of Old Bridge Road since this road only has a 40' ROW. The applicant is requesting a front yard setback variance of 7.67', which would place the residence approximately 67' from the road centerline.

For the variance request, the Board must make findings that the applicant has demonstrated the following:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved.

2. Literal interpretation of the provisions of this Title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Title.
3. The special conditions or circumstances did not result from actions of the applicant.
4. The condition or circumstance is not one that could be reasonably provided for under legislation of general applicability within the zoning district and shall be granted only on account of the uniqueness of the situation.

SUBSEQUENT PROCESSES IF APPROVED:

1. Obtain a building permit.

OWNER: Schell Properties LLC
18949 Coastal Hwy., Suite 301
Rehoboth Beach, DE 19971

APPLICANT : Hugh Cropper IV
9927 Stephen Deacatur Hwy., F-12
Ocean City, MD 21842

PREPARED BY: Zoning Division Staff

In accordance with Section ZS 1-114, the Department has met the public notification requirements with regard to advertisement in a local paper, posting of property and notification of adjoining property owners.

APPLICATION TO:
BOARD OF ZONING APPEALS
WORCESTER COUNTY, MARYLAND
ONE WEST MARKET STREET
GOVERNMENT CENTER, ROOM 1201
SNOW HILL, MARYLAND 21863-1070

OFFICE USE ONLY

CASE NUMBER: 26-5
DATE FILED: 12-10-2025
HEARING DATE: ~~5-20-2026~~
5-20-2026

APPLICATION IS BEING MADE FOR:

<input checked="" type="checkbox"/> SPECIAL EXCEPTION	<input type="checkbox"/> FORESTRY
<input checked="" type="checkbox"/> VARIANCE	<input type="checkbox"/> CRITICAL AREA
<input type="checkbox"/> EXPANSION OF NONCONFORMING USE/STRUCTURE	<input type="checkbox"/> APPEAL
<input type="checkbox"/> OTHER	
<input type="checkbox"/> AFTER THE FACT	<input type="checkbox"/> ADMINISTRATIVE
<input checked="" type="checkbox"/> PROPOSED	<input type="checkbox"/> REVIEW

TO THE BOARD OF ZONING APPEALS:

Pursuant to Section ZS 1-116 of the Worcester County Zoning Ordinance, enacted or as amended, request is hereby made for: A variance to reduce the required front yard setback of 75 feet from the center line of Old Bridge Road, to 67.33 feet, an encroachment of 7.67 feet, in connection with the construction of a single family dwelling.

LOCATION OF PROPERTY:

Tax Map: 27 Parcel: 280 Unit: _____ Lot: 9-A Block: B
Ocean Gateway, Ocean City, MD 21842

PROPERTY OWNER INFORMATION:

Owner: Schell Properties, LLC Telephone: _____
Address: 18949 Coastal Hwy, Ste. 301, Rehoboth Beach, DE 19971 E-mail: _____

APPLICANT INFORMATION:


Applicant's Name: Hugh Cropper, IV Telephone: _____
Address: 9927 Stephen Decatur Hwy., F-12, Ocean City, MD 21842 E-Mail: _____

Has property in question ever been subject of previous appeal? (If yes, give case no. and date) _____
Is property located in the Chesapeake Bay Critical Area or the Atlantic Coastal Bay Critical Area, or its tributaries? _____
If so, has information been submitted in accordance with Worcester County's Critical Area Program Regulations? _____

OFFICE USE ONLY: MINIMUM REQUIRED SETBACKS:

FRONT: <u>75'</u> FROM CENTERLINE OF ROAD	REAR: <u>30</u> FT.
RIGHT OF WAY STATE ROAD	SIDE: LEFT <u>6</u> FT.
FROM PROPERTY LINE	SIDE: RIGHT <u>6</u> FT.

ZONING DISTRICT R-3 TAX DISTRICT 10


Signature of Owner or Legal Representative


Signature of Applicant

SEE NEXT PAGE FOR NOTARY - BOTH THE OWNER AND APPLICANT NEED TO BE NOTARIZED


BOARD OF ZONING APPEALS APPLICATION
NOTARY PAGE FOR BOTH
OWNER AND APPLICANT

STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (OWNER)

I HEREBY CERTIFY, that on this 10th day of December, 2025, before me, a Notary Public in and for the State and County aforesaid, personally appeared HUGH CROPPER, IV, ON BEHALF OF OWNER, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged he executed the same for the purposes therein contained AND FURTHER MADE OATH that he executed the same in the capacity therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.

Tammy G. Bradford
Notary Public



My Commission Expires: 4/18/2029

STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (APPLICANT)

I HEREBY CERTIFY, that on this 10th day of December, 2025, before me, a Notary Public in and for the State and County aforesaid, personally appeared HUGH CROPPER, IV, APPLICANT, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged he executed the same for the purposes therein contained AND FURTHER MADE OATH that he executed the same in the capacity therein stated and for the purposes therein contained.

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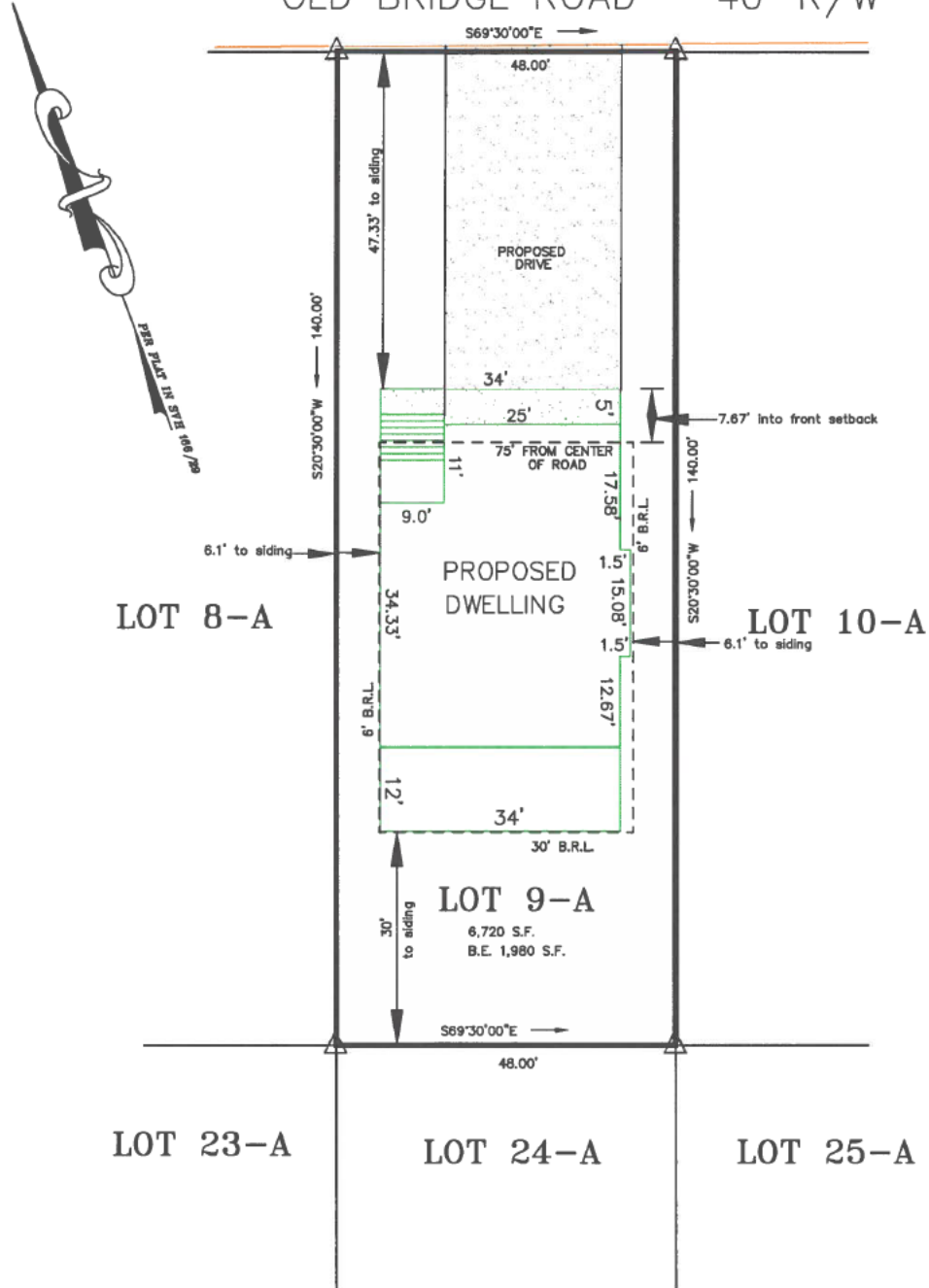
Tammy G. Bradford
Notary Public



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OLD BRIDGE ROAD - 40' R/W



B.Z.A. EXHIBIT

LOT 9A - SECTION B - MAP OF SUBDIVISION A OF OCEAN CITY HEIGHTS

LANDS OF ANTHONY J. VILLANI, JR. & CONSTANCE VILLANI LECOMPTÉ

5397/182
TAX ID : 10-017785
PARCEL 280 - TAX MAP 27

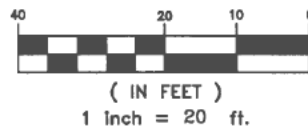
TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND

MIN. ACCURACY = 0.1'±

REFERENCE

LOT AREA: 6,720 S.F. ±
EX. ZONING: R-3
ZONING SETBACKS:
FRONT: 75' from center road
SIDES: 6', REAR: 30'
CRITICAL AREA : I.D.A.
FLOOD ZONE: X PER FIRM
NO. 24047C0180H
DATED 7-16-2015.

NOTES



- DENOTES CONC. MON. FOUND
- ☆ DENOTES IRON ROD SET
- △ DENOTES UNMARKED POINT

Frank G. Lynch, Jr.
& Associates, Inc.

SURVEYING · LAND PLANNING
10635 RACETRACK ROAD · BERLIN MARYLAND 21811
(410) 641-5363 · 641-5773

DRAWN BY FGL JR.
FILE NO. 12577-25
DATE 12-09-2025

WORCESTER COUNTY BOARD OF ZONING APPEALS
STAFF REPORT FOR:
CASE NO. 26-5

IMPORTANT NOTICE

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HEARING DATE: May 20, 2026

LOCATION: Located on the south side of Old Bridge Road approximately 287 feet west of Golf Course Road, Tax Map 27, Parcel 280, Block B, Lot 9-A, Tax District 10, Worcester County, Maryland.

APPROVAL REQUESTED: A variance to the front yard setback from 75 feet from the centerline of Golf Course Road to 67.33 feet (to encroach 7.67 feet) for a proposed residence in the R-3 Multi-family Residential District.

CODE REFERENCES: Zoning Code Sections ZS 1-116(c)(4), ZS 1-205(b)(2) and ZS 1-305.

PROPERTY HISTORY: This property was originally created as part of the Ocean City Heights subdivision, recorded in 1922. On 4/6/2026 a Boundary Line Adjustment plat was recorded that created a new Lot 9-A from a portion of what was Lots 8 and 9. A review of our files did not indicate any records for those two lots.

COMMENTS: Although the front yard setback requirement in the R-3 District is 25' from the front property line, Old Bridge Road is classified as a Minor Collector in the zoning ordinance and as a result has a 50' front yard setback, or 75' from the centerline of Old Bridge Road since this road only has a 40' ROW. The applicant is requesting a front yard setback variance of 7.67', which would place the residence approximately 67' from the road centerline.

For the variance request, the Board must make findings that the applicant has demonstrated the following:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved.
2. Literal interpretation of the provisions of this Title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Title.
3. The special conditions or circumstances did not result from actions of the applicant.

4. The condition or circumstance is not one that could be reasonably provided for under legislation of general applicability within the zoning district and shall be granted only on account of the uniqueness of the situation.

SUBSEQUENT PROCESSES IF APPROVED:

1. Obtain a building permit.

OWNER: Schell Properties LLC
18949 Coastal Hwy., Suite 301
Rehoboth Beach, DE 19971

APPLICANT : Hugh Cropper IV
9927 Stephen Deacatur Hwy., F-12
Ocean City, MD 21842

PREPARED BY: Zoning Division Staff

In accordance with Section ZS 1-114, the Department has met the public notification requirements with regard to advertisement in a local paper, posting of property and notification of adjoining property owners.

APPLICATION TO:
BOARD OF ZONING APPEALS
WORCESTER COUNTY, MARYLAND
ONE WEST MARKET STREET
GOVERNMENT CENTER, ROOM 1201
SNOW HILL, MARYLAND 21863-1070

OFFICE USE ONLY

CASE NUMBER: 26-6
DATE FILED: 12-10-2025
HEARING DATE: ~~5-20-2026~~
5-20-2026

APPLICATION IS BEING MADE FOR:

XXX SPECIAL EXCEPTION
 VARIANCE
 EXPANSION OF NONCONFORMING USE/STRUCTURE
 OTHER
 AFTER THE FACT PROPOSED
 FORESTRY
 CRITICAL AREA
 APPEAL
 ADMINISTRATIVE
REVIEW

TO THE BOARD OF ZONING APPEALS:

Pursuant to Section ZS 1-116 of the Worcester County Zoning Ordinance, enacted or as amended, request is hereby made for: A variance to reduce the required front yard setback of 75 feet from the center line of Old Bridge Road, to 67.33 feet, an encroachment of 7.67 feet, in connection with the construction of a single family dwelling.

LOCATION OF PROPERTY:

Tax Map: 27 Parcel: 280 Unit: Lot: 10-A Block: B
Ocean Gateway, Ocean City, MD 21842

PROPERTY OWNER INFORMATION:

Owner: Schell Properties, LLC Telephone:
Address: 18949 Coastal Hwy, Ste. 301, Rehoboth Beach, DE 19971 E-mail:

APPLICANT INFORMATION:

Applicant's Name: Hugh Cropper, IV Telephone:
Address: 9927 Stephen Decatur Hwy., F-12, Ocean City, MD 21842 E-Mail:

Has property in question ever been subject of previous appeal? (If yes, give case no. and date)
Is property located in the Chesapeake Bay Critical Area or the Atlantic Coastal Bay Critical Area, or its tributaries?
If so, has information been submitted in accordance with Worcester County's Critical Area Program Regulations?

OFFICE USE ONLY: MINIMUM REQUIRED SETBACKS:

FRONT: 75' FROM CENTERLINE OF ROAD
 RIGHT OF WAY STATE ROAD
 FROM PROPERTY LINE
REAR: 30 FT.
SIDE: LEFT 6 FT.
SIDE: RIGHT 6 FT.

ZONING DISTRICT R-3 TAX DISTRICT 10


Signature of Owner or Legal Representative


Signature of Applicant

SEE NEXT PAGE FOR NOTARY - BOTH THE OWNER AND APPLICANT NEED TO BE NOTARIZED


BOARD OF ZONING APPEALS APPLICATION
NOTARY PAGE FOR BOTH
OWNER AND APPLICANT

STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (OWNER)

I HEREBY CERTIFY, that on this 10th day of December, 2025, before me, a Notary Public in and for the State and County aforesaid, personally appeared HUGH CROPPER, IV, ON BEHALF OF OWNER, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged he executed the same for the purposes therein contained AND FURTHER MADE OATH that he executed the same in the capacity therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.

Tammy G. Bradford
Notary Public



My Commission Expires: 4/18/2029

STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (APPLICANT)

I HEREBY CERTIFY, that on this 10th day of December, 2025, before me, a Notary Public in and for the State and County aforesaid, personally appeared HUGH CROPPER, IV, APPLICANT, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged he executed the same for the purposes therein contained AND FURTHER MADE OATH that he executed the same in the capacity therein stated and for the purposes therein contained.

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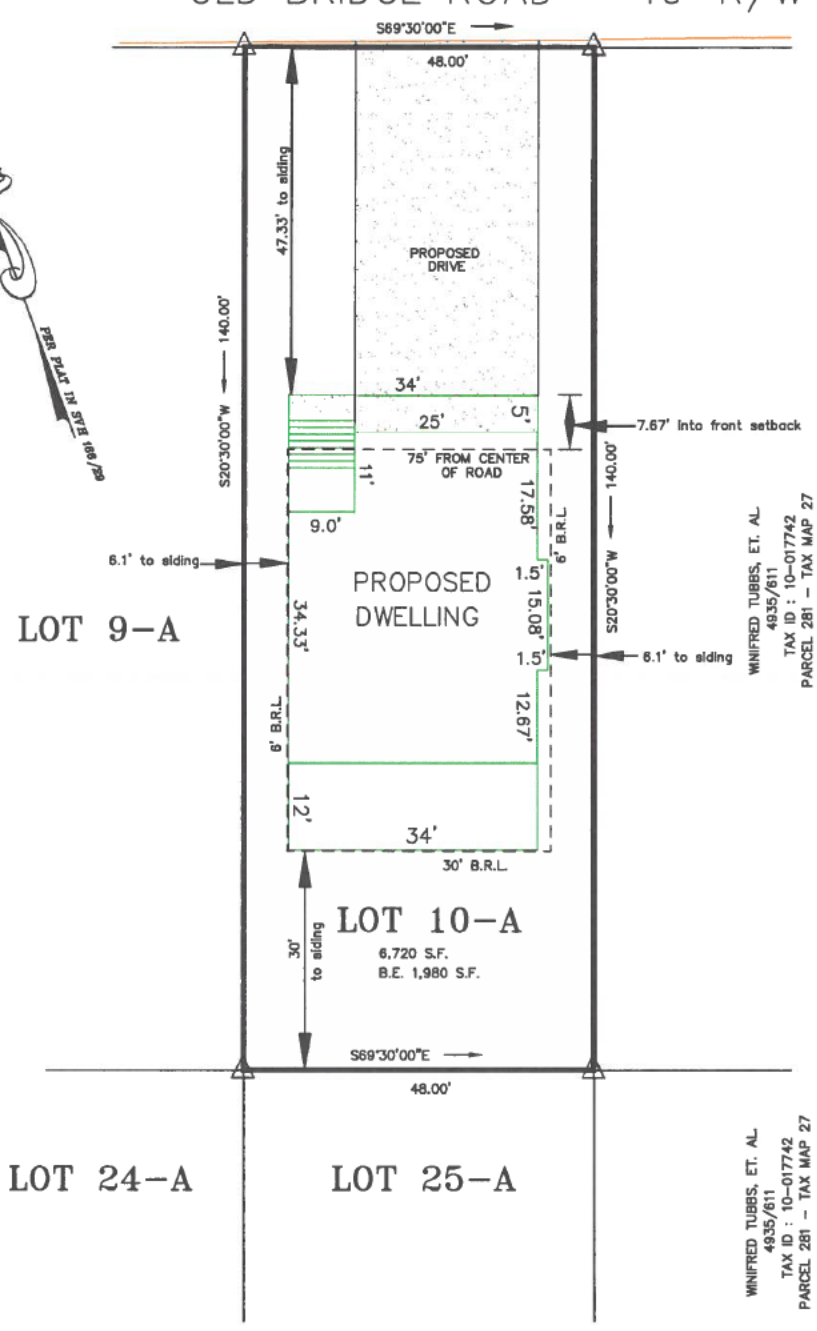
Tammy G. Bradford
Notary Public

My Commission Expires: 4/18/2029



NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT, AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT OF WAYS OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.

OLD BRIDGE ROAD - 40' R/W



WINIFRED TUBBS, ET. AL
4935/611
TAX ID : 10-017742
PARCEL 281 - TAX MAP 27

WINIFRED TUBBS, ET. AL
4935/611
TAX ID : 10-017742
PARCEL 281 - TAX MAP 27

B.Z.A. EXHIBIT

LOT 10A - SECTION B - MAP OF SUBDIVISION A OF OCEAN CITY HEIGHTS

LANDS OF ANTHONY J. VILLANI, JR. & CONSTANCE VILLANI LECOMPTÉ
5397/182

TAX ID : 10-017785
PARCEL 280 - TAX MAP 27

TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND

MIN. ACCURACY = 0.1'±

REFERENCE

LOT AREA: 6,720 S.F. ±
EX. ZONING: R-3
ZONING SETBACKS:
FRONT: 75' from center road
SIDES: 6', REAR: 30'
CRITICAL AREA : I.D.A.
FLOOD ZONE: X PER FIRM
NO. 24047C0180H
DATED 7-16-2015.

NOTES



(IN FEET)
1 inch = 20 ft.

- DENOTES CONC. MON. FOUND
- ☆ DENOTES IRON ROD SET
- △ DENOTES UNMARKED POINT

Frank G. Lynch, Jr.
& Associates, Inc.

SURVEYING · LAND PLANNING
10635 RACETRACK ROAD · BERLIN MARYLAND 21811
(410) 641-8983 · 641-8773

DRAWN BY FGL JR.
FILE NO. 12577-25
DATE 12-09-2025

WORCESTER COUNTY BOARD OF ZONING APPEALS
STAFF REPORT FOR:
CASE NO. 26-6

IMPORTANT NOTICE

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.

HEARING DATE: May 20, 2026

LOCATION: Located on the south side of Old Bridge Road approximately 239 feet west of Golf Course Road, Tax Map 27, Parcel 280, Block B, Lot 10-A, Tax District 10, Worcester County, Maryland.

APPROVAL REQUESTED: A variance to the front yard setback from 75 feet from the centerline of Golf Course Road to 67.33 feet (to encroach 7.67 feet) for a proposed residence in the R-3 Multi-family Residential District.

CODE REFERENCES: Zoning Code Sections ZS 1-116(c)(4), ZS 1-205(b)(2) and ZS 1-305.

PROPERTY HISTORY: This property was originally created as part of the Ocean City Heights subdivision, recorded in 1922. On 4/6/2026 a Boundary Line Adjustment plat was recorded that created a new Lot 10-A from a portion of what was Lots 9 and 10. A review of our files did not indicate any records for those two lots.

COMMENTS: Although the front yard setback requirement in the R-3 District is 25' from the front property line, Old Bridge Road is classified as a Minor Collector in the zoning ordinance and as a result has a 50' front yard setback, or 75' from the centerline of Old Bridge Road since this road only has a 40' ROW. The applicant is requesting a front yard setback variance of 7.67', which would place the residence approximately 67' from the road centerline.

For the variance request, the Board must make findings that the applicant has demonstrated the following:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved.
2. Literal interpretation of the provisions of this Title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Title.
3. The special conditions or circumstances did not result from actions of the applicant.

4. The condition or circumstance is not one that could be reasonably provided for under legislation of general applicability within the zoning district and shall be granted only on account of the uniqueness of the situation.

SUBSEQUENT PROCESSES IF APPROVED:

1. Obtain a building permit.

OWNER: Schell Properties LLC
18949 Coastal Hwy., Suite 301
Rehoboth Beach, DE 19971

APPLICANT : Hugh Cropper IV
9927 Stephen Deacatur Hwy., F-12
Ocean City, MD 21842

PREPARED BY: Zoning Division Staff

In accordance with Section ZS 1-114, the Department has met the public notification requirements with regard to advertisement in a local paper, posting of property and notification of adjoining property owners.

APPLICATION TO:
BOARD OF ZONING APPEALS
WORCESTER COUNTY, MARYLAND
ONE WEST MARKET STREET
GOVERNMENT CENTER, ROOM 1201
SNOW HILL, MARYLAND 21863-1070

OFFICE USE ONLY

CASE NUMBER: 26-26
DATE FILED: 4-14-2026
HEARING DATE: 5-20-2026

APPLICATION IS BEING MADE FOR:

<u>XXX</u> SPECIAL EXCEPTION	_____ FORESTRY
_____ VARIANCE	_____ CRITICAL AREA
_____ EXPANSION OF NONCONFORMING USE/STRUCTURE	_____ APPEAL
_____ OTHER	
<u>✓</u> AFTER THE FACT _____ PROPOSED	_____ ADMINISTRATIVE
	REVIEW

TO THE BOARD OF ZONING APPEALS:

Pursuant to Section ZS 1-116 of the Worcester County Zoning Ordinance, enacted or as amended, request is hereby made for: A variance to reduce the side yard setback for an accessory residential structure from 20 feet to 18.74 feet, an encroachment of 1.26 feet.

LOCATION OF PROPERTY:

Tax Map: 35 Parcel: 106 Unit: _____ Lot: 4 Block: _____
Ocean Gateway, Ocean City, MD 21842

PROPERTY OWNER INFORMATION:

Owner: William A. Elwell Telephone: _____
Address: 8218 Stevens Road E-mail: _____

APPLICANT INFORMATION:

Applicant's Name: Hugh Cropper, IV Telephone: _____
Address: 9927 Stephen Decatur Hwy., F-12, Ocean City, MD 21842 E-Mail: _____

Has property in question ever been subject of previous appeal? (If yes, give case no. and date) _____
Is property located in the Chesapeake Bay Critical Area or the Atlantic Coastal Bay Critical Area, or its tributaries?
_____ If so, has information been submitted in accordance with Worcester County's Critical Area Program
Regulations? _____

OFFICE USE ONLY: MINIMUM REQUIRED SETBACKS:

FRONT: <u>60'</u> FROM CENTERLINE OF ROAD	REAR: <u>50</u> FT.
_____ RIGHT OF WAY STATE ROAD	SIDE: LEFT <u>20</u> FT.
_____ FROM PROPERTY LINE	SIDE: RIGHT <u>20</u> FT.

ZONING DISTRICT A-1 TAX DISTRICT 7



Signature of Owner or Legal Representative



Signature of Applicant

SEE NEXT PAGE FOR NOTARY - BOTH THE OWNER AND APPLICANT NEED TO BE NOTARIZED

BOARD OF ZONING APPEALS APPLICATION
NOTARY PAGE FOR BOTH
OWNER AND APPLICANT

STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (OWNER)

I HEREBY CERTIFY, that on this 6th day of April, 2026, before me, a Notary Public in and for the State and County aforesaid, personally appeared HUGH CROPPER, IV, ON BEHALF OF OWNER, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged he executed the same for the purposes therein contained AND FURTHER MADE OATH that he executed the same in the capacity therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.

Tammy G. Bradford
Notary Public



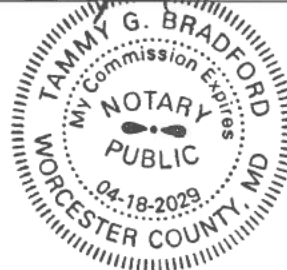
My Commission Expires: 4/18/2029

STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (APPLICANT)

I HEREBY CERTIFY, that on this 6th day of April, 2026, before me, a Notary Public in and for the State and County aforesaid, personally appeared HUGH CROPPER, IV, APPLICANT, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged he executed the same for the purposes therein contained AND FURTHER MADE OATH that he executed the same in the capacity therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.

Tammy G. Bradford
Notary Public



My Commission Expires: 4/18/2029

**WORCESTER COUNTY BOARD OF ZONING APPEALS
STAFF REPORT FOR:
CASE NO. 26-26**

IMPORTANT NOTICE

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.

HEARING DATE: May 20, 2026

LOCATION: 8218 Stevens Road, Tax Map 35, Parcel 106, Lot 4, Tax District 7, Worcester County, Maryland.

APPROVAL REQUESTED: An after-the-fact variance to the side yard setback from 20 feet to 17.41 feet (to encroach 2.59 feet) for an existing accessory residential structure in the A-1 Agricultural District.

CODE REFERENCES: Zoning Code §§ ZS 1-116(c)(4), ZS 1-201(b)(5), ZS 1-201(d)(2) and ZS 1-305.

PROPERTY HISTORY: The following records are on file for this property:

02/01/2012	Permit No. 10-1015 – Issued 03/19/2012 – C/O issued 11/01/2012 - Permit for a SF dwelling with attached 2-car garage, front covered porch and rear deck
06/13/2024	Permit No. 24-0817 – Issued 07/30/2024 – C/O issued 10/29/2024 - Permit to extend existing rear deck 3’ and construct a screened porch on right side of deck.
08/22/2025	Permit No. 25-0901 – Issued 10/08/2025 – C/O pending - Permit for a 60’ x 60’ pole building with a 10’ x 30’ lean-to (residential accessory structure).

COMMENTS: A permit was issued for this pole building and lean-to in 10/2025. On the proposed survey, the lean-to was shown on the northerly side of the building (attached). The as-built illustrates the lean-to on the westerly side of the building, resulting in the encroachment into the 20’ side yard setback. The pole building is 21.11’ feet from the side property line (no variance needed); and the lean-to with its overhang is 17.41’ from the side property line, requiring a 2.59’ variance.

For the variance request, the Board must make findings that the applicant has demonstrated the following:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved.

2. Literal interpretation of the provisions of this Title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Title.
3. The special conditions or circumstances did not result from actions of the applicant.
4. The condition or circumstance is not one that could be reasonably provided for under legislation of general applicability within the zoning district and shall be granted only on account of the uniqueness of the situation.

SUBSEQUENT PROCESSES IF APPROVED:

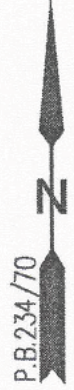
1. Request any remaining inspections and obtain a Certificate of Use and Occupancy for Building Permit No. 25-0901.

OWNER: William A. Elwell
8218 Stevens Road
Salisbury, MD 21804

APPLICANT : Hugh Cropper IV
9927 Stephen Decatur Highway, F-12
Ocean City, MD 21842

PREPARED BY: Zoning Division Staff

In accordance with Section ZS 1-114, the Department has met the public notification requirements with regard to advertisement in a local paper, posting of property and notification of adjoining property owners.



SOIL TYPES

E_{kA} = ELKTON SANDY LOAM
K_{sA} = KLEJ LOAMY SAND
M_{uA} = MULLICA BERRYLAND COMPLEX
K_{eA} = KENTUCK SILT LOAM

EXISTING IMPERVIOUS AREA

HOUSE = 2,903 SQ.FT.
DRIVEWAY = 16,432 SQ.FT.
SHED = 120 SQ.FT.

19,455 SQ.FT. / 621,937.95 SQ.FT. = 0.031 (3.1%)

PROPOSED IMPERVIOUS AREA

HOUSE = 2,903 SQ.FT.
DRIVEWAY = 16,432 SQ.FT.
SHED = 120 SQ.FT.
PROP. BUILDING = 3600 SQ.FT.
PROP. DRIVEWAY = 628 SQ.FT.

23,683 SQ.FT. / 621,937.95 SQ.FT. = 0.038 (3.8%)

LIMIT OF DISTURBANCE

SF/LOD = 7,931 SQ.FT.

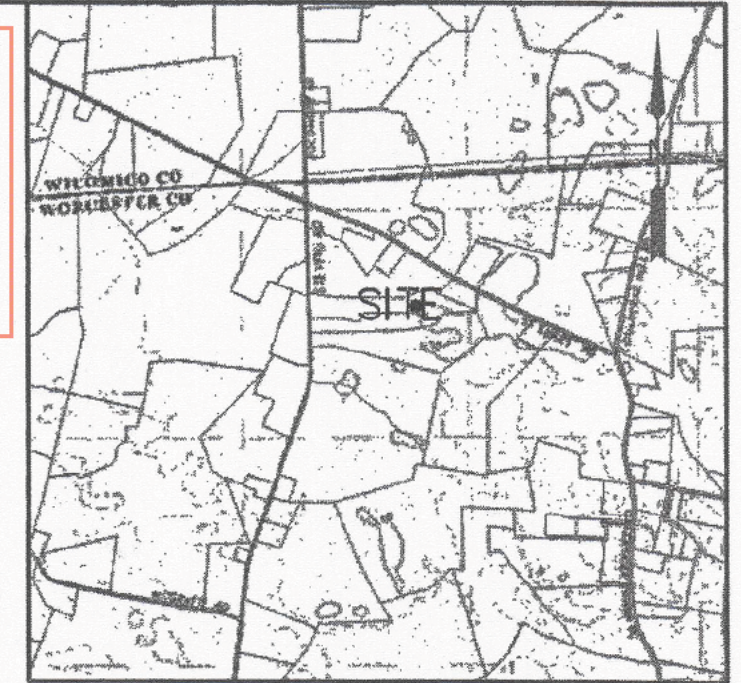
WORCESTER COUNTY FOREST CONSERVATION STATEMENT:
IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(9) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS CONSTRUCTION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE CONSTRUCTION DOES NOT RESULT IN THE CUTTING, CLEARING OR GRADING OF MORE THAN TWENTY THOUSAND SQUARE FEET OF FOREST. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

08/22/2025, 11:30 AM
Worcester County:
Dept: DDRP
User: Savannah Guy
Permit Number: 25-0901
Address: 8218 Stevens Rd Salisbury MD 21804
Description: 60' x 60' Pole building with 10' x 30' Lean-to.
Comment:
- As Built Survey Required
- Foundation Location
- All setbacks measured to finished wall surface

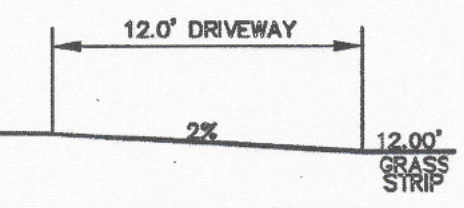
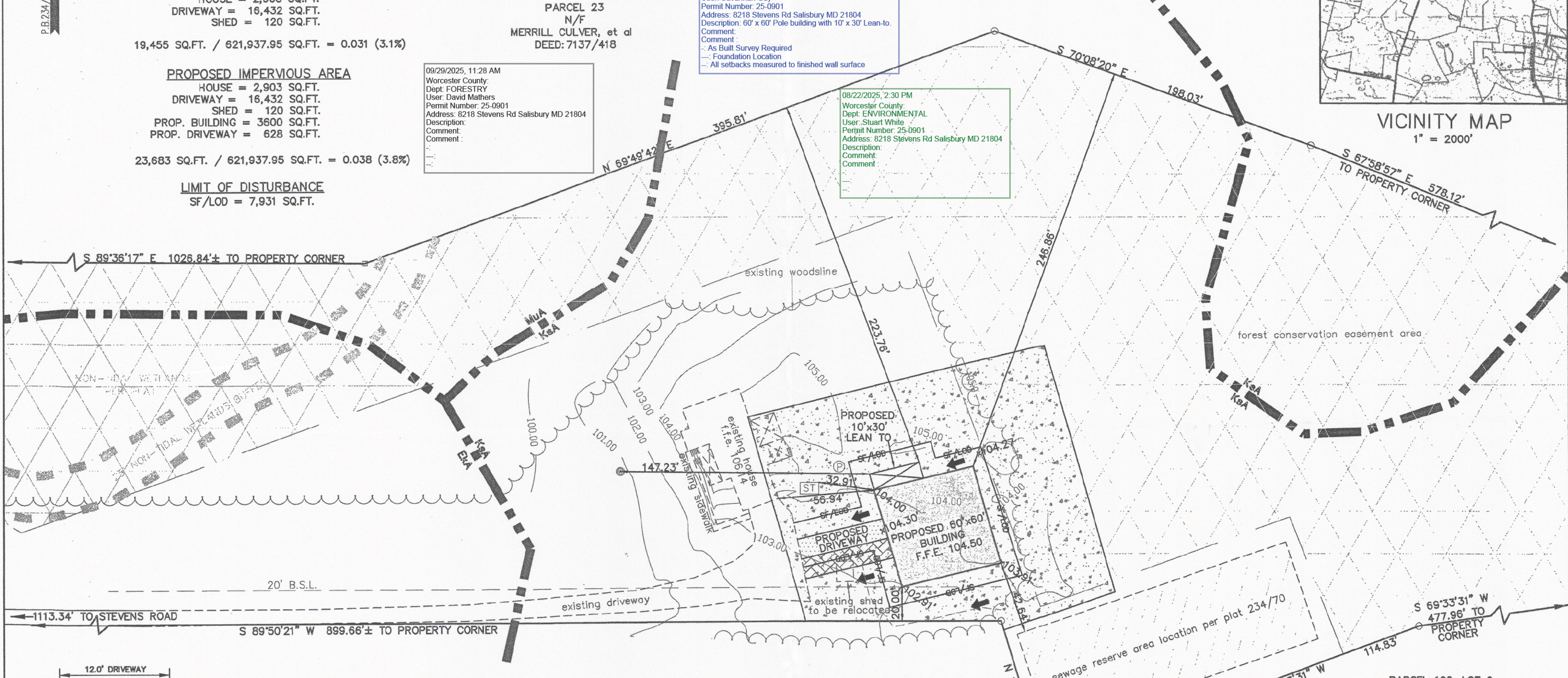
09/29/2025, 11:28 AM
Worcester County:
Dept: FORESTRY
User: David Mathers
Permit Number: 25-0901
Address: 8218 Stevens Rd Salisbury MD 21804
Description:
Comment:

08/22/2025, 2:30 PM
Worcester County:
Dept: ENVIRONMENTAL
User: Stuart White
Permit Number: 25-0901
Address: 8218 Stevens Rd Salisbury MD 21804
Description:
Comment:

08/22/2025, 12:33 PM
Worcester County:
Dept: CRITICAL AREA
User: Joy Birch
Permit Number: 25-0901
Address: 8218 Stevens Rd Salisbury MD 21804
Description:
Comment: N/A
Comment: not within a critical area



VICINITY MAP
1" = 2000'



PARCEL 106, LOT 3
N/F
MICHAEL RIWNIAK, et al
DEED: 5695/485

S.W.M. Plan Approval
Worcester County Environmental Programs
Snow Hill, MD 21863
Approved by: *[Signature]*
Date: *8/19/25*
****THIS APPROVAL EXPIRES IN TWO (2) YEARS.****
BOND NO

Sediment Control Plan Approval
Worcester Soil Conservation District
Snow Hill, MD 21863
Approved by: *[Signature]*
Date: *8/19/25*



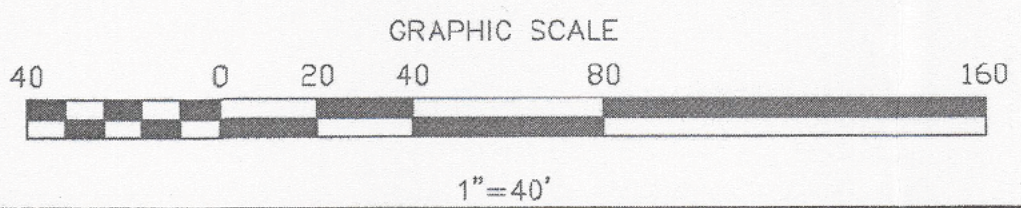
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I HAVE MADE A SITE PLAN OF THE PROPERTY SHOWN FOR THE PURPOSE OF ESTABLISHING IMPROVEMENTS THEREON ONLY AS THEY ARE SHOWN. THIS PLAN IS NOT INTENDED FOR USE IN ESTABLISHING THE PROPERTY LINES.
[Signature] DATE: *7/22/25*
Evan C. Young
Professional Land Surveyor MD No. 22027
Expiration: 4/20/2026

SITE PLAN
FOR
WILLIAM ELWELL
Tax Map 35 Grid 12 Parcel 106
Tax ID 07-012683 Deed 6021/461
Eden Election District
Worcester County, Maryland

George E. Young, III P.C.,
Engineers & Surveyors
dba: Hampshire, Hampshire, & Andrews
1504 Market Street,
Pocomoke City, Maryland 21851
Phone: 410-742-4673 Email: hhaime@comcast.net
SCALE: 1" = 40'
DRAWN BY: BMD
DATE DRAWN: 6/18/2025
CADD NAME: SM25044
JOB #: SM25044-A
REVISIONS:
7/17/2025 COUNTY COMMENTS
SHEET 1 OF 2

WETLANDS DELINEATION PERFORMED ON THE GROUND BY RON GATTON OF ENVIRONMENTAL RESOURCES, INC. DELINEATION COMPLETED MAY 6, 2010 AS SHOWN ON RECORDED PLAT 234/70.

PURPOSE STATEMENT
THE PURPOSE OF THIS SITE PLAN IS TO CONSTRUCT A DETACHED GARAGE.



APPLICATION TO:
BOARD OF ZONING APPEALS
WORCESTER COUNTY, MARYLAND
ONE WEST MARKET STREET
GOVERNMENT CENTER, ROOM 1201
SNOW HILL, MARYLAND 21863-1070

OFFICE USE ONLY

CASE NUMBER: 26-27
DATE FILED: 4-14-2026
HEARING DATE: 5-20-2026

APPLICATION IS BEING MADE FOR:

<u>xxx</u>	SPECIAL EXCEPTION	_____	FORESTRY
_____	VARIANCE	_____	CRITICAL AREA
<u>✓</u>	EXPANSION OF NONCONFORMING USE/STRUCTURE	_____	APPEAL
_____	OTHER	_____	
_____	AFTER THE FACT	<u>✓</u>	PROPOSED
		_____	ADMINISTRATIVE
		_____	REVIEW

TO THE BOARD OF ZONING APPEALS:

Pursuant to Section ZS 1-116 of the Worcester County Zoning Ordinance, enacted or as amended, request is hereby made for: A special exception, pursuant to Section ZS1(22(d)(2) to expand an existing non-conforming use, i.e. single-family dwelling, not to exceed fifty percent.

LOCATION OF PROPERTY:

Tax Map: 27 Parcel: 382 Unit: _____ Lot: 54 Block: _____
Ocean Gateway, Ocean City, MD 21842

PROPERTY OWNER INFORMATION:

Owner: Pilot House, LLC c/o Jake Robinson Telephone: _____
Address: 11426 Newport Bay Drive, Berlin, MD 21811 E-mail: _____

APPLICANT INFORMATION:

Applicant's Name: Hugh Cropper, IV Telephone: _____
Address: 9927 Stephen Decatur Hwy., F-12, Ocean City, MD 21842 E-Mail: _____

Has property in question ever been subject of previous appeal? (If yes, give case no. and date) _____
Is property located in the Chesapeake Bay Critical Area or the Atlantic Coastal Bay Critical Area, or its tributaries? _____
If so, has information been submitted in accordance with Worcester County's Critical Area Program Regulations? _____

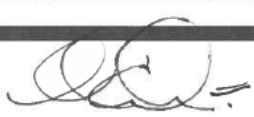
OFFICE USE ONLY: MINIMUM REQUIRED SETBACKS:

FRONT: 50' FROM CENTERLINE OF ROAD REAR: 20 FT.
RIGHT OF WAY STATE ROAD SIDE: LEFT 6 FT.
30' FROM PROPERTY LINE SIDE: RIGHT 6 FT.

ZONING DISTRICT CM Commercial Marine TAX DISTRICT 10



Signature of Owner or Legal Representative



Signature of Applicant

SEE NEXT PAGE FOR NOTARY - BOTH THE OWNER AND APPLICANT NEED TO BE NOTARIZED

BOARD OF ZONING APPEALS APPLICATION
NOTARY PAGE FOR BOTH
OWNER AND APPLICANT

STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (OWNER)

I HEREBY CERTIFY, that on this 14th day of April, 2026, before me, a Notary Public in and for the State and County aforesaid, personally appeared HUGH CROPPER, IV, ON BEHALF OF OWNER, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged he executed the same for the purposes therein contained AND FURTHER MADE OATH that he executed the same in the capacity therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.

Tammy G. Bradford
Notary Public



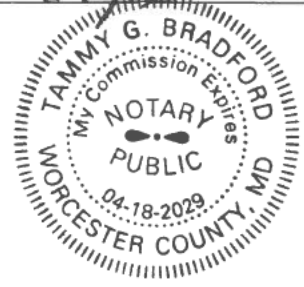
My Commission Expires: 4/18/2029

STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (APPLICANT)

I HEREBY CERTIFY, that on this 14th day of April, 2026, before me, a Notary Public in and for the State and County aforesaid, personally appeared HUGH CROPPER, IV, APPLICANT, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged he executed the same for the purposes therein contained AND FURTHER MADE OATH that he executed the same in the capacity therein stated and for the purposes therein contained.

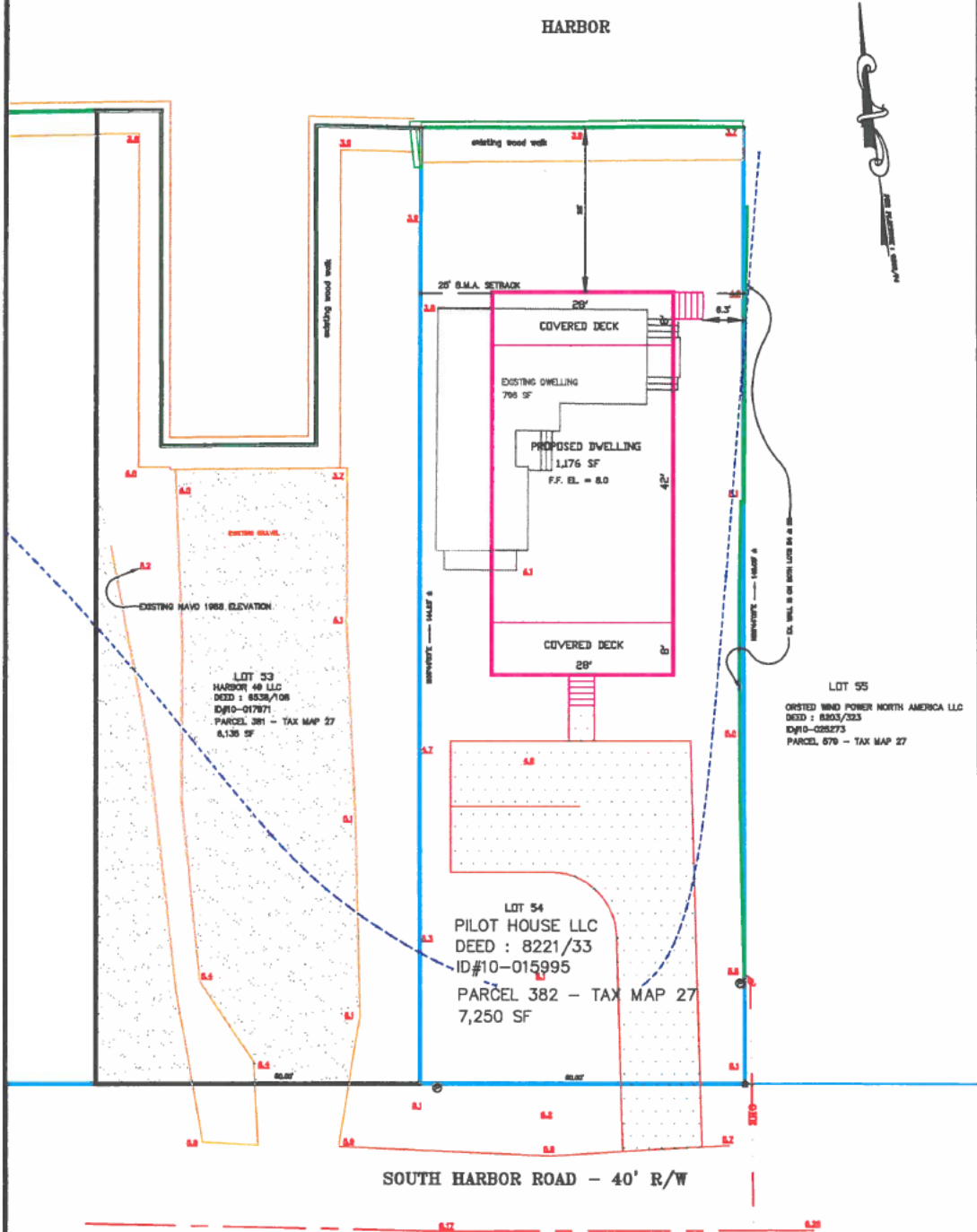
AS WITNESS my hand and official seal.

Tammy G. Bradford
Notary Public



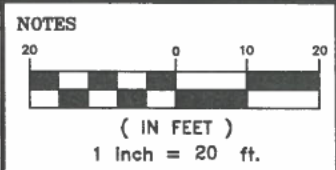
My Commission Expires: 4/18/2029

NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT, AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT OF WAYS OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.



PROPOSED SITE PLAN
LANDS OF PILOT HOUSE LLC
TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND

REFERENCE
 LOT AREA: 7,250 S.F. ±
 EX. ZONING: CM
 FLOOD ZONE: AE PER FIRM
 NO. 24047C0180H
 DATED 7-16-2015. BFE=5
 A.C.B.C.A. IS I.D.A.
 B.M.A. IS D W/25' SETBACK
 MIN. ACCURACY = 0.1'±



Frank G. Lynch, Jr.
& Associates, Inc.
 SURVEYING · LAND PLANNING
 10635 RACETRACK ROAD · BERLIN MARYLAND 21611
 (410) 641-6363 · 641-6773

DRAWN BY F.G.L. JR.
 FILE NO. 12610-26
 DATE 3-27-2026

WORCESTER COUNTY BOARD OF ZONING APPEALS
STAFF REPORT FOR:
CASE NO. 26-27

IMPORTANT NOTICE

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.

HEARING DATE: May 20, 2026

LOCATION: 12855 Harbor Road, Tax Map 27, Parcel 382, Lot 54, Tax District 10, Worcester County, Maryland.

APPROVAL REQUESTED: A special exception to enlarge and relocate an existing nonconforming use (a single-family dwelling) in the CM Commercial Marine District.

CODE REFERENCES: Zoning Code §§ ZS 1-116(c)(5), ZS 1-122(d)(1), ZS 1-214 and ZS 1-305.

PROPERTY HISTORY: The following records are on file for this property:

11/22/1995 Shoreline Construction Permit No. 40940 – Issued 11/28/1995 – Zoning Certificate issued 02/29/1996 – Permit to construct 50’ of replacement bulkhead.

COMMENTS: This property is improved with a SF residence constructed in 1960, according to tax records. The applicant proposes to remove the residence and construct a larger one more centrally located on the lot. The existing residence is considered nonconforming as single-family dwellings are not permitted as a principal or special exception use in the CM Commercial Marine District. As a nonconforming use the Code does allow, by special exception from the BZA, the use to be “reconstructed” and “expanded” by no more than 50% of the original gross floor area. As proposed, the residence meets all setbacks.

With respect to the special exception request, the Board must make findings that the proposed use or structure:

1. Will be in conformance with the County’s Comprehensive Plan.
2. Will be in harmony with the general character of the neighborhood considering population density, the design, scale and bulk of any proposed new structures, the intensity and character of the activity, traffic and parking conditions or the number of similar uses.

3. Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding neighborhoods; will cause no objectionable noise, vibration, fumes, odors, dust, glare or physical activity; and will not have a detrimental effect on ground- or surface water quality.
4. Will have no detrimental impact on vehicular or pedestrian traffic.
5. Will not adversely affect the health, safety, morals, security or general welfare of residents, workers, or visitors in the area.
6. Will not, in conjunction with existing development in the area and development permitted under existing zoning, overburden existing public services and facilities, including schools, police and fire protection, medical facilities, water, sanitary sewers, public roads, storm sewers, drainage and other public improvements.
7. Will meet the definitions and specific standards set forth elsewhere in this Title for such use.

SUBSEQUENT PROCESSES IF APPROVED:

1. Obtain a demolition permit for the existing residence, and a building permit and all other necessary approvals for the new residence.

OWNER: Pilot House LLC
11426 Newport Bay Drive
Berlin, MD 21811

APPLICANT : Hugh Cropper IV
9927 Stephen Decatur Highway, Suite F-12
Ocean City, MD 21842

PREPARED BY: Zoning Division Staff

In accordance with Section ZS 1-114, the Department has met the public notification requirements with regard to advertisement in a local paper, posting of property and notification of adjoining property owners.

APPLICATION TO :
BOARD OF ZONING APPEALS
WORCESTER COUNTY, MARYLAND
ONE WEST MARKET STREET
GOVERNMENT CENTER ROOM 1201
SNOW HILL, MD 21863-1070

OFFICE USE ONLY :
CASE NO: 26-23
DATE FILED: 4-9-2026
HEARING DATE: 5-11-2026
20

APPLICATION BEING MADE FOR:

<input type="checkbox"/> SPECIAL EXCEPTION	<input type="checkbox"/> FORESTRY
<input checked="" type="checkbox"/> VARIANCE	<input type="checkbox"/> CRITICAL AREA
<input type="checkbox"/> EXPANSION OF NONCONFORMING USE/STRUCTURE	<input type="checkbox"/> APPEAL
<input type="checkbox"/> OTHER	
<input checked="" type="checkbox"/> AFTER THE FACT	<input type="checkbox"/> ADMINISTRATIVE ADJUSTMENT
<input type="checkbox"/> PROPOSED	

TO THE BOARD OF ZONING APPEALS:

Pursuant to Section ZS 1-116 of the Worcester County Zoning Ordinance, enacted or as amended, request is hereby made for: An after-the-fact variance to encroach 1.54' into the 25' front yard setback (B.R.L.)

LOCATION OF PROPERTY:

TAX MAP: 33 PARCEL: 303 SECTION: _____ LOT/ BLOCK: 3
On the N/S/E/W of: Snug Harbor Road
1,000 (Feet, Miles), N/S/E/W of Stephen Decatur Highway

PROPERTY OWNER INFORMATION:

Owner's Name: Nicholas C. C. Craven & Casey Lee Craven Telephone: [REDACTED]
Address: 9800 Mooring View Lane, #23, Ocean City, MD 21842 E-Mail: [REDACTED]

APPLICANT INFORMATION:

Applicant's Name: MARK SPENCER CROPPER Telephone: [REDACTED]
Address: 6200 COASTAL HIGHWAY, SUITE 200, OC, MD 21842 E-Mail: [REDACTED]

Has property in question ever been subject of a previous appeal? (If yes, give case no. and date)

Is property located in the Chesapeake Bay Critical Area or Atlantic Coastal Bay Critical Area, or its tributaries? Yes If so, has information been submitted in accordance with Worcester County's Critical Area Program Regulations? N/A

OFFICE USE ONLY: MINIMUM REQUIRED SETBACKS:

FRONT: 25' FROM CENTERLINE OF ROAD RIGHT-OF-WAY REAR : 30'
FROM PROPERTY LINE LEFT SIDE: 8'
RIGHT SIDE: 8'

ZONING DISTRICT: R-2

TAX DISTRICT: 10

[Signature]
Signature of Owner or Legal Representative

[Signature]
Signature of Applicant

SEE NEXT PAGE FOR NOTARY (BOTH OWNER AND APPLICANT TO BE NOTARIZED)

Mark Spencer Cropper
6200 Coastal Highway, Suite 200
Ocean City, MD 21842

Mark Spencer Cropper
6200 Coastal Highway, Suite 200
Ocean City, MD 21842

**BOARD OF ZONING APPEALS APPLICATION
NOTARY PAGE FOR BOTH
OWNER AND APPLICANT**

STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (OWNER)

I HEREBY CERTIFY that on this 8TH day of APRIL
20 26 before me, a Notary Public in and for the State and County aforesaid,
personally appeared MARK SPENCER CROPPER, known to me (or
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged he executed the same for the purposes therein
contained AND FURTHER MADE OATH that he executed the same in the capacity
therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.



Notary Public



My Commission Expires: 06.01.2028

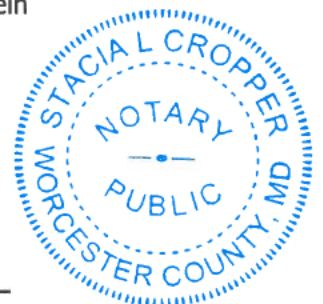
STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (APPLICANT)

I HEREBY CERTIFY that on this 8TH day of APRIL
20 26 before me, a Notary Public in and for the State and County aforesaid,
personally appeared MARK SPENCER CROPPER, known to me (or
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged he executed the same for the purposes therein
contained AND FURTHER MADE OATH that he executed the same in the capacity
therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.



Notary Public



My Commission Expires: 06.01.2028

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 10 Account Identifier - 368391

Owner Information

Owner Name: CRAVEN NICHOLAS CHARLES CHUNG Use: RESIDENTIAL
 CRAVEN CASEY LEE Principal Residence: YES
 Mailing Address: 12122 SNUG HARBOR DR Deed Reference: /08981/ 00077
 BERLIN MD 21811-

Location & Structure Information

Premises Address: 12122 SNUG HARBOR DR Legal Description: LOT 3 1.41 AC
 BERLIN 21811- S/S SNUG HARBOR RD
 SEASIDE SUBDIV

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	153037
0033	0010	0303	10070070.24	1249			3	2026	Plat Ref:	

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2025	2,490 SF		1.4100 AC	000000

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1 1/2	NO	STANDARD UNIT	SIDING/	4	3 full/ 1 half		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2026	07/01/2025	07/01/2026
Land:	132,400	132,400		
Improvements	485,100	557,800		
Total:	617,500	690,200	617,500	641,733
Preferential Land:	0	0		

Transfer Information

Seller: RAZAUSKAS RICHARD A	Date: 07/22/2025	Price: \$450,000
Type: ARMS LENGTH IMPROVED	Deed1: /08981/ 00077	Deed2:
Seller: ASSATEAGUE DEVELOPERS INC	Date: 12/29/1998	Price: \$42,900
Type: ARMS LENGTH VACANT	Deed1: SVH /02625/ 00232	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

Resort Land Title & Escrow, LLC
File No. 25-7430W
Tax ID # 10-368391
Underwriter: Commonwealth Land Title Insurance Company

Worcester County Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$2,250.00
TOTAL \$2,310.00
Susan Braniecki, Clerk AD
Jul 22, 2025 03:48 pm

THIS DEED made this 16th day of July, 2025 by and between **RICHARD A. RAZAUSKAS AND KIMBERLY D. RAZAUSKAS, Maryland residents**, parties of the first part, Grantors; and **NICHOLAS CHARLES CHUNG CRAVEN AND CASEY LEE CRAVEN**, parties of the second part, Grantees.

- WITNESSETH -

THAT FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$450,000.00)**, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said **Nicholas Charles Chung Craven and Casey Lee Craven, husband and wife**, as tenants by the entireties, their assigns and unto the survivor of them, his or her personal representatives and assigns, forever in fee simple,

All that certain lot or parcel of land lying and being situate in the Tenth Election District of Worcester County, Maryland, described as Lot No. Three (3), as designated and distinguished on the Plat entitled "Record Plat 'Seaside' Subdivision for Assateague Developers, Inc.", prepared by L. E. Bunting Surveys, Inc., which said Plat is recorded among the Land Records of Worcester County, Maryland, in Plat Book R.H.O. No. 153, folio 37, et seq. The improvements thereon being known as 12122 Snug Harbor Drive, Ocean City, Maryland 21811. Tax ID# 10-368391

Being the same lot of ground conveyed unto Richard A. Razauskas and Kimberly D. Razauskas herein by deed dated December 21, 1998, and recorded December 29, 1988, among the Land Records of Worcester County, Maryland in Liber 2625 folio 232, et seq.

TOGETHER with the improvements thereon and the rights, roads, ways, waters, privileges and appurtenances to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said **Nicholas Charles Chung Craven and Casey Lee Craven, husband and wife**, as tenants by the entireties, their assigns and unto the survivor of them, his or her personal representatives and assigns, forever in fee simple,

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

PAID
Water & Wastewater
Worcester Co. Treasurer
07/22/2025 LCR
Worcester County, MD Finance Officer
Recordation Tax \$2970.00
Transfer Tax \$2000.00
By/Date: LCR 07/22/2025

TAXES FOR WHICH ASSESSMENTS
HAVE BEEN RECEIVED HAVE BEEN
PAID AS OF THIS DATE
07/22/2025 LCR
Worcester County Finance Officer
EXCEPT PERSONAL PROPERTY

As Witness the hands and seals of said Grantors, the day and year first above written.

[Signature]
WITNESS

[Signature] (SEAL)
RICHARD A. RAZAUSKAS

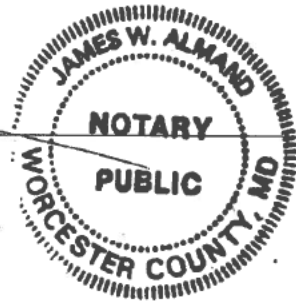
[Signature] (SEAL)
KIMBERLY D. RAZAUSKAS

STATE OF MARYLAND
COUNTY OF WORCESTER, to wit:

I hereby certify that on the 16th day of **July, 2025**, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared **Richard A. Razauskas and Kimberly D Razauskas**, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.

[Signature]
NOTARY PUBLIC



My Commission Expires: 6-7-2027

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Supreme Court of Maryland.

[Signature] (SEAL)
James W. Almand

AFTER RECORDING, PLEASE RETURN TO:
Resort Land Title & Escrow, LLC
6200 Coastal Highway, Suite 200
Ocean City, MD 21842
410.723.1400

Owner/Occupant Affidavit:


Pursuant to Section 13-408 Tax Property Article


The undersigned state under penalties of perjury that the contents of this affidavit are true to the best of his/her/their knowledge, information and belief:

1. That the undersigned is/are the purchaser(s) of the property located at 12122 Snug Harbor Drive being residentially improved real property, and being more particularly described as Worcester County, Maryland:
And
2. That the undersigned will occupy the herein described property as his/her/their principal residence by actually occupying the residence for at least 7 months of a 12 month period.; and

This affidavit is being executed in order to qualify for and obtain a partial exemption from the applicable County Transfer Tax pursuant to Section 13-408 of the Tax Property Article.

NOTE: All Grantees must sign.

 (SEAL)
Nicholas Charles Chung Craven

 (SEAL)
Casey Lee Craven

STATE OF MARYLAND
COUNTY OF WORCESTER, to wit:

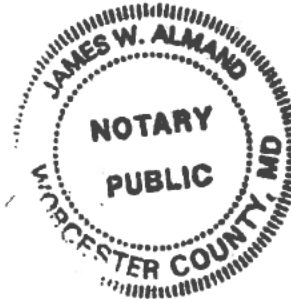
I hereby certify that on the 16th day of July, 2025, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Nicholas Charles Chung Craven and Casey Lee Craven, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.


Signature of Notary Public

My Commission Expires: 6-7-2027

Note: This must be signed by the borrower and not by an attorney in fact.



State of Maryland Land Instrument Intake Sheet

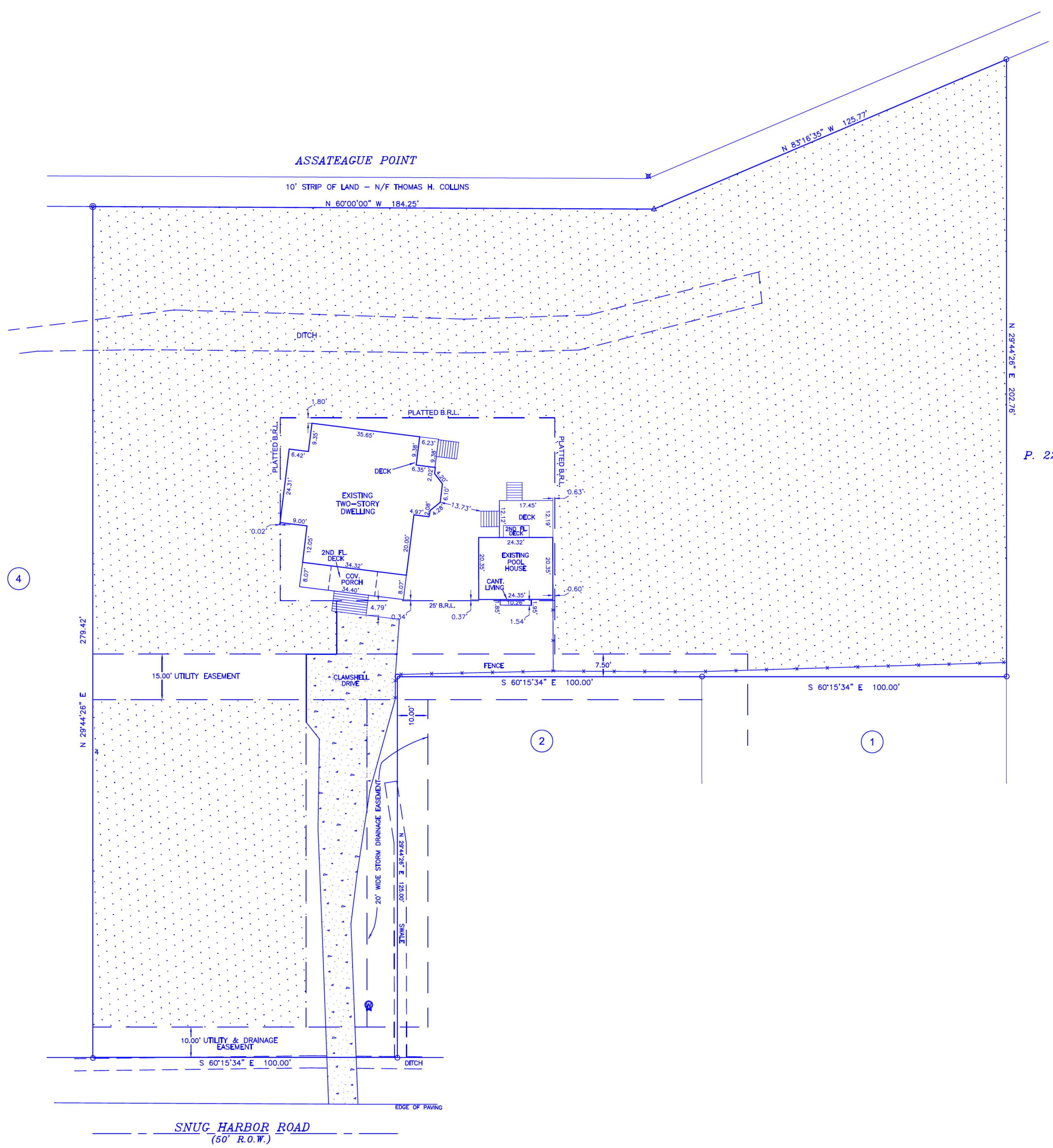
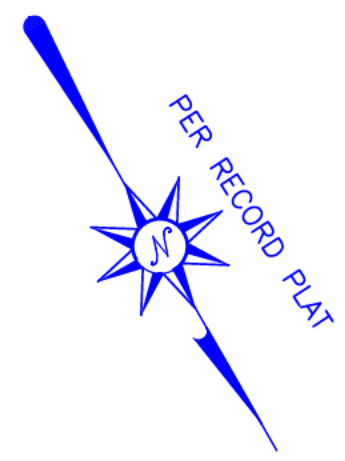
Baltimore City [x] County: Worcester
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only - All Copies Must Be Legible)

Form sections 1-11 including: Type(s) of Instruments, Conveyance Type Check Box, Tax Exemptions, Consideration and Tax Calculations, Fees, Description of Property, Transferred From/To, Other Names to Be Indexed, Contact/Mail Information, and Assessment Information.

Worcester County Circuit Court (Land Records) SRB-8981-P-0080-MSA-CE-31-0157-Date available 7/25/2025-Printed 4/16/2026

Space Reserved for County Validation

Space Reserved for Circuit Court Clerk Recording Validation



P. 223

AS-CONSTRUCTED SURVEY

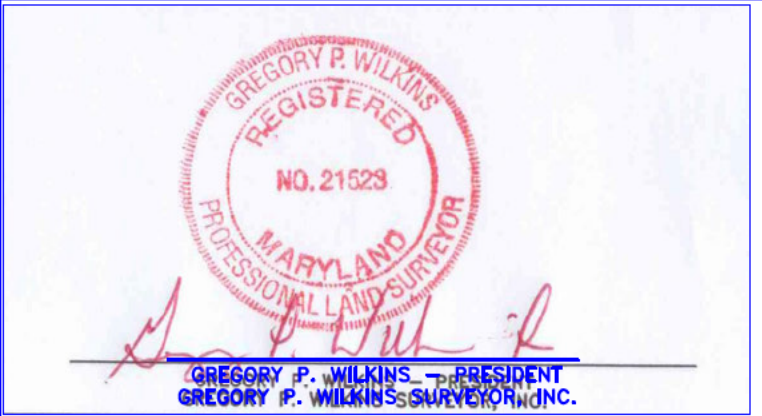
HOUSE NO. 12122
 LOT 3 - SEASIDE SUBDIVISION
 TENTH TAX DISTRICT
 WORCESTER COUNTY, MARYLAND
 TAX MAP 33, P/O PARCEL 303
 LOT AREA = 61,498 SQ. FT.±
 BUILDABLE AREA = 5,367 SQ. FT.±
 CURRENTLY ZONED R-2
 REQUIRED SETBACKS AS SHOWN
 FLOOD ZONE X.2 & AE; BASE FL. ELEV. = 5.0'
 PLAT REFERENCE: 153/37

LEGEND

- FOUND IRON ROD
- FOUND IRON PIPE
- ✕ FOUND AXLE
- △ UNMARKED POINT
- ⊙ SET MAG NAIL
- ⊕ WATER METER
- ⊖ WATER VALVE
- FOREST CONSERVATION AREA



PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
 PREPARED BY ME OR UNDER MY RESPONSIBLE
 CHARGE AND THAT I AM A DULY LICENSED
 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS
 OF THE STATE OF MARYLAND LICENSE NO. 21523,
 EXPIRATION DATE 07-15-2027.



GREGORY P. WILKINS
 SURVEYOR, INC.
 12626 OLD BRIDGE ROAD
 OCEAN CITY, MARYLAND 21842
 (410)213-0222

SCALE: 1" = 20'	DATE: 2/18/2026
DRAWN BY: GPWB	JOB NO.: 7896

**WORCESTER COUNTY BOARD OF ZONING APPEALS
STAFF REPORT FOR:
CASE NO. 26-23**

IMPORTANT NOTICE

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.

HEARING DATE: May 20, 2026

LOCATION: 12122 Snug Harbor Road, Tax Map 33, Parcel 303, Lot 3, Tax District 10, Worcester County, Maryland.

APPROVAL REQUESTED: An after-the-fact variance to the front yard setback from 25 feet to 23.46 feet (to encroach 1.54 feet) for an existing cantilevered living area above an existing pool house in the R-2 Suburban Residential District.

CODE REFERENCES: Zoning Code §§ ZS 1-116(c)(4), ZS 1-206(b)(2), ZS 1-206(d)(1) and ZS 1-305.

PROPERTY HISTORY: The following records are on file for this property:

- 08/07/2012 Permit No. 12-0753 – Issued 10/15/2012 – C/O never issued and new permit issued to complete construction (see below) - Permit for a proposed SF dwelling with accessory swimming pool and pool house.
- 05/31/2024 Permit No. 24-0744 – Issued 10/02/2024 – C/O pending - Permit to complete the SF dwelling begun with Permit No. 12-0753 and retrofit the pool house back to the approved plans.

COMMENTS: Construction of this residence and pool house began in 2012 and a new permit was issued in 2024 to complete the construction. The current owners purchased this property in 07/2025, and an as-built survey prepared in 02/2026 indicated that a 2nd floor cantilevered living space in the detached pool house encroached 1.54' into the platted 25' front yard setback, requiring a variance.

For the variance request, the Board must make findings that the applicant has demonstrated the following:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved.

2. Literal interpretation of the provisions of this Title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Title.
3. The special conditions or circumstances did not result from actions of the applicant.
4. The condition or circumstance is not one that could be reasonably provided for under legislation of general applicability within the zoning district and shall be granted only on account of the uniqueness of the situation.

SUBSEQUENT PROCESSES IF APPROVED:

1. Obtain any remaining inspections and a Certificate of Use and Occupancy associated with Building Permit No. 24-0744.

OWNER: Nicholas C. C. Craven & Casey Lee Craven
9800 Mooring View Lane, #23
Ocean City, MD 21842

APPLICANT : Mark Spencer Cropper
6200 Coastal Highway, Suite 200
Ocean City, MD 21842

PREPARED BY: Zoning Division Staff

In accordance with Section ZS 1-114, the Department has met the public notification requirements with regard to advertisement in a local paper, posting of property and notification of adjoining property owners.

APPLICATION TO :
BOARD OF ZONING APPEALS
WORCESTER COUNTY, MARYLAND
ONE WEST MARKET STREET
GOVERNMENT CENTER ROOM 1201
SNOW HILL, MD 21863-1070

OFFICE USE ONLY :

CASE NO: 26-24
DATE FILED: 4-10-2026
HEARING DATE: 5-20-2026

APPLICATION BEING MADE FOR:

SPECIAL EXCEPTION
 VARIANCE
 EXPANSION OF NONCONFORMING USE/STRUCTURE
 OTHER

FORESTRY
 CRITICAL AREA
 APPEAL

AFTER THE FACT PROPOSED ADMINISTRATIVE ADJUSTMENT

TO THE BOARD OF ZONING APPEALS:

Pursuant to Section ZS 1-116 of the Worcester County Zoning Ordinance, enacted or as amended, request is hereby made for: A special exception per ZS 1-209 (c) (15) for a storage yard/marine yard; a variance of 25' from 50' front yard setback from CL of Sinepuxent Road per ZS 1-305(b)(1); variance of 45' from 50' front yard setback from 611 ROW; and a special exception per ZS 1-305(K)(3)(A) and (C) for a privacy fence 8' in height in front yard setback

LOCATION OF PROPERTY:

TAX MAP: 26 PARCEL: 211 SECTION: _____ LOT/ BLOCK: _____
On the N/S/E/W of: Stephen Decatur Highway
20 (Feet/Miles), N/S/E/W of Airport Road

PROPERTY OWNER INFORMATION:

Owner's Name: 611 Holdings II, LLC Telephone: _____
Address: 57 Randolph Road, Silver Spring, MD 20904 E-Mail: _____

APPLICANT INFORMATION:

Applicant's Name: MARK SPENCER CROPPER Telephone: _____
Address: 6200 COASTAL HIGHWAY, SUITE 200, OC, MD 21842 E-Mail: _____

Has property in question ever been subject of a previous appeal? (If yes, give case no. and date)

Is property located in the Chesapeake Bay Critical Area or Atlantic Coastal Bay Critical Area, or its tributaries? No If so, has information been submitted in accordance with Worcester County's Critical Area Program Regulations? N/A

OFFICE USE ONLY: MINIMUM REQUIRED SETBACKS:
FRONT: 50' FROM CENTERLINE OF ROAD RIGHT-OF-WAY (Sinepuxent Rd.) REAR: N/A
50' FROM PROPERTY LINE (MD 611 - Stephen Decatur Hwy) LEFT SIDE: 6'
RIGHT SIDE: 6'

ZONING DISTRICT: C-1 **TAX DISTRICT:** 10

Signature of Owner or Legal Representative _____
Signature of Applicant

SEE NEXT PAGE FOR NOTARY (BOTH OWNER AND APPLICANT TO BE NOTARIZED)

Mark Spencer Cropper
6200 Coastal Highway, Suite 200
Ocean City, MD 21842

Mark Spencer Cropper
6200 Coastal Highway, Suite 200
Ocean City, MD 21842

**BOARD OF ZONING APPEALS APPLICATION
NOTARY PAGE FOR BOTH
OWNER AND APPLICANT**

STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (OWNER)

I HEREBY CERTIFY that on this 9TH day of APRIL
20 26 before me, a Notary Public in and for the State and County aforesaid,
personally appeared MARK SPENCER CROPPER, known to me (or
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged he executed the same for the purposes therein
contained AND FURTHER MADE OATH that he executed the same in the capacity
therein stated and for the purposes therein contained.



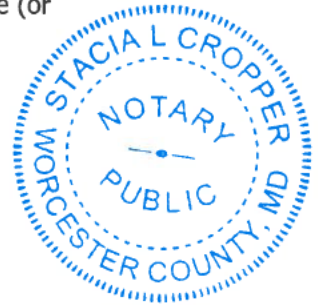
AS WITNESS my hand and official seal.

Stacia L Cropper
Notary Public

My Commission Expires: 06-01-2028

STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (APPLICANT)

I HEREBY CERTIFY that on this 9TH day of APRIL
20 26 before me, a Notary Public in and for the State and County aforesaid,
personally appeared MARK SPENCER CROPPER, known to me (or
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged he executed the same for the purposes therein
contained AND FURTHER MADE OATH that he executed the same in the capacity
therein stated and for the purposes therein contained.



AS WITNESS my hand and official seal.

Stacia L Cropper
Notary Public

My Commission Expires: 06-01-2028

10/23/23
175-
(12, 021.56)

THIS DEED, made this 11th day of August, 2023, by **Series I of Balsamo Real Estate, LLC**, a Delaware Series limited liability company, hereinafter called Grantor, WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One Hundred Fifty-Five Thousand and 00/100 Dollars (\$155,000.00), the receipt of which is hereby acknowledged, the said Grantor hereby grants and conveys unto **611 Holdings II, LLC**, a Maryland limited liability company, hereinafter called Grantee, its successors and assigns, forever in fee simple:

All that lot or parcel of land lying and being situate in the Tenth Election District of Worcester County, Maryland on the Westerly side of the Stephen Decatur Memorial Road and the Easterly side of the old Sinepuxent Road, more particularly described as follows: BEGINNING at an iron rod and the letter A on the plat hereinafter referred to said point being on the Easterly side of the old Sinepuxent Road; thence North 49 degrees 14 minutes 40 seconds East 93.06 feet to the letter B on the aforesaid plat; thence North 36 degrees 34 minutes 40 seconds East 429.00 feet to the letter C on the aforesaid plat; thence North 39 degrees 34 minutes 40 seconds East 99.00 feet to the letter D on the aforesaid plat; thence North 46 degrees 04 minutes 40 seconds East 99.00 feet to the letter E on the aforesaid plat thence North 48 degrees 34 minutes 40 seconds East 99.00 feet to the letter F on the aforesaid plat; thence North 59 degrees 49 minutes 40 seconds East 100.98 feet to the letter G on the aforesaid plat; thence North 65 degrees 29 minutes 40 seconds East 259.55 feet to the letter H on the aforesaid plat; thence South 85 degrees 41 minutes 20 seconds East 33.60 feet to the letter I on the aforesaid plat; thence South 43 degrees 18 minutes 40 seconds West 1186.75 feet to the letter J on the aforesaid plat; thence North 39 degrees 55 minutes 20 seconds West 120.40 feet to the letter A on the aforesaid plat and the place of beginning; containing 3.51 acres of land, more or less, as platted and surveyed by Edward H. Richardson Associates, Inc., Consulting Engineers and Licensed Surveyors, in December, 1964; said plat being duly recorded among the Land Records of Worcester County, Maryland, in Plat Book F.W.H. No. 2, folio 73; SAVING AND EXCEPTING THEREFROM, HOWEVER, so much thereof as was granted and conveyed unto the State of Maryland, to the use of the State Highway Administration of the Department of Transportation, from Edward P. Lyons, et al., by Deed dated April 24, 1987, recorded among the aforesaid Land Records in Liber W.C.L. No. 1330, folio 444, et seq., said property thereby conveyed purported therein to contain .877 acres of land, more or less.

BEING all and the same property conveyed unto Series I of Balsamo Real Estate, LLC, a Delaware Series limited liability company, by Deed dated December 21, 2022 and recorded among the Land Records of Worcester County, Maryland in Liber SRB No. 8525, folio 31, et seq.

TOGETHER with the improvements thereon and the rights, roads, ways, waters, privileges and appurtenances to the same belonging or in anywise appertaining.

Ayres, Jenkins, Gordy & Almand, P.A.
6200 Coastal Hwy., Suite 200
Ocean City, MD 21842

WORCESTER COUNTY CIRCUIT COURT (Laini Roberts) SRB 0022 P.U.110 WDA CE_01_0730. Date available 07/21/2023. Filenumber 41012020.

TO HAVE AND TO HOLD the above described property unto the Grantee, its successors and assigns, forever in fee simple.

AND the said Grantor hereby covenants to warrant specially the property hereby conveyed and to execute such other and further assurances of the same as may be requisite.

AS WITNESS the hand and seal of the Grantor herein the day and year first above written.

WITNESS:

Series I of Balsamo Real Estate, LLC

[Signature]

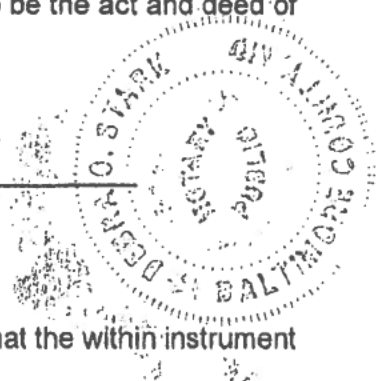
By: [Signature] (SEAL)
Joseph J. Balsamo, Manager

STATE OF MARYLAND, COUNTY OF WORCESTER, to wit:

I HEREBY CERTIFY that on this 24th day of July, 2023, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Joseph J. Balsamo, who made oath in due form of law and under penalties of perjury that he is the Manager of Series I of Balsamo Real Estate, LLC, a Delaware Series limited liability company, and who being authorized so to do, acknowledged the foregoing Deed to be the act and deed of said limited liability company.

AS WITNESS my hand and Notarial Seal.

[Signature]
NOTARY PUBLIC



My Commission Expires:

5/13/26

I, an Attorney-at-Law of the State of Maryland, do hereby certify that the within instrument was either prepared by me or prepared under my supervision.

[Signature]
Mark Spencer Cropper

After recording return to:
Ayres, Jenkins, Gordy & Almand, P.A.
6200 Coastal Highway, Suite 200
Ocean City, MD 21842
File No. 23-2712C

TAXES FOR WHICH ASSESSMENTS
HAVE BEEN RECEIVED HAVE BEEN
PAID AS OF THIS DATE. 08/16/23
Worcester County Finance Officer
By: [Signature]
EXCEPT PERSONAL PROPERTY

Worcester County
Water & Wastewater
NO ASSESSMENT
Date 8/16/23 BY [Signature]

TRANSFER TAX PAID
FINANCE OFFICER
WORCESTER COUNTY MARYLAND
By: [Signature] Date 08/16/23
Tax \$ 775.00

WORCESTER COUNTY CIRCUIT COURT (Lanin Records) SRD 0022 P.U.111 MSA_VE_31_0790. Date available 01/21/2023. Printed 4/10/2020.

WORCESTER COUNTY CIRCUIT COURT (LAND RECORDS) CASE 0022 P.0112 MSA_DE_31_0/80. DATE AVAILABLE 02/11/2023. FILED 4/01/2020.

LR - Dead (w Taxes)
 Recording Fee no CT
 20.00

Name: series 1/611
 holdings
 Ref:

LR - Surcharge -
 linked 40.00
 LR - Recordation Tax -
 linked 1,023.00
 LR - State Transfer
 Tax - linked 775.00
 LR - NR Tax - lkd
 12,021.36

SubTotal: 13,870.36

Total: 13,870.36
 08/16/2023 02:27
 CC23-MT
 #17487076 CC0104 -
 Worcester
 County/CC01.04.02 -
 Register 02

AUG 16 2023 The foregoing instrument
 filed for record and is accordingly recorded
 among the land records of Worcester County,
 Maryland.

Shen Froued Clerk

State of Maryland Land Instrument Intake Sheet

County: Worcester County

Information provided is for use of the Clerk's Office, State Department of Assessments and Taxation and County Finance Office only.

(Type or Print in Black Ink Only--All Copies Must Be Legible)

1		Type(s) of Instruments		([...] Check Box if Addendum Intake Form is Attached)			
		<input type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other		<input type="checkbox"/> Other	
		<input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Lease				
2		Conveyance Type Check box		<input checked="" type="checkbox"/> Improved Sale Arms-Length[1]	<input type="checkbox"/> Unimproved Sale Arms-Length[2]	<input type="checkbox"/> Multiple Accounts Arms-Length[3]	<input type="checkbox"/> Not an Arms-Length Sale[9]
3		Tax Exemptions (if Applicable) Cite or Explain Authority		Recordation			
				State Transfer			
				County Transfer			
4		Consideration And Tax Calculation		Consideration Amount		Finance Office Use Only	
		Purchase Price/Consideration	\$155,000.00	Transfer and Recordation Tax Consideration			
		Any New Mortgage		Transfer Tax Consideration	\$		
		Balance of Existing Mortgage		X()%	=	\$	
		Other:		Less Exemption Amount	\$		
				Total Transfer Tax	\$		
		Other		Recordation Tax Consideration	\$		
				X()per.\$500	=	\$	
		Full Cash Value		TOTAL DUE	\$		
5		Fees		Amount of Fees		Doc. 1	Doc. 2
		Recording Charge	\$20.00			Agent:	
		Surcharge	\$40.00			Tax Bill:	
		State Recordation Tax	\$1,023.00			C.B. Credit:	
		State Transfer Tax	\$775.00			Ag. Tax/Other:	
		County Transfer Tax	\$775.00				
		Other					
		Other					
6		Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(l)		District	Property Tax ID No.(1)	Grantor Liber/Folio	Map
				10	011744	8525/0031	0026
				Parcel No.	Var.LOG		
				0211	(5)		
				Subdivision Name	Lot(3a)	Block (3b)	Sect/AR(3c)
				Plat Ref.	SqFt/Acreage (4)		
				Location/Address of Property Being Conveyed (2)			
				Stephen Decatur Highway Parcel 211, Ocean City, MD 21842			
				Other Property Identifiers (if applicable)			
				Water Meter Account No.			
				Residential [X] or Non-Residential [] Fee Simple [X] or Ground rent [] Amount:			
				Partial Conveyance? [] Yes [X] No Description/Amt. of SqFt/Acreage Transferred:			
				If Partial Conveyance, List Improvements Conveyed:			
7		Transferred From		Doc.1 - Grantor(s) Name(s)		Doc.2 - Grantor(s) Name(s)	
				Series I of Balsamo Real Estate, LLC			
				Doc.1 - Owner(s) of Record; if Different from Grantor(s)		Doc.2 - Owner(s) of Record, if Different from Grantor(s)	
8		Transferred to		Doc.1 - Grantee(s) Name(s)		Doc.2 - Grantee(s) Names(s)	
				611 Holdings II, LLC			
				New Owner's (Grantee) Mailing Address			
				57 Randolph Road, Silver Spring, MD 20904			
9		Other Names To Be Indexed		Doc.1 - Additional Names to be Indexed (Optional)		Doc.2 - Additional Names to be Indexed (Optional)	
10		Contact/Mail Information		Instrument Submitted By or Contact Person			
				Name: Lynn C. Ransley [] Return to Contact Person			
				Firm: Ayres, Jenkins, Gordy & Almand, P.A. [X] Hold for Pickup			
				Address: 6200 Coastal Highway, Suite 200, Ocean City, MD 21842			
				Phone: (410) 723-1400 [] Return Address Provided			
11		IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER					
		Assessment Information		[] Yes [X] No Will the property being conveyed be the grantee's principal residence?			
				[] Yes [X] No Does transfer include personal property? If yes, identify:			
				[] Yes [X] No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).			
				Assessment Use Only - Do Not Write Below This Line			
				[] Terminal Verification [] Agricultural Verification [] Whole [] Pad [] Tran. Process Verification			
				Transfer Number:		Date Received:	
				Deed Reference:		Assigned Property No.:	
		Year		Geo.		Map	
		Land		Zoning		Sub.	
		Buildings		Use		Block	
				Parcel		Plat	
				Section		Lot	
				Occ.Cd.			

I RECEIVED THIS DOCUMENT FROM THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION. DATE AVAILABLE 01/17/2023. FILED 4/10/2020.

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 10 Account Identifier - 011744

Owner Information

Owner Name: 611 HOLDINGS II LLC Use: COMMERCIAL
 Principal Residence: NO
 Mailing Address: 57 RANDOLPH RD Deed Reference: /08622/ 00110
 SILVER SPRING MD 20904-0000

Location & Structure Information

Premises Address: STEPHEN DECATUR HWY Legal Description: 2.6235 ACS BTW
 OCEAN CITY 21842-0000 SINEPUXENT & STEPHEN
 DECATUR ROADS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0026	0018	0211	12080.24	0000				2025	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			2.6200 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value		Phase-in Assessments	
		As of	As of	As of	As of
Land:	155,000	01/01/2025	07/01/2025	07/01/2025	07/01/2026
Improvements	0	0			
Total:	155,000	152,300	152,300	152,300	152,300
Preferential Land:	0	0			

Transfer Information

Seller: BALSAMO REAL ESTATE LLC Type: ARMS LENGTH VACANT	Date: 08/16/2023 Deed1: /08622/ 00110	Price: \$155,000 Deed2:
Seller: BALSAMO JOSEPH J Type: NON-ARMS LENGTH OTHER	Date: 02/01/2023 Deed1: /08525/ 00031	Price: \$0 Deed2:
Seller: PARKER EUGENE R JR Type: ARMS LENGTH VACANT	Date: 11/25/1997 Deed1: RHO /02456/ 00401	Price: \$132,000 Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

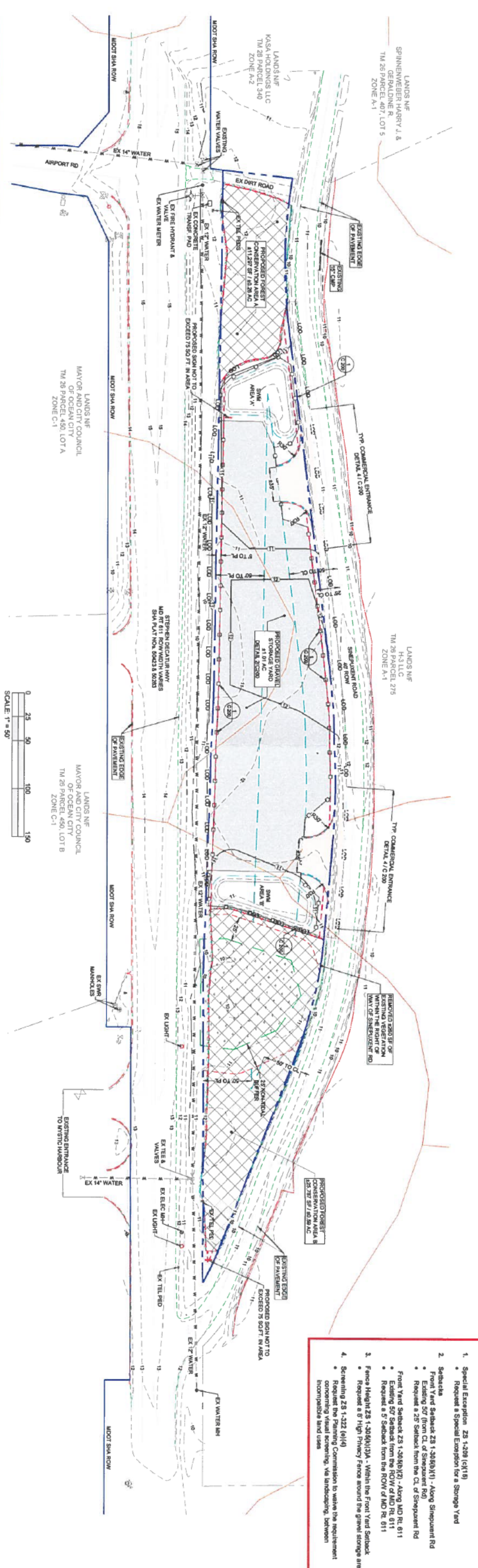
Special Tax Recapture: None

Homestead Application Information

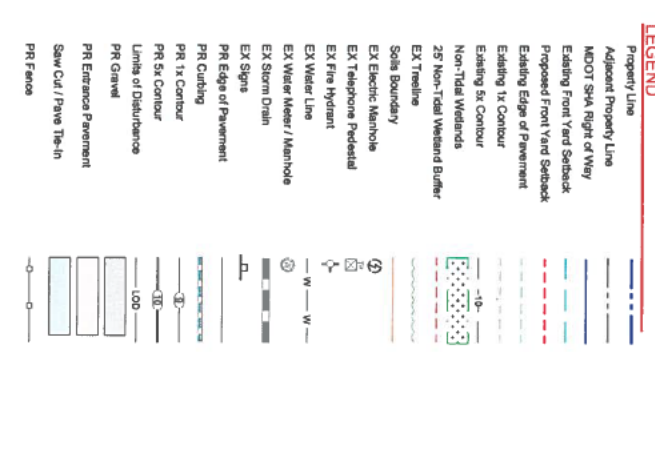
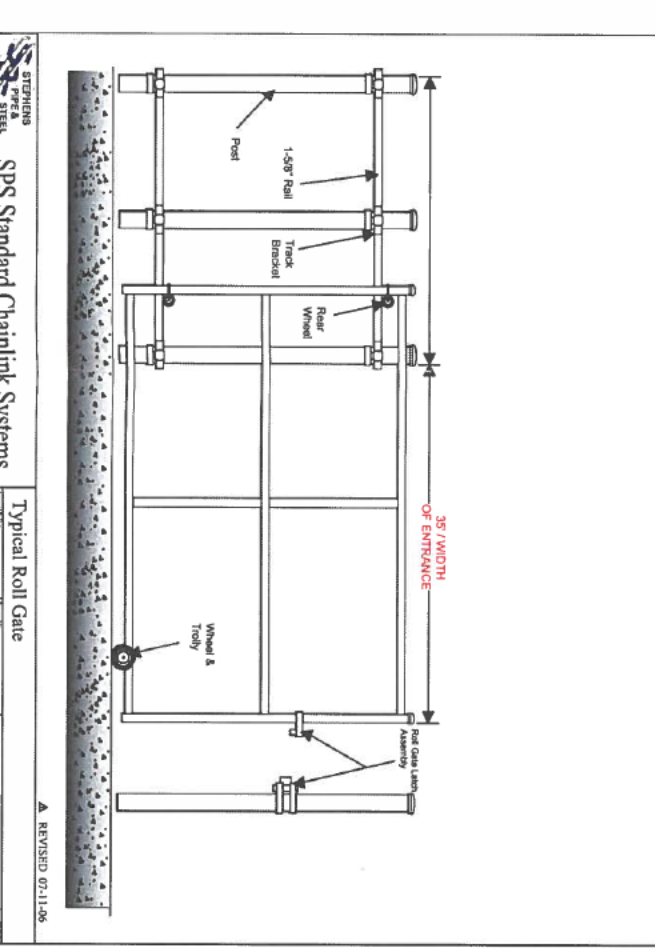
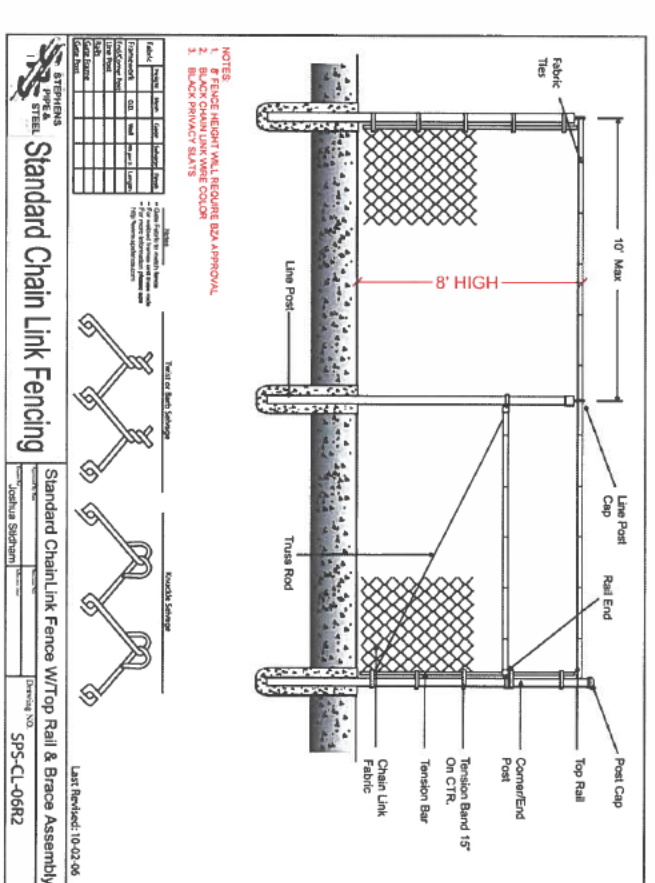
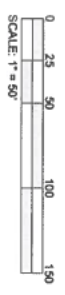
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:



- VARIANCE REQUEST**
1. Special Exception ZS 1-206 (c)(15)
 2. Request a Special Exception for a Storage Yard
 3. Setbacks
 - Front and Sideback ZS 1-248(a)(1) - Along Shepquart Rd
 - Front and Sideback ZS 1-248(a)(2) - Along MD Rt. 611
 - Existing 50' Setback from the ROW of MD Rt. 611
 - Request a 5' Setback from the ROW of MD Rt. 611
 4. Fence Height ZS 1-248(b)(2)(A) - Within the Front Yard Setback
 - Request a 8' High Privacy Fence around the gravel storage area
 5. Screening ZS 1-222 (e)(4)
 - Request the Planning Commission to waive the requirement concerning visual screening, via landscaping, between incompatible land uses



1
C 200

NOTE
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PROGRESS PRINT NOT FOR CONSTRUCTION

VISTA DESIGN INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
1104 N. Ocean Hwy., Suite 400, Ocean City, MD 21841
P.O. Box 100, Ocean City, MD 21841
www.vistadesign.com

611 HOLDINGS II STORAGE YARD

SITE PLAN MINOR SITE PLAN BZA VARIANCE REQUEST

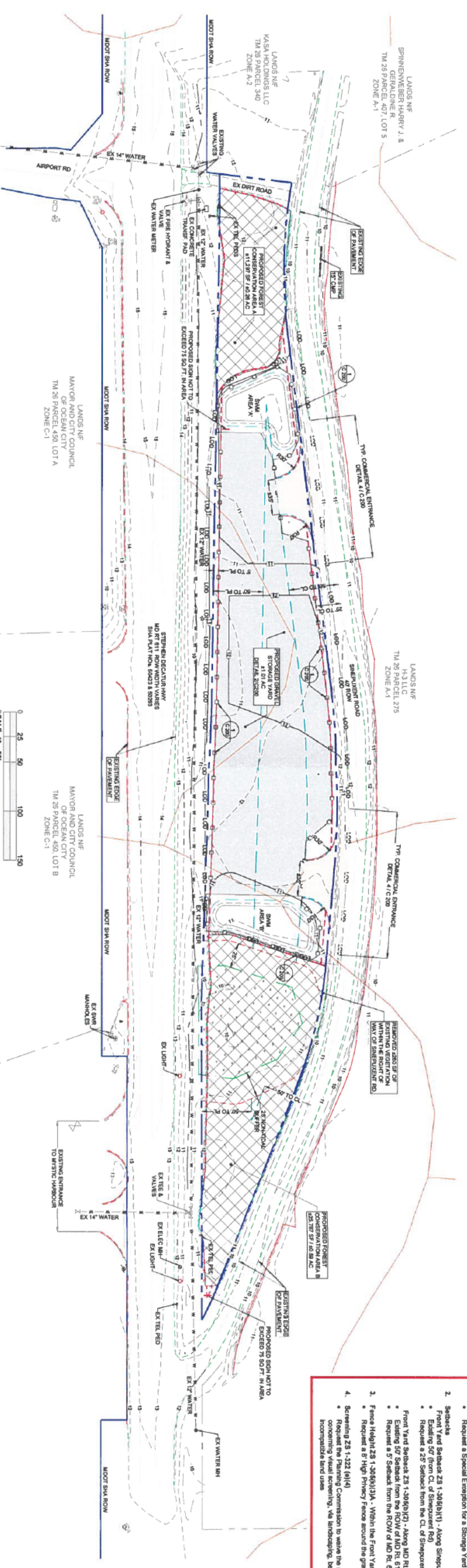
PROJECT DATA

Tax Map	26	Parcel	211
CITY	OCEAN CITY	COUNTY	MARYLAND
Drawn By	SE	Checked By	ASE
Date	04/09/24	Scale	1" = 50'

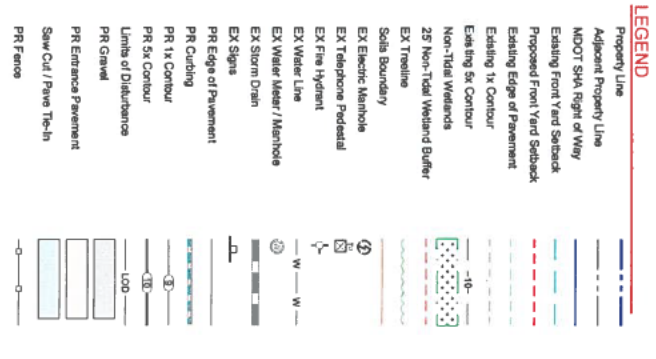
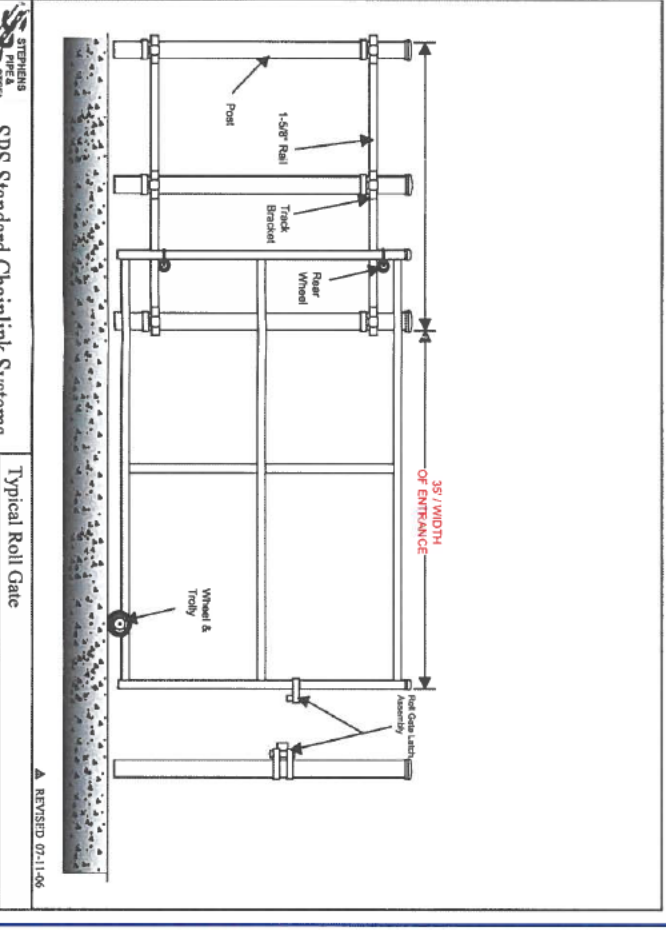
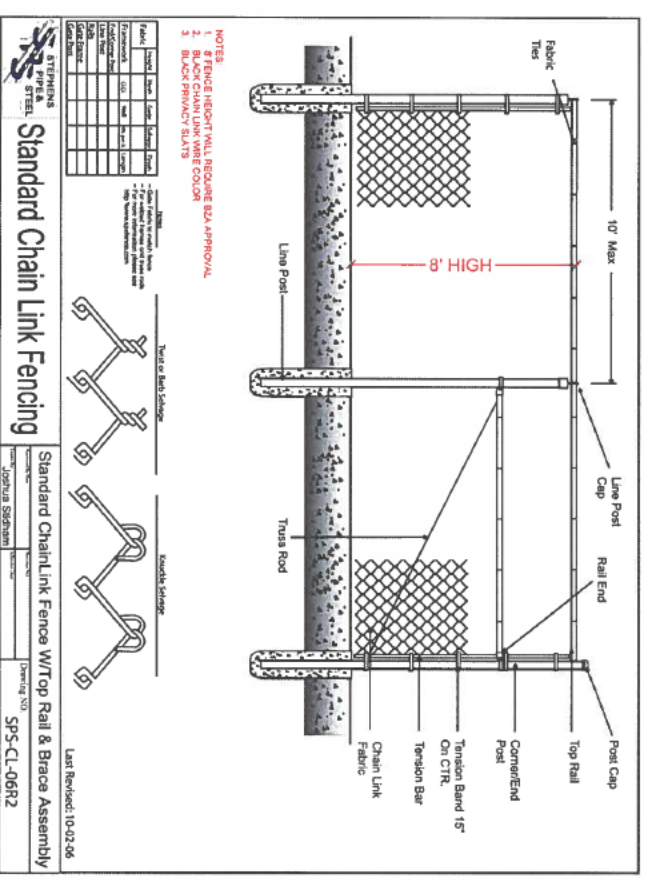
REVISIONS

No.	Description	Date

Project No. **23-051**
File Name: **SP 031326.dwg**
Sheet No. **1 of 1**



- VARIANCE REQUEST**
- Special Exception ZS 1-208 (C418)
 - Request a Special Exemption for a Storage Yard
 - Setbacks
 - Front Yard Setback ZS 1-208(B)(1) - Along Spenquart Rd
 - Request a 50' Setback from the CL of Spenquart Rd
 - Request a 25' Setback from the CL of Spenquart Rd
 - Front Yard Setback ZS 1-208(B)(2) - Along MD Rt. 611
 - Request a 50' Setback from the ROW of MD Rt. 611
 - Request a 5' Setback from the ROW of MD Rt. 611
 - Fence Height ZS 1-208(B)(3A) - Within the Front Yard Setback
 - Request a 6' High Privacy Fence around the gravel storage area
 - Screening ZS 1-322 (B)(4)
 - Request the Planning Commission to waive the requirement concerning visual screening, via landscaping, between incompatible land uses



1
C 200

NOTE
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NOTE
This drawing does not include emergency components for construction safety. All construction shall be in accordance with the applicable safety standards of 1910 and all other applicable regulatory agency requirements.

PROGRESS PRINT, NOT FOR CONSTRUCTION

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Land Planning Consultants • GIS Services
1104 W. Avenue Hwy, Silver Spring, MD 20910
P: 410.326.2474 • F: 410.326.2475 • www.vistadesign.com

611 HOLDINGS II STORAGE YARD

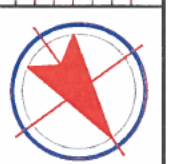
SITE PLAN MINOR SITE PLAN BZA VARIANCE REQUEST

PROJECT DATA

Title Page	36	Sheet	211
Project Name	WEST OCEAN CITY		
Client Name	WESTERN MOUNTAIN		
Client No.	62	Client File No.	608
Date	04/09/24		
Scale	1" = 50'		

REVISIONS

No.	Description



Project No: **23-051**
File Name: **SP 031326.dwg**
Sheet No: **1 of 1**

WORCESTER COUNTY BOARD OF ZONING APPEALS
STAFF REPORT FOR:
CASE NO. 26-24

IMPORTANT NOTICE

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.

HEARING DATE: May 20, 2026

LOCATION: West side of Stephen Decatur Highway approximately 20 feet north of Airport Road, Tax Map 26, Parcel 211, Tax District 10, Worcester County, Maryland.

APPROVAL REQUESTED: Two (2) special exceptions for (1) an 8-foot high privacy fence in the front yard and (2) a storage yard/marine yard, and two (2) front yard setback variances for the storage yard/marine yard from 50 feet from the centerline of the road ROW to 25 feet (to encroach 25 feet) along Sinepuxent Road and from 50 feet to 5 feet (to encroach 45 feet) along Stephen Decatur Highway in the C-1 Neighborhood Commercial District.

CODE REFERENCES: Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-209(c)(14), ZS 1-305(b)(1) and (2), and ZS 1-305(k)(3).

PROPERTY HISTORY: The following records are on file for this property:

08/14/1992 Building Permit No. 24132 – Issued 08/14/1992 – No record in file of a Zoning Certificate – Permit for a pre-built portable storage building.
04/15/1994 Building Permit No. 34332 – Issued 07/05/1994 – C/O issued 11/14/1996 – Permit for a replacement mobile home.

COMMENTS: This property is currently vacant and totals approximately 2.6 acres, with Forest Conservation Areas proposed on both the north (0.6 ac.) and south (0.3 ac.) ends. A gravel boat storage yard is proposed in the center of the property that totals about 1 acre and will be enclosed with an 8' tall black chain link fence with privacy slats. The C-1 Neighborhood Commercial District permits a maximum of four acres to be utilized for outdoor storage by special exception. No buildings are proposed, and two entrances are proposed from Sinepuxent Road, with no access from Stephen Decatur Highway. No landscaping has been proposed to soften the visual impacts of the use along either road frontage. If the special exception for the use is approved, this project will require review and approval by the Planning Commission as part of the site plan review process.

Two (2) special exceptions are requested:

1. To establish the storage yard/marine yard.
2. Permit an 8' tall fence in the front yards along both Stephen Decatur Highway and Sinepuxent Road.

Two (2) front yard setback variances are requested for the storage yard/marine yard:

1. Sinepuxent Road: From 50 feet measured to the centerline of the road ROW to 25 feet (to encroach 25 feet).
2. Stephen Decatur Highway: From 50 feet from the property line to 5 feet (to encroach 45 feet). Stephen Decatur Highway (MD 611) is classified a Major Collector in the zoning code and has a 50' setback.

Note: The variance requests, if granted, would permit the use of land to be 5 feet from the property line along both road frontages.

With respect to the special exception requests, the Board must make findings that the proposed use or structure:

1. Will be in conformance with the County's Comprehensive Plan.
2. Will be in harmony with the general character of the neighborhood considering population density, the design, scale and bulk of any proposed new structures, the intensity and character of the activity, traffic and parking conditions or the number of similar uses.
3. Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding neighborhoods; will cause no objectionable noise, vibration, fumes, odors, dust, glare or physical activity; and will not have a detrimental effect on ground- or surface water quality.
4. Will have no detrimental impact on vehicular or pedestrian traffic.
5. Will not adversely affect the health, safety, morals, security or general welfare of residents, workers, or visitors in the area.
6. Will not, in conjunction with existing development in the area and development permitted under existing zoning, overburden existing public services and facilities, including schools, police and fire protection, medical facilities, water, sanitary sewers, public roads, storm sewers, drainage and other public improvements.
7. Will meet the definitions and specific standards set forth elsewhere in this Title for such use.

For the variance requests, the Board must make findings that the applicant has demonstrated the following:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved.
2. Literal interpretation of the provisions of this Title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Title.
3. The special conditions or circumstances did not result from actions of the applicant.
4. The condition or circumstance is not one that could be reasonably provided for under legislation of general applicability within the zoning district and shall be granted only on account of the uniqueness of the situation.

SUBSEQUENT PROCESSES IF APPROVED:

1. Complete the site plan review process per ZS 1-325.
2. Obtain all required permits, inspections and a Certificate of Use and Occupancy.

OWNER: 611 Holdings II, LLC
57 Randolph Road
Silver Spring, MD 20904

APPLICANT : Mark Spencer Cropper
6200 Coastal Highway, Suite 200
Ocean City, MD 21842

PREPARED BY: Zoning Division Staff

In accordance with Section ZS 1-114, the Department has met the public notification requirements with regard to advertisement in a local paper, posting of property and notification of adjoining property owners.

APPLICATION TO :
BOARD OF ZONING APPEALS
WORCESTER COUNTY, MARYLAND
ONE WEST MARKET STREET
GOVERNMENT CENTER ROOM 1201
SNOW HILL, MD 21863-1070

OFFICE USE ONLY :

CASE NO: 26-25
DATE FILED: 4-10-2026
HEARING DATE: 5-20-2026

APPLICATION BEING MADE FOR:

SPECIAL EXCEPTION
 VARIANCE
 EXPANSION OF NONCONFORMING USE/STRUCTURE
 OTHER

AFTER THE FACT PROPOSED

FORESTRY
 CRITICAL AREA
 APPEAL

ADMINISTRATIVE ADJUSTMENT

TO THE BOARD OF ZONING APPEALS:

Pursuant to Section ZS 1-116 of the Worcester County Zoning Ordinance, enacted or as amended, request is hereby made for: Special exception per ZS 1-201(c)(26) to relocate a previously approved dredge spoil disposal site.

LOCATION OF PROPERTY:

TAX MAP: 55 PARCEL: 39 SECTION: _____ LOT/ BLOCK: _____
On the N/S/E/W of: Disharoon Road
0.9 (Feet/Miles), N/S/E/W of Shell Road

PROPERTY OWNER INFORMATION:

Owner's Name: KCJ Farms, LLC Telephone: _____
Address: 6220 Disharoon Rd., Snow Hill, MD 21863 E-Mail: _____

APPLICANT INFORMATION:

Applicant's Name: MARK SPENCER CROPPER Telephone: _____
Address: 6200 COASTAL HIGHWAY, SUITE 200, OC, MD 21842 E-Mail: _____

Has property in question ever been subject of a previous appeal? (If yes, give case no. and date)
Yes. BZA Cases 2498 and 24-37 (See Exhibit "B" attached)

Is property located in the Chesapeake Bay Critical Area or Atlantic Coastal Bay Critical Area, or its tributaries? No If so, has information been submitted in accordance with Worcester County's Critical Area Program Regulations? N/A

OFFICE USE ONLY: MINIMUM REQUIRED SETBACKS:

FRONT: _____ FROM CENTERLINE OF ROAD RIGHT-OF-WAY REAR : _____
_____ FROM PROPERTY LINE As specified by the BZA LEFT SIDE: _____
RIGHT SIDE: _____

ZONING DISTRICT: _____

TAX DISTRICT: _____

Signature of Owner or Legal Representative

Signature of Applicant

SEE NEXT PAGE FOR NOTARY (BOTH OWNER AND APPLICANT TO BE NOTARIZED)

Mark Spencer Cropper
6200 Coastal Highway, Suite 200
Ocean City, MD 21842

Mark Spencer Cropper
6200 Coastal Highway, Suite 200
Ocean City, MD 21842

**BOARD OF ZONING APPEALS APPLICATION
NOTARY PAGE FOR BOTH
OWNER AND APPLICANT**

STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (OWNER)

I HEREBY CERTIFY that on this 27th day of APRIL
20 26 before me, a Notary Public in and for the State and County aforesaid,
personally appeared MARK SPENCER CROPPER, known to me (or
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged he executed the same for the purposes therein
contained AND FURTHER MADE OATH that he executed the same in the capacity
therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.

Stacia L Cropper
Notary Public



My Commission Expires: 06.01.2028

STATE OF MARYLAND, WORCESTER COUNTY TO WIT: (APPLICANT)

I HEREBY CERTIFY that on this 27th day of APRIL
20 26 before me, a Notary Public in and for the State and County aforesaid,
personally appeared MARK SPENCER CROPPER, known to me (or
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged he executed the same for the purposes therein
contained AND FURTHER MADE OATH that he executed the same in the capacity
therein stated and for the purposes therein contained.

AS WITNESS my hand and official seal.

Stacia L Cropper
Notary Public



My Commission Expires: 06.01.2028

EXHIBIT "A"

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Number: District - 02 Account Identifier - 005077

Owner Information

Owner Name: KCJ FARMS LLC Use: AGRICULTURAL
 Mailing Address: 10413 GOLF COURSE RD Principal Residence: NO
 OCEAN CITY MD 21842- Deed Reference: /06037/ 00045

Location & Structure Information

Premises Address: 6220 DISHAROON RD Legal Description: 269.99 ACS
 SNOW HILL 21863-0000 E SIDE DISHAROON RD
 FOR CONSV PLAN KCJ FARMS LLC

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0055	0002	0039	2010037.24	0000				2026	Plat Ref: 257/ 8

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1958	1,120 SF		269.9900 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	NO	STANDARD UNIT	SIDING/	3	1 full		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2026	07/01/2025	07/01/2026
Land:	108,400	108,400		
Improvements	133,000	141,700		
Total:	241,400	250,100	241,400	244,300
Preferential Land:	50,400	50,400		

Transfer Information

Seller: FOSKEY MARY ANGELA	Date: 12/14/2012	Price: \$539,720
Type: NON-ARMS LENGTH OTHER	Deed1: /06037/ 00045	Deed2:
Seller: MARY A CARMEAN (A/K/A MARY ANGELA)	Date: 09/13/1977	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: FWH /00593/ 00382	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

THIS DEED, made this 12th day of December, 2012, by **Gerald T. Carmean and John W. Carmean, Maryland residents**, hereinafter called Grantors, WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Five Hundred Thirty-Nine Thousand Seven Hundred Twenty and 00/100 Dollars (\$539,720.00), the receipt of which is hereby acknowledged, the said Grantors hereby grant and convey unto **KCJ Farms, LLC**, a Maryland limited liability company, its successors and assigns, forever in fee simple,

ALL those tracts, parts of tracts or parcels of land, lying and being situate on the Easterly side of the County Road leading from Snow Hill to Pine Grove, in what was formerly the Sixth but is now the Second Election District of Worcester County, Maryland, more particularly described as Parcel 39 on a plat entitled "Boundary Survey On Lands Of Mary Angela Foskey" dated June, 2012 and recorded among the aforesaid Land Records in Plat Book SVH No. 237, folio 61, et seq.

BEING PART OF THAT property conveyed unto the Grantors herein, with a Life Estate reserved unto Mary Angela Foskey, by Deed dated September 8, 1977 from Mary Angela Foskey and recorded among the Land Records of Worcester County, Maryland in Liber FWH No. 593, folio 382, et seq. The said Mary Angela Foskey departed this life on February 6, 2006 leaving title vested in the herein named Grantors.

TOGETHER with the improvements thereon and the rights, roads, ways, waters, privileges and appurtenances to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described property unto the said KCJ Farms, LLC, a Maryland limited liability company, its successors and assigns, forever in fee simple.

AND the said Grantors hereby covenant to warrant specially the property hereby conveyed and to execute such other and further assurances of the same as may be requisite.

FILED


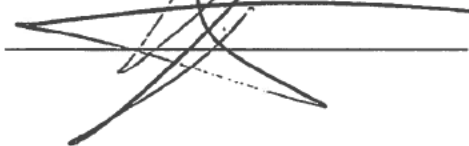
2012 DEC 14 PM 3: 11

STEPHEN V. HALES
CLK. CT. CT.
WOR. CO.

Worcester County Circuit Court (Land Records) SVH 6037, 0045 MSA CE 31, 6511. Date available 12/19/2012. Printed 4/8/2026.
Ayles, Jenkins, Gordy & Almand, P.A.
6200 Coastal Hwy., Suite 200
Ocean City, MD 21842

AS WITNESS the hand and seal of the Grantors herein the day and year first above written.


WITNESS:

 _____ (SEAL)
 Gerald T. Carmean
 _____ (SEAL)
 John W. Carmean

STATE OF MARYLAND, COUNTY OF WORCESTER, to wit:

I HEREBY CERTIFY that on this 12th day of December, 2012, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Gerald T. Carmean, who acknowledged the foregoing Deed to be his act and deed.

AS WITNESS my hand and Notarial Seal.



 NOTARY PUBLIC
 My Commission Expires: 10/9/14

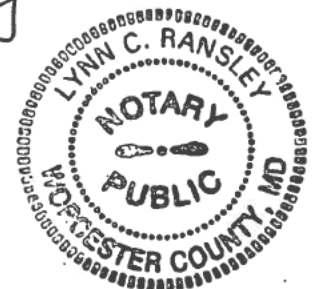


STATE OF MARYLAND, COUNTY OF WORCESTER, to wit:

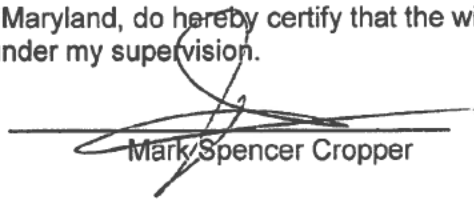
I HEREBY CERTIFY that on this 12th day of December, 2012, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared John W. Carmean, who acknowledged the foregoing Deed to be his act and deed.

AS WITNESS my hand and Notarial Seal.


 NOTARY PUBLIC
 My Commission Expires: 10/9/14



I, an Attorney-at-Law of the State of Maryland, do hereby certify that the within instrument was either prepared by me or prepared under my supervision.


Mark Spencer Cropper

After recording return to:
Ayres, Jenkins, Gordy & Almand, P.A.
6200 Coastal Highway, Suite 200
Ocean City, MD 21842
File No. 12-1041C

TAXES FOR WHICH ASSESSMENTS
HAVE BEEN RECEIVED HAVE BEEN
PAID AS OF THIS DATE. 12/14/12
Worcester County Finance Officer
By D.W.
EXCEPT PERSONAL PROPERTY

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Worcester County

TRANSFER TAX PAID
FINANCE OFFICER
WORCESTER COUNTY MARYLAND
By D.W. Date 12/14/12
Tax 2,698.60

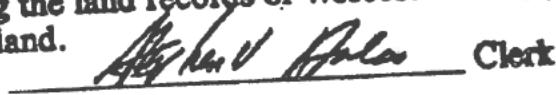
Kc 12-14-12
By Date

AGRICULTURAL TRANSFER TAX
PAID KC 12-14-12
WORCESTER COUNTY TREASURER

Agricultural Transfer Tax in the
Amount of \$ -0-
Robert L. Smith Letter of Intent
Supervisor AAU

IMP FD SURE \$ 40.00
RECORDING FEE 20.00
RECORDATION T 3,564.00
TR TAX STATE 2,698.60
TOTAL 6,322.60
Res# W002 Rcrt # 91308
SVH 8192 BIK # 753
Dec 14, 2012 03:18 PM

DEC 14 2012 The foregoing instrument
filed for record and is accordingly recorded
among the land records of Worcester County,
Maryland.

 Clerk

WORCESTER COUNTY CIRCUIT COURT (Land Records) SVH 6037 p.0048 MSA_CE_31_6511. Date available 12/19/2012. Printed 4/8/2026.

State of Maryland Land Instrument Intake Sheet								
County: Worcester County								
Information provided is for use of the Clerk's Office, State Department of Assessments and Taxation and County Finance Office only. (Type or Print in Black Ink Only--All Copies Must Be Legible)								
1	Type(s) of Instruments	<input checked="" type="checkbox"/> Deed <input type="checkbox"/> Mortgage <input type="checkbox"/> Other <input type="checkbox"/> Other						
2	Conveyance Type Check box	<input checked="" type="checkbox"/> Improved Sale Arms-Length[1]	<input type="checkbox"/> Unimproved Sale Arms-Length[2]	<input type="checkbox"/> Multiple Accounts Arms-Length[3]	<input type="checkbox"/> Not an Arms-Length Sale[9]			
3	Tax Exemptions (if Applicable) Cite or Explain Authority	<input type="checkbox"/> Recreational <input type="checkbox"/> State Transfer <input type="checkbox"/> County Transfer						
4	Consideration And Tax Calculation	Consideration Amount		Finance Office Use Only				
		Purchase Price/Consideration	\$539,720.00	Transfer and Recordation Tax Consideration				
		Any New Mortgage		Transfer Tax Consideration	\$			
		Balance of Existing Mortgage	\$	X()%	=	\$		
		Other:	\$	Less Exemption Amount	\$			
		Other	\$	Total Transfer Tax	\$			
			Recordation Tax Consideration	\$				
			X()per \$500	=	\$			
	Full Cash Value	\$	TOTAL DUE	\$				
5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent:		
		Recording Charge	\$20.00		\$	Tax Bill:		
		Surcharge	\$40.00		\$	C.B. Credit:		
		State Recordation Tax	\$3564.00		\$	Ag. Tax/Other:		
		State Transfer Tax	\$2698.60		\$			
		County Transfer Tax	\$2698.60		\$			
		Other	\$		\$			
		Other	\$		\$			
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i)	District	Property Tax ID No.(1)	Grantor Liber/Folio	Map	Parcel No.	Var.LOG (5)	
		02	005077	593/382	0055	0039		
		Subdivision Name		Lot(3a)	Block (3b)	Sec/AR(3c)	Plat Ref.	SqFt/Acreage (4)
								265.36
		Location/Address of Property Being Conveyed (2)						
		6220 Disharoon Road, Snow Hill, MD 21863						
		Other Property Identifiers (if applicable)						
		Water Meter Account No.						
		Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground rent <input type="checkbox"/> Amount:						
		Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred:						
7	Transferred From	Doc.1 - Grantor(s) Name(s)			Doc.2 - Grantor(s) Name(s)			
		Gerald T. Carmean			John W. Carmean			
		Doc.1 - Owner(s) of Record, if Different from Grantor(s)			Doc.2 - Owner(s) of Record, if Different from Grantor(s)			
8	Transferred to	Doc.1 - Grantee(s) Name(s)			Doc.2 - Grantee(s) Name(s)			
		KCJ Farms, LLC						
		New Owner's (Grantee) Mailing Address						
	12835 Townsend Lane, Ocean City, MD 21842							
9	Other Names To Be Indexed	Doc.1 - Additional Names to be Indexed (Optional)			Doc.2 - Additional Names to be Indexed (Optional)			
10	Contact/Mail Information	Instrument Submitted By or Contact Person				<input type="checkbox"/> Return to Contact Person		
		Name: Lynn C. Ransley				<input checked="" type="checkbox"/> Hold for Pickup		
		Firm: Ayres, Jenkins, Gordy & Almand, P.A.						
		Address: 6200 Coastal Highway, Suite 200 Ocean City, MD 21842						
	Phone: (410) 723-1400				<input type="checkbox"/> Return Address Provided			
	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
	Assessment <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the property being conveyed be the grantee's principal residence?							
	Information <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Does transfer include personal property? If yes, identify:							
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).							
	Assessment Use Only - Do Not Write Below This Line							
	<input type="checkbox"/> Terminal Verification		<input type="checkbox"/> Agricultural Verification		<input type="checkbox"/> Whole <input type="checkbox"/> Pad		<input type="checkbox"/> Tran. Process Verification	
	Transfer Number:		Date Received:		Deed Reference:		Assigned Property No.:	
	Year		Geo.	Map	Sub.	Block		
	Land		Zoning	Grid.	Plat	Lot		
	Buildings		Use	Parcel	Section	Occ.Cd.		
	Total		Town Cd.	Ex.St.	Ex.Cd.			
	REMARKS:							

EXHIBIT "B"

IN THE MATTER OF :
OSCAR B. DENNIS : NO. 2498 CASES
BEFORE THE WORCESTER COUNTY :
BOARD OF ZONING APPEALS :

.

At a hearing before the Board of Zoning Appeals for Worcester County, Maryland on Tuesday, February 2, 1971, at the hour of 7:50 P.M. in regards to permission to locate a house trailer under Conditional Use Section 6.218, said house trailer to be located on Disharoon Road approximately 1 and ½ miles North of Maryland Route 354 in the Second Election District of Worcester County, Maryland.

After hearing testimony, the Appeals Board unanimously passed the following Resolution:

BE IT RESOLVED that the said Oscar B. Dennis be granted the right to locate said house trailer on said property subject to the provisions of Section 16.062 of said Worcester County Zoning Ordinance, and subject to compliance with all other Worcester County Zoning Regulations and Health Department Regulations, and subject to the specific provision that said trailer foundation will be closed in by June 1, 1971, using bricks or similar materials.

Dated February 16, 1971.



Attorney for Board



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL: 410.632.1200 / FAX: 410.632.3008

<http://www.co.worcester.md.us/departments/drp>

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

June 17, 2024

Mark Cropper
6200 Coastal Hwy. Suite 200
Ocean City, MD 21842

Re: **Case No. 24-37**, on the lands of KCJ Farms, LLC, on the application of Mark Cropper, requesting a special exception to allow a dredge spoil disposal site in the A-1 Agricultural District, pursuant to Zoning Code Sections §§ ZS 1-116(c)(3) and ZS 201(c)(26), located at 6220 Disharoon Road, Tax Map 55, Parcel 39, Tax District 2, Worcester County, Maryland.

Dear Mr. Cropper,

Enclosed please find a copy of the opinion as rendered by the Board of Zoning Appeals for Worcester County regarding the above referenced case. I trust you will find this opinion self-explanatory.

Please do not hesitate to call me, (410) 632-1200, extension 1136 with any questions.

Sincerely,

Cathy Zirkle
DRP Specialist

Enclosure
cc: File

IN THE MATTER OF MARK CROPPER

*

BEFORE THE BOARD OF ZONING

*

*

APPEALS FOR WORCESTER COUNTY,

*

Case No. 24-37

MARYLAND

*

* * * * *

OPINION

A hearing was held before the Board of Zoning Appeals for Worcester County, Maryland on Thursday, May 9, 2024, upon the application of Mark Cropper, on the lands of KCG Farms, LLC, requesting a special exception to allow a dredge spoil disposal site in the A-1 Agricultural District, pursuant to Zoning Code Sections §§ ZS 1-116(c)(3) and ZS 201(c)(26), located at 6220 Disharoon Road, Tax Map 55, Parcel 39, Tax District 2, Worcester County, Maryland.

Stuart White, DRP Specialist, presented the application to the Board.

Chris McCabe testified before the Board along with Steve Engel and Jeremy Duffie. There were no protestants to the application.

After duly considering the application and the testimony and other evidence offered and presented in connection therewith, the Board made the following findings of fact and conclusions of law:

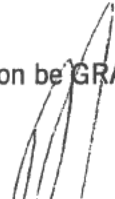
1. The proposed use will be consistent with County’s Comprehensive Plan;
2. The proposed use will not be in harmony with the general character of the neighborhood because the 6 foot fence was built into the front yard setback without the benefit of a permit, which is not permitted in the neighborhood;
3. The proposed use will be detrimental to surrounding properties in the neighborhood because the fence was built in the front yard setback without the benefit of a permit and is not allowed in the neighborhood;
4. The proposed use will not have detrimental effect on vehicular or pedestrian traffic;
5. The proposed use will not adversely affect the health, safety, morals, security or general welfare of residents, workers or visitors in the area; and
6. The proposed use will not, in conjunction with existing development in the area and development permitted under existing zoning, overburden existing public services and facilities, including schools,

police and fire protection, medical facilities, water, sanitary sewers, public roads, storm sewers, drainage and other public improvements.

Accordingly, upon a Motion made by Mr. Fykes to approve the Application, which was seconded by Ms. Bowen, the Board unanimously passed the following:

BE IT RESOLVED, that the requested special exception be GRANTED.

6-13-2024
Date



Robert Purcell
Chairperson

6-13-2024
Date

Jacob Mitrecic

6-13-2024
Date



Thomas Babcock

6-13-2024
Date

Charles L. Fykes

6-13-2024
Date



Lisa Bowen

6-13-2024
Date



Beth Gismondi

Date

Don Furbay

* Any special exception shall be implemented within 12 months from its approval. If not so implemented, it shall be considered abandoned and shall terminate.

SITE DATA:

Owner
KCI FARMS LLC
6220 DISHAOON RD
SNOW HILL, MD

Surveyor
VISTA DESIGN, INC.
11634 WORCESTER HWY.
HOWELL, MD 21862
PH. 410-352-3874

Tax Map
TM 55 GR D 2 PARCEL 39
DEED BOOK 6037
DEED BOOK PAGE 45
PLAT SVH 237, PAGE 61

Site Area
AREA = ±269.99 ACRES

Zoning Information
EXISTING ZONING: AR-1
LAND USE: AGRICULTURAL

Sewer Provider
Individual Septic Systems

Water Provider
PRIVATE WELL

Horizontal Datum
NAD 83/MARYLAND STATE PLANE GRID

Vertical Datum
NAVD 88

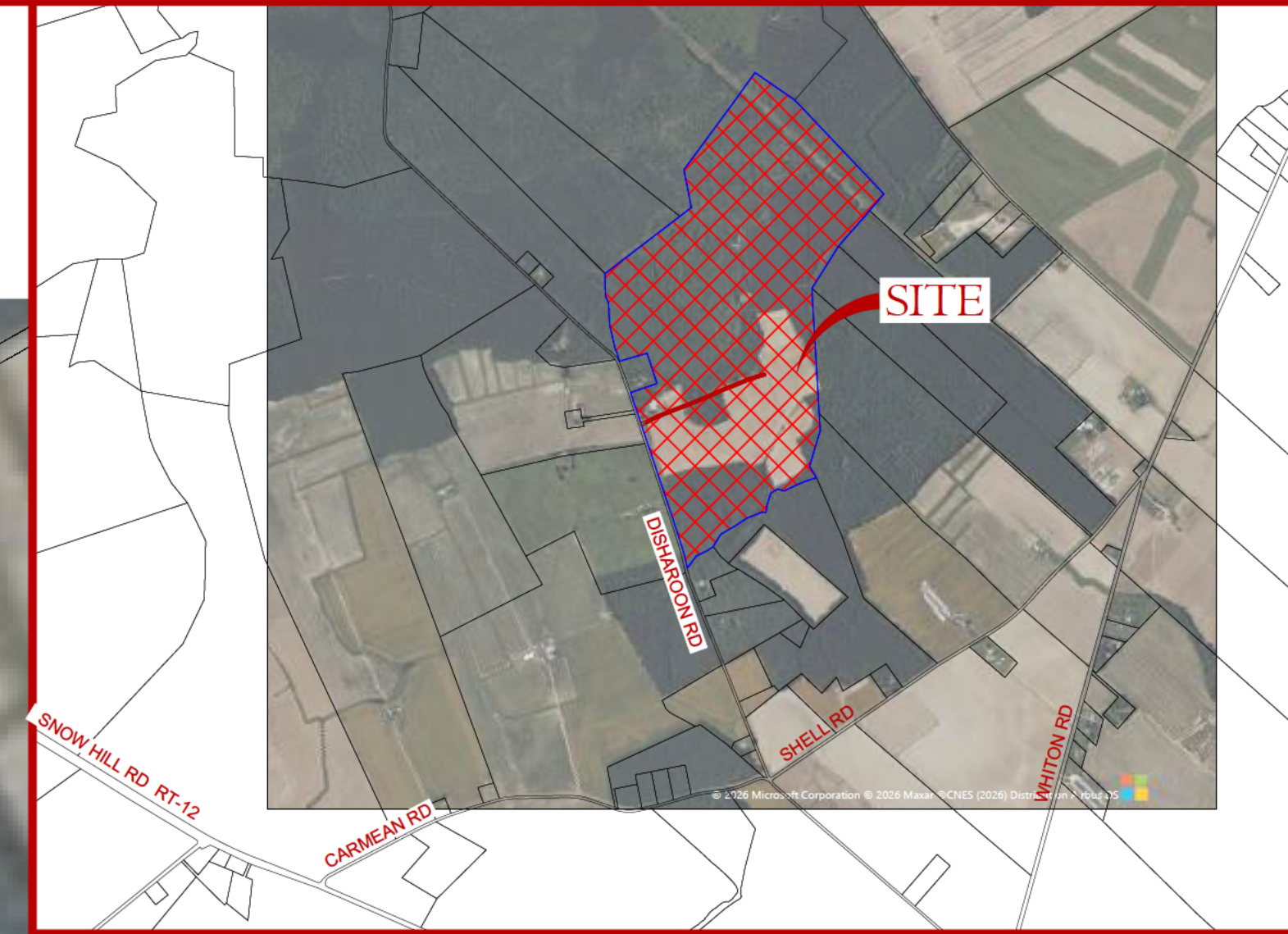
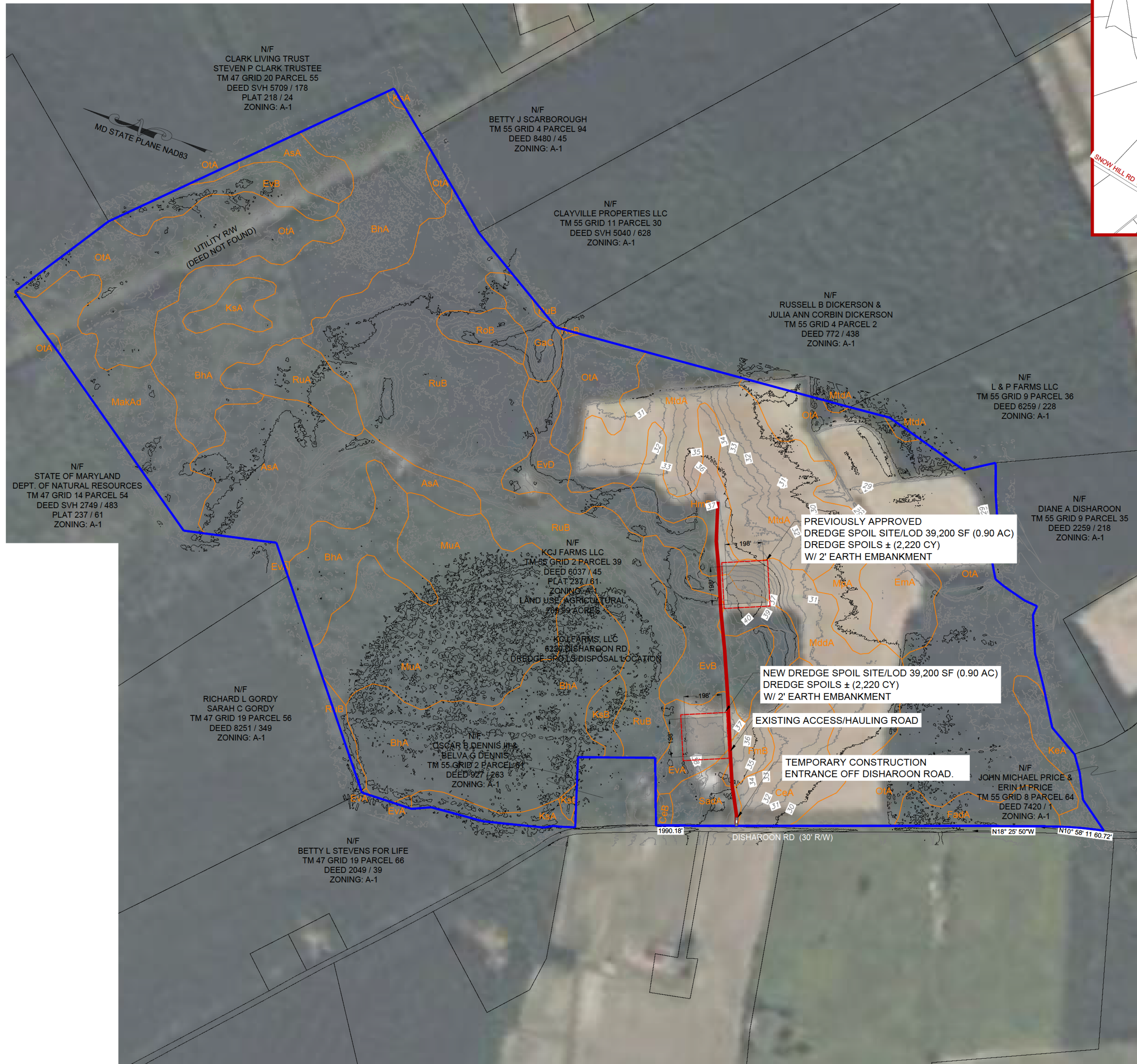
NON-TIDAL WETLANDS
Non-Tidal Wetlands are not present within the Limit of Disturbance.

FOREST CONSERVATION STATEMENT
The Limit of Disturbance is 39,200 SF which is below the 40,000 sf threshold for Forest Conservation and is therefore not required.

FLOOD ZONE
This property is not located in a Flood Zone Per FEMA Map # 24047C0235H Dated July 16, 2015

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW
This property is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program.

STORMWATER MANAGEMENT TREATMENT NARRATIVE
This project is located within the Nissawango Creek watershed. It is not adding any new impervious surface and therefore will not require stormwater management treatment. The dredge spoil material is being contained within a two foot high earth embankments until salt can leached out and material can be spread into farm fields.



VICINITY MAP
SCALE: 1" = 2,000'

CERTIFICATION STATEMENTS

- ALL PHASES OF STORMWATER MANAGEMENT CALCULATIONS, STRUCTURE DESIGN AND CONSTRUCTION WILL ADHERE TO CURRENT WORCESTER COUNTY, MARYLAND CODE AND STORMWATER ORDINANCE. MARYLAND STANDARDS AND SPECIFICATIONS FOR STORMWATER MANAGEMENT PLAN FOR THIS SITE.
- ALL INFORMATION SET FORTH IN THIS PLAN ACCURATELY CONVEYS THIS SITE'S CONDITIONS TO THE BEST OF MY KNOWLEDGE.
- ALL STRUCTURAL DEVICES FOR STORMWATER MANAGEMENT WILL BE PROTECTED BY PROPER SOIL EROSION AND SEDIMENT CONTROL DEVICES UNTIL ALL CONTRIBUTING AREAS HAVE PASSED FINAL STABILIZATION INSPECTION.
- UPON COMPLETION OF THE PROJECT, AN AS-CONSTRUCTED SURVEY, NOTICE OF CONSTRUCTION COMPLETION (NOCC), AND LETTER OF CERTIFICATION MUST BE SUBMITTED TO WORCESTER COUNTY, EXCEPT INDIVIDUAL SINGLE FAMILY DWELLINGS. ONCE REVIEW IS COMPLETE AND APPROVED, A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.
- THE CONTRACTOR AND OWNER SHALL PROVIDE SUPERVISION AND CERTIFICATION OF ALL CONSTRUCTION OF STORMWATER MANAGEMENT PRACTICES THAT INFILTRATION AND FILTERING, BY A PROFESSIONAL ENGINEER DULY LICENSED IN THE STATE OF MARYLAND.

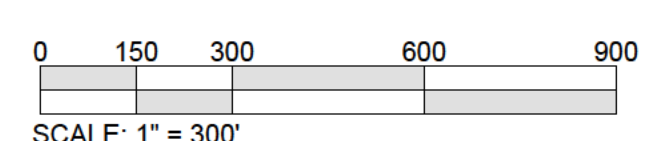
OWNERS _____ DATE _____

NOTE:
PROPERTY BEARING AND DISTANCES TAKEN FROM COUNTY GIS TAX MAP AND PARCEL DATA.

- Plan Purpose**
- THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED LOCATIONS FOR SPOILS DISPOSAL FROM DREDGING OPERATIONS AT NORTH SHORE DRIVE BOAT SLIP DREDGING PROJECTS AND A SITE AT OCEAN CITY COMMERCIAL HARBOR.
 - ±2,220 CUBIC YARDS OF SPOILS ARE TO BE SPREAD OUT AT A DEPTH OF 1'-6" INCHES OVER AN AREA OF 0.90 ACRE.
 - SPOILS DISPOSAL STOCKPILE TO BE PROTECTED WITH 2' TALL EARTH EMBANKMENT AND WILL PROVIDE 6" OF FREEBOARD WHEN FULL.

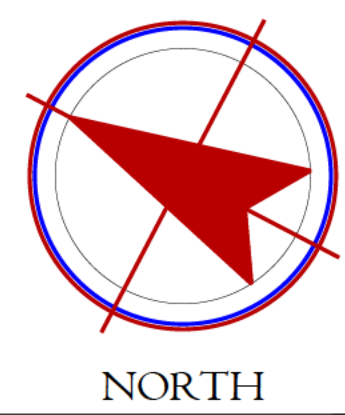
LEGEND

- PROPERTY LINE
- EXISTING 1X CONTOUR
- EXISTING 5X CONTOUR
- EXISTING SOIL BOUNDARIES
- EXISTING EDGE OF PAVEMENT
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE/EMBANKMENT
- STABILIZED CONSTRUCTION ENTRANCE



NOTE:
This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project only, and remain the copyrighted property of VDI. Reuse or reproduction of any of the instruments of service of VDI by the Client or assignees without the written permission of VDI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.



REVISIONS

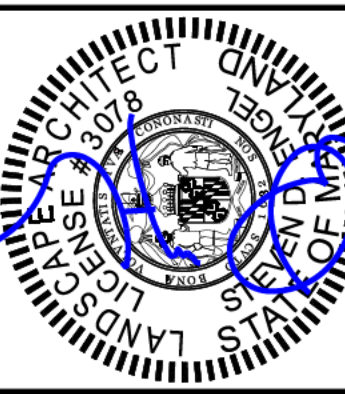
PROJECT DATA

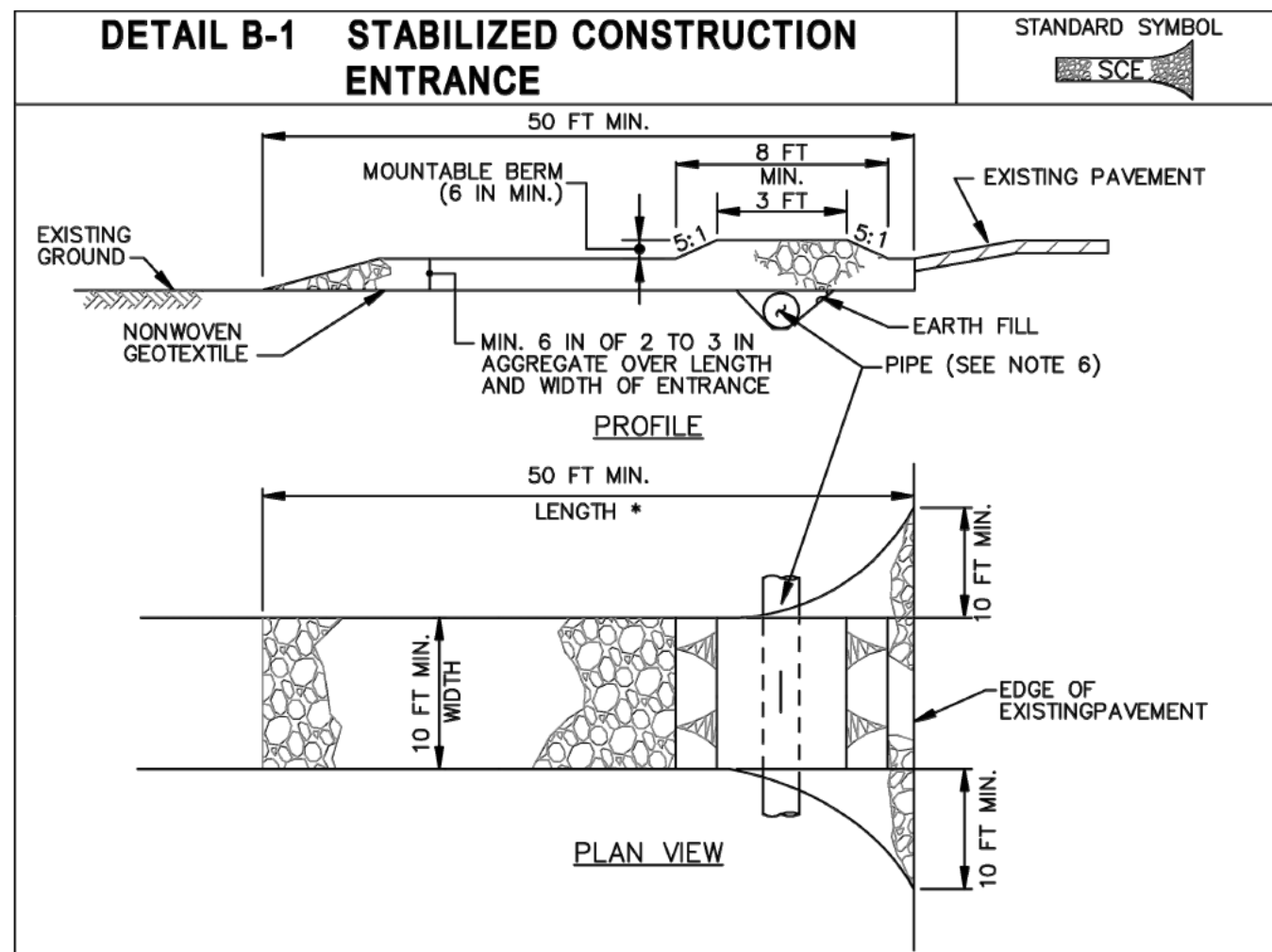
Project No.:	20-116
File Name:	DS-040126.dwg
Client:	6220 DISHAOON RD WORCESTER COUNTY, MD
Date:	4/18/26
Scale:	1" = 300'

DREDGE SPOILS DISPOSAL SITE PLAN

PROPERTY OF KCI FARMS LLC 6220 DISHAOON RD WORCESTER COUNTY, MD

VISTA DESIGN, INC.
Landscape Architects, Land Planning Consultants, Engineers, and Surveyors
11634 Worcester Hwy, Snow Hill, MD 21862
ph. 410-352-3874
email: vista@vistadesign.com





CONSTRUCTION SPECIFICATIONS

- PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
- PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
- PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
- MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

2011 MD SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL SECTION B-4-2:

- A. SOIL PREPARATION**
- A.1. TEMPORARY STABILIZATION**
- A.1.a. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENEED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
- A.1.b. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
- A.1.c. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
- A.2. PERMANENT STABILIZATION**
- A.2.a. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
- A.2.a.1. SOIL PH BETWEEN 6.0 AND 7.0.
- A.2.a.2. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).
- A.2.a.3. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.
- A.2.a.4. SOIL CONTAINS 15 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
- A.2.a.5. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
- A.2.b. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
- A.2.c. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENEED TO A DEPTH OF 3 TO 5 INCHES.
- A.2.d. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.
- A.2.e. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRIABLE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.
- B. TOPSOILING**
- B.1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.
- B.2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.
- B.3. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
- B.3.a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
- B.3.b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
- B.3.c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
- B.3.d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- B.4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.
- B.5. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:
- B.5.a. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2 INCHES IN DIAMETER.
- B.5.b. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
- B.5.c. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
- B.6. TOPSOIL APPLICATION**
- B.6.a. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL. UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
- B.6.c. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
- C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)**
- C.1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES.
- C.2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.
- C.3. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE.
- C.4. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
- C.5. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

EROSION & SEDIMENT CONTROL NOTES

- FOLLOWING INITIAL DISTURBANCE PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS ON ALL PERIMETER CONTROLS AND SLOPES GREATER THAN 3 TO 1 AND (14) DAYS ON ALL OTHER DISTURBED AREA ON THE SITE.
- CERTIFICATION BY OWNER OR DEVELOPER THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT, OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN AND THAT RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE CERTIFICATION OF TRAINING AT THE DEPARTMENT APPROVED PROGRAM (GREEN-CARD CERTIFICATION FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. (CERTIFICATION MAY BE WAIVED BY THE APPROVAL AUTHORITY ON ANY PROJECT INVOLVING FOUR OR FEWER RESIDENTIAL UNITS) AND AS APPLICABLE PER COUNTY.
- THE DEVELOPER WILL PROVIDE ONE COPY OF A RED LINE AS-BUILT DRAWING OF EACH FACILITY REQUIRING A STATE POND PERMIT.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- APPROVAL SHALL BE REQUESTED UPON FINAL STABILIZATION OF ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 AREAS BEFORE REMOVAL OF SEDIMENT CONTROLS. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THAT STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF "1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".
- APPROVED PLANS REMAIN VALID FOR 5 YEARS FROM THE DATE OF APPROVAL, EXCEPT SURFACE MINES AND LANDFILL PLANS WHICH REMAIN VALID FOR 5 YEARS FROM THE DATE UNLESS SPECIFICALLY EXTENDED OR RENEWED BY THE APPROVAL AUTHORITY.
- A MARYLAND DEPARTMENT OF THE ENVIRONMENT NOTICE OF INTENT (NOI) GENERAL PERMIT FOR CONSTRUCTION ACTIVITY IS REQUIRED FOR ALL CONSTRUCTION ACTIVITY IN MARYLAND WITH A PLANNED TOTAL DISTURBANCE OF 1 ACRE OR MORE.
- AS MANDATED BY THE NOTICE OF INTENT (NOI) GENERAL PERMIT ISSUED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, AN INSPECTION MUST BE PERFORMED ONSITE OF ALL SEDIMENT CONTROLS ON A WEEKLY BASIS AND AFTER EVERY RAINFALL EVENT. ALL SELF INSPECTIONS MUST BE MAINTAINED ALONG WITH ALL APPLICABLE GOVERNING AGENCY INSPECTION REPORTS IN A LOG BOOK, TO BE KEPT ONSITE AT ALL TIMES.
- SEDIMENT CONTROL MEASURES ARE NOT TO BE REMOVED UNTIL THE AREAS SERVED HAVE ESTABLISHED VEGETATIVE COVER AND NOT WITHOUT THE PERMISSION OF THE WORCESTER COUNTY INSPECTOR.
- FOR THE PURPOSES OF THIS PLAN, AN APPROVED LOCATION FOR EXCESS MATERIAL SHALL BE ONE WHICH IS OPERATING UNDER AN APPROVED EROSION AND SEDIMENT PLAN AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THE APPROVED PLAN, AND ALL OTHER MEASURES NECESSARY TO CONTROL, FILTER, AND PREVENT SEDIMENT FROM LEAVING THE SITE.
- ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
- THE WORCESTER COUNTY DEPT. OF DEVELOPMENT REVIEW AND PERMITTING AND THE WORCESTER SOIL CONSERVATION DISTRICT RESERVE THE RIGHT TO ADD, MODIFY, OR ALTER THE APPROVED SESC PLAN AS NECESSARY TO PROVIDE ADEQUATE PROTECTION.

SOILS		
SOIL TYPE	SOIL DESCRIPTION	HYDROLOGIC SOIL GROUP RATING
AsA	Askecky loamy sand, 0 to 2 percent slopes	A/D
BnA	Berryland mucky loamy sand, 0 to 2 percent slopes	A/D
CaA	Berryland mucky loamy sand, 0 to 2 percent slopes	A
CoB	Berryland mucky loamy sand, 2 to 5 percent slopes	A
EmA	Elkton silt loam, 0 to 2 percent slopes	C/D
EvA	Evesboro loamy sand, 0 to 2 percent slopes	A
EvB	Evesboro loamy sand, 2 to 5 percent slopes	A
EvD	Evesboro loamy sand, 5 to 15 percent slopes	A
FadA	Fallsington sandy loams, 0 to 2 percent slopes, Northern Tidewater Area	B/D
FmbB	Fort Mott loamy sand, 2 to 5 percent slopes	A
GalC	Galestown loamy sand, 5 to 10 percent slopes	A
HmbB	Hammonston loamy sand, 2 to 5 percent slopes	B
KaA	Kentuck silt loam	C/D
KsA	Klej loamy sand, 0 to 2 percent slopes	A/D
KsB	Klej loamy sand, 2 to 5 percent slopes	A/D
MakAd	Manahawkin muc. 0 to 2 percent slopes, frequently flooded, Northern Tidewater Area	A/D
MpA	Mattapex fine sandy loam, 0 to 2 percent slopes	C
MtdA	Mattapex silt loam, 0 to 2 percent slopes, Northern Tidewater Area	C
MuA	Mullica-Berryland complex, 0 to 2 percent slopes	A/D
OaA	Othello silt loams, 0 to 2 percent slopes, Northern Tidewater Area	C/D
RoB	Rosedale loamy sand, 2 to 5 percent slopes	A
RuA	Runcint loamy sand, 0 to 2 percent slopes	A
RuB	Runcint loamy sand, 2 to 5 percent slopes	A
SadA	Sassafras sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	B
WddA	Woodstown sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	C

I. TEMPORARY SPECIES (CHOOSE ONE)				SEEDING RATE lbs / 1000 sf	PLANT NG DEPTH	OPTIMUM SEED NG DATES
BARLEY	2.8	1'-2"				
OATS	2.2	1'-2"	2/1 thru 4/30			
RYE	3.2	1'-2"	8/15 thru 11/30			
MILLET	1.0	1/2"				

APPLY SOIL AMENDMENT AND MULCH AS SPECIFIED BELOW. APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULT PACKER SEEDER OR HYDROSEEDER.

II. PERMANENT SEEDINGS MIXTURE			SEEDING RATE	OPTIMUM SEED NG DATES
Kentucky 31 Tall Fescue	5 lbs/1000 sf	2/1 thru 4/30	8/15 thru 10/31	

PERMANENT SEEDING MAY OCCUR AT ANY TIME. WHEN SEEDING OCCURS OUTSIDE OF DATES SPECIFIED THEN HALF OF THE SEEDING MIXTURE SHALL BE AN ANNUAL RYE GRASS.

SOIL AMENDMENTS

PERMANENT - Dolomitic limestone - 92 lbs / 1000 s.f. Fertilizer (10-10-10 or equivalent) - 23 lbs / 1000 s.f.

TEMPORARY - Dolomitic limestone - 46 - 92 lbs / 1000 s.f. Fertilizer (10-10-10) - 14 lbs / 1000 s.f.

LIME AND FERTILIZER TO BE WORKED INTO TOP 3" OF TOPSOIL BY HARROWING OR DISKING PRIOR TO SEEDING.

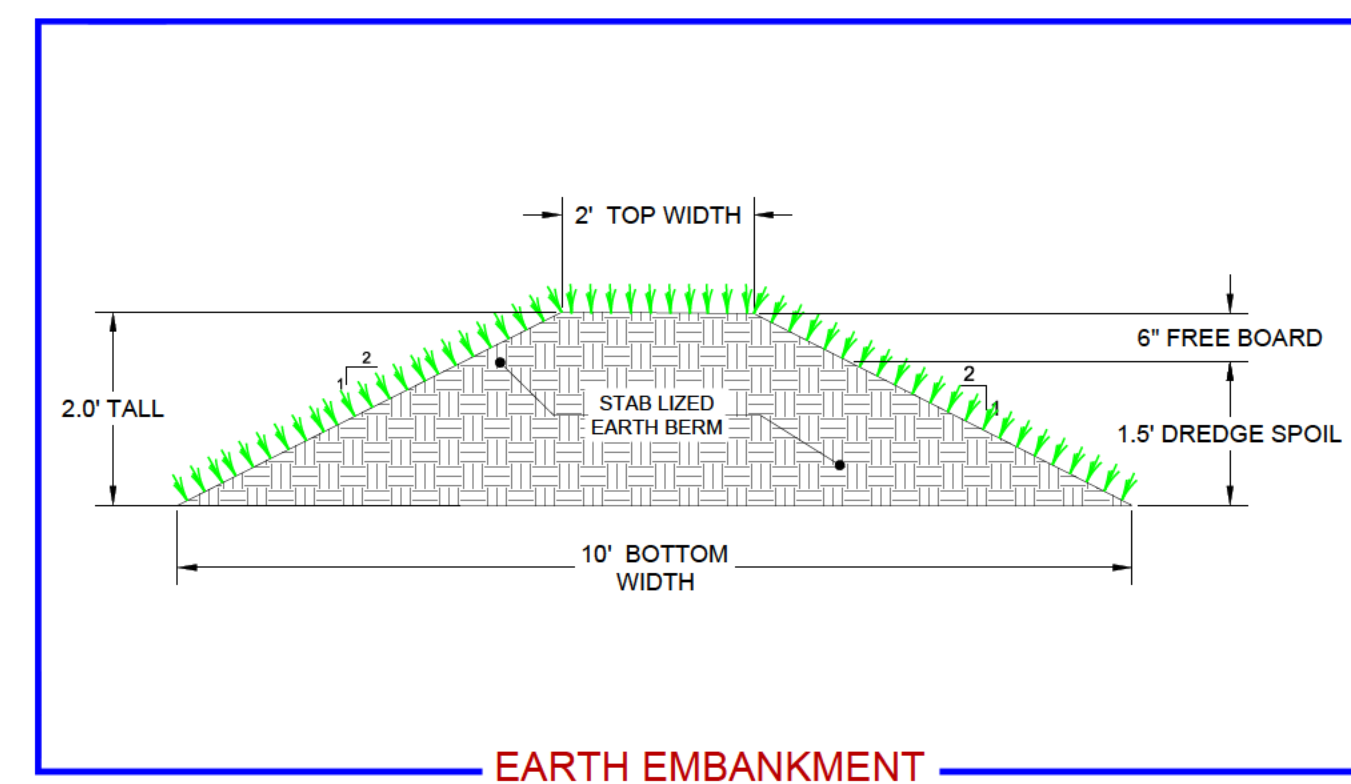
MULCHING

ALL AREAS THAT HAVE BEEN SEEDBED SHALL BE MULCHED WITH UNROTTED STRAW AT A RATE OF 92 LBS PER 1,000 S.F. STRAW SHALL BE SPREAD EITHER BY HAND OR MECHANICALLY. MULCH SHALL BE ANCHORED BY TRACKING, A MULCH ANCHORING TOOL, OR A SYNTHETIC MULCH BENDER.

ALL DISTURBED AREAS SHALL BE EITHER TEMPORARILY OR PERMANENTLY STABILIZED BY THE END OF THE FALL PLANTING SEASON.

FOLLOWING INITIAL DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS ON ALL PERIMETER CONTROLS AND SLOPES GREATER THAN 3 TO 1 AND FOURTEEN (14) DAYS ON ALL OTHER DISTURBED AREAS ON THE SITE.

REVEGETATION SPECIFICATIONS



EARTH EMBANKMENT

CONSTRUCTION SEQUENCE FOR SEDIMENT CONTROL MEASURES

- CONTACT WORCESTER COUNTY DEPARTMENT OF ENVIRONMENTAL PROGRAMS AT 410-632-1220 TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY SITE WORK, FAILURE TO DO SO MAY RESULT IN AN IMMEDIATE "STOP WORK" ORDER.
- INSTALL THE STABILIZED CONSTRUCTION ENTRANCE AS DEEMED NECESSARY BY COUNTY INSPECTOR.
- CONSTRUCT CONTAINMENT BERM AS SHOWN ON PLAN.
- DISPOSE OF UP TO 740 CUBIC YARDS (92 ACRE AT 6" DEPTH) OF DEWATERED DREDGE SPOIL IN EACH PHASE AREA.
- UPON COMPLETION OF EACH PHASE, REMOVE ALL E&S CONTROLS.
- STABILIZE ALL AREAS DISTURBED BY REMOVAL OF CONTROLS.
- UPON 95% STABILIZATION OF ALL DISTURBED AREAS CALL FOR FINAL APPROVAL FROM WORCESTER COUNTY AND MDE FOR REMOVE ALL E&S CONTROLS.
- SUBMIT AND AS-BUILTS REQUIRED FOR OBTAINING C/O.

Table B.6c: Maintenance Fertilization for Permanent Seeding

Seeding Mixture	Type	lb/ac	lb/1000 sf	Time	Mowing
Tall fescue makes up 70 percent or more of cover.	10-10-10 or 30-10-10	500	11.5	Yearly or as needed. Fall	Not closer than 3 inches, if occasional mowing is desired.
Birdfoot Trefoil	0-20-40	400	9.2	Spring, the year following establishment, and every 4 to 5 years, thereafter.	Mow no closer than 2 inches.
Fairly uniform stand of tall fescue or birdsfoot trefoil.	5-10-10	500	11.5	Fall, the year following establishment, and every 4 to 5 years, thereafter.	Not required, no closer than 4 inches in the fall after seed has matured.
Weeping lovegrass fairly uniform plant distribution.	5-10-10	500	11.5	Spring, the year following establishment, and every 3 to 4 years, thereafter.	Not required, not closer than 4 inches in fall after seed has matured.
Red & chevron fescue, Kentucky bluegrass, hard fescue mixtures.	20-10-10	250	5.8	September, 30 days later. December, May 20, June 30, if needed.	Mow no closer than 2 inches for red fescue and Kentucky bluegrass, 3 inches for fescue.

Temporary Seeding Summary

No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	Fertilizer Rate (10-20-20)	Lime Rate
Barley	96	2 1/5 - 4/30; 8/15 - 11/30	1"		436 lb/ac (10 lb/1000 sf)	2 tons/ac (90 lb/1000 sf)
Oats	72	2 1/5 - 4/30; 8/15 - 11/30	1"			
Cereal Rye	112	2 1/5 - 4/30; 8/15 - 12/15	1"			
Foxtail Millet	30	5/1 - 8/14	0.5"			

Permanent Seeding Summary

No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	N	P ₂ O ₅	K ₂ O	Lime Rate
Tall Fescue	100	2 1/5 - 4/30; 8/15 - 11/30	1"	3/8" to 1/2"	45 pounds per acre (1.0 lb/1000 sf)	90 lb/ac (2 lb/1000 sf)	90 lb/ac (2 lb/1000 sf)	2 tons/ac (90 lb/1000 sf)

NORTH

REVISIONS

PROJECT DATA

Project No.: 201116
 File Name: ES040126.dwg
 Client: DISHAOON RD
 Location: WORCESTER COUNTY, MD
 Date: 4/08/26
 Scale: NONE

DREDGE SPOILS
EROSION & SEDIMENT
CONTROL PLAN

PROPERTY OF
KCJ FARMS LLC
6220 DISHAOON RD
WORCESTER COUNTY, MD

VISTA DESIGN, INC.
Landscape Architects, Land Planning Consultants, Engineers, and Surveyors
11634 Worcester Hwy, Shrewell, MD 21882
ph: 410-532-8874
email: vista@vistadesign.com

REGISTERED PROFESSIONAL ENGINEER
LANDSCAPE ARCHITECT
NO. 15907
STATE OF MARYLAND

Sheet No.: 2 of 2

NOTE: This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project only, and remain the copyrighted property of VDI. Reuse or reproduction of any of the instruments of service of VDI by the Client or assignees without the written permission of VDI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

NOTE: This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

**WORCESTER COUNTY BOARD OF ZONING APPEALS
STAFF REPORT FOR:
CASE NO. 26-25**

IMPORTANT NOTICE

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.

HEARING DATE: May 20, 2026

LOCATION: 6220 Disharoon Road, Tax Map 55, Parcel 39, Tax District 2, Worcester County, Maryland.

APPROVAL REQUESTED: A special exception to relocate a previously-approved dredge spoil disposal site in the A-1 Agricultural District.

CODE REFERENCES: Zoning Code Sections §§ ZS 1-116(c)(3) and ZS 201(c)(26).

PROPERTY HISTORY: The following records are on file:

03/16/1966 Permit No. 674 – Issued 03/16/1966 – Zoning Certificate issued 03/16/1966 - Permit for a broiler house.

12/04/1970 BZA Case No. 2498 & Permit 2498 – BZA Hearing held on 02/02/1971 and Permit issued 02/17/1971 – Zoning Certificate issued 01/10/1972 – Permit to place a “house trailer” on the property.

10/08/2013 Zoning Permit No. 13-0977 – Issued 10/10/2013 – No C/O to date – Reconstruct 40’ x 60’ AG only pole building.

05/09/2024 BZA Case No. 24-37 and Permit No. 25-1015 – BZA Hearing held on 05/09/2024 and Permit issued 01/22/2026 – C/O issued 03/17/2026 – Special Exception and a permit for a 0.9 acre dredge spoil site.

COMMENTS: The applicant is requesting approval to relocate a previously-approved dredge spoil disposal site approximately 600’ westward towards Disharoon Road. After a public hearing held in May 2024, the Board signed an Opinion in June 2024 approving the special exception at the disposal site’s original planned location, which hasn’t been implemented. The new location is the same size (0.90 ac.) as the original request and is for the same amount of material (2,220 cubic yards). A 2’ tall earth embankment will contain the material, which will come from dredging sites in West Ocean City and Ocean City.

With respect to the special exception request, the Board must make findings that the proposed use or structure:

1. Will be in conformance with the County's Comprehensive Plan.
2. Will be in harmony with the general character of the neighborhood considering population density, the design, scale and bulk of any proposed new structures, the intensity and character of the activity, traffic and parking conditions or the number of similar uses.
3. Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding neighborhoods; will cause no objectionable noise, vibration, fumes, odors, dust, glare or physical activity; and will not have a detrimental effect on ground- or surface water quality.
4. Will have no detrimental impact on vehicular or pedestrian traffic.
5. Will not adversely affect the health, safety, morals, security or general welfare of residents, workers, or visitors in the area.
6. Will not, in conjunction with existing development in the area and development permitted under existing zoning, overburden existing public services and facilities, including schools, police and fire protection, medical facilities, water, sanitary sewers, public roads, storm sewers, drainage and other public improvements.
7. Will meet the definitions and specific standards set forth elsewhere in this Title for such use.

SUBSEQUENT PROCESSES IF APPROVED:

1. Request a final inspection for Zoning Permit No. 13-0977.
2. Obtain a use of land permit.
3. Obtain any required State or Federal permits.

OWNER: KCJ Farms, LLC
6220 Disharoon Road
Snow Hill, MD 21863

APPLICANT : Mark Spencer Cropper
6200 Coastal Hwy., Suite 200
Ocean City, MD 21842

PREPARED BY: Zoning Division Staff

In accordance with Section ZS 1-114, the Department has met the public notification requirements with regard to advertisement in a local paper, posting of property and notification of adjoining property owners.

**DEPT. OF ENVIRONMENTAL
PROGRAMS COMMENTS FOR
EACH CASE**

**(Includes Critical Area, Forestry & Environmental
Programs)**



Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Jennifer Kenner, DRP Director

From: Joy S. Birch, Natural Resources Planner III 

Subject: Board of Zoning Appeals Comments – May 20, 2026

Date: April 22, 2026

Below are comments related to the cases scheduled for the Board of Zoning Appeals (BZA) meeting for Thursday, May 20, 2026, for their conformance with the Chesapeake Bay (CBCA) and Atlantic Coastal Bays Critical Area Law (ACBCA):

6:30 pm – Case #26-28:

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and designated as a Limited Development Area (LDA) and is a non-waterfront lot. The proposed activity does not appear to have any issues with the Atlantic Coastal Bay Critical Area regulations. Any applicable mitigation will be addressed at the permitting stage; therefore, we reserve any further comments until permit submission.

6:35 pm -Case #26-21:

This request is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area programs. No Comment.

6:40 pm – Case #26-22:

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and designated as Intensely Development Area (IDA) within Buffer Management Area A-15. The proposed activity does not appear to have any issues with the Atlantic Coastal Bay Critical Area regulations. Any applicable mitigation will be addressed at the permitting stage; therefore, we reserve any further comments until permit submission.

6:45 pm -Case #26-4:

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and designated as an Intensely Developed Area (IDA) and is a non-waterfront lot. The proposed activity does not appear to have any issues with the Atlantic Coastal Bay Critical Area regulations. Any applicable mitigation will be addressed at the permitting stage; therefore, we reserve any further comments until permit submission.

6:50 pm -Case #26-5:

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and designated as an Intensely Developed Area (IDA) and is a non-waterfront lot. The proposed activity does not appear to have any issues with the Atlantic Coastal Bay Critical Area regulations. Any applicable mitigation will be addressed at the permitting stage; therefore, we reserve any further comments until permit submission.

6:55 pm -Case #26-6:

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and designated as an Intensely Developed Area (IDA) and is a non-waterfront lot. The proposed activity does not appear to have any issues with the Atlantic Coastal Bay Critical Area regulations. Any applicable mitigation will be addressed at the permitting stage; therefore, we reserve any further comments until permit submission.

7:00 pm -Case #26-26:

This request is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area programs. No Comment.

7:05 pm -Case #26-27:

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and designated as Intensely Development Area (IDA) within Buffer Management Area C-25. The proposed activity does not appear to have any issues with the Atlantic Coastal Bay Critical Area regulations. Any applicable mitigation will be addressed at the permitting stage; therefore, we reserve any further comments until permit submission.

7:10 pm -Case #26-23:

This request is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area programs. No Comment.

7:15 pm -Case #26-24:

This request is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area programs. No Comment.


7:20 pm -Case #26-25:

This request is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area programs. No Comment.



Worcester County
Department of Environmental Programs
Natural Resources Division

Memorandum

To: Kristen Tremblay, Zoning Administrator
From: David Mathers, Natural Resources Planner IV 
Subject: Board of Zoning Appeals Comments – May 20, 2026 Meeting
Date: April 23, 2026

Below are comments relative to the cases scheduled for the Board of Zoning Appeals (BZA) meeting for Thursday, May 20, 2026, for their conformance with the Forest Conservation Act.

6:30 pm – Case # 26-28:

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and therefore exempt from the Forest Conservation Act. No comment.

6:35 pm -Case # 26-21:

In accordance with Subtitle IV, Section 1-403(b)(12) of the Natural Resources Article of the Worcester County Code of Public Local Laws, this subdivision is exempt from the County's Forest Conservation Law since the planned unit development for which this subdivision is a part of received Step I approval in accordance with the Worcester County Zoning and Subdivision Control Article prior to December 31, 1991. Any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

6:40 pm -Case # 26-22:

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and therefore exempt from the Forest Conservation Act. No comment.

6:45 pm -Case # 26-4:

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and therefore exempt from the Forest Conservation Act. No comment.

Citizens and Government Working Together

6:50 pm -Case # 26-5:

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and therefore exempt from the Forest Conservation Act. No comment.

6:55 pm -Case # 26-6:

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and therefore exempt from the Forest Conservation Act. No comment.

7:00 pm -Case # 26-26:

This subdivision is subject to the Worcester County Forest Conservation Law. This property is subject to Forest Conservation Plan #07-43. This property has met compliance with the Worcester County Forest Conservation Law through the establishment of on-site Forest Conservation easement. Forest Conservation easement areas are to be kept as a natural habitat area, no clearing or grading within these conservation easement areas is permitted, and any new structures and improvements must not encroach into the Forest Conservation easements. Furthermore, all forest protection signs must be in place around conservation easements.

7:05 pm -Case # 26-27:

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and therefore exempt from the Forest Conservation Act. No comment.

7:10 pm -Case # 26-23:

This subdivision is subject to the Worcester County Forest Conservation Law. This property is subject to Forest Conservation Plan #97-11. This property has met compliance with the Worcester County Forest Conservation Law through the establishment of on-site Forest Conservation easement. Forest Conservation easement areas are to be kept as a natural habitat area, no clearing or grading within these conservation easement areas is permitted, and any new structures and improvements must not encroach into the Forest Conservation easements. Furthermore, all forest protection signs must be in place around conservation easements.

7:15 pm -Case # 26-24:

This subdivision is subject to the Worcester County Forest Conservation Law. This property is subject to Forest Conservation Plan #24-09. This plan was approved February 8, 2024. The approval is valid for five years. Recording documents must be received and forest protection signs installed prior to permitting.

7:20 pm -Case # 26-25:

This subdivision is subject to the Worcester County Forest Conservation Law. This property is subject to Forest Conservation Plan #25-02. This property has met compliance with the Worcester County Forest Conservation Law through the establishment of off-site Forest Conservation easement. Forest Conservation easement areas are to be kept as a natural habitat area, no clearing or grading within these conservation easement areas is permitted, and any new structures and improvements must not encroach into the Forest Conservation easements. Furthermore, all forest protection signs must be in place around conservation easements.

Citizens and Government Working Together



Worcester County

Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Board of Zoning Appeals (BZA) for the May 20, 2026 meeting

From: Environmental Programs Staff

Date: April 27, 2026

These comments are based upon the site plans received and are subject to change as the plans change to accommodate comments made by other committee members.

6:30 p.m.

Case No. 26-21, on the lands of David M. Nolan III, requesting a variance to the rear yard setback from 25 feet to 21.75 feet (to encroach 3.25 feet) for a proposed open deck in the R-1 Rural Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-205(b)(2) and ZS 1-305 located at 10216 Ruffian Lane, Tax Map 26, Parcel 1, Lot 36, Tax District 3, Worcester County, Maryland.

No objection to this variance request.

6:35 p.m.

Case No. 26-22, on the lands of the Mildred Stewart Warfield Revocable Trust, on the application of Shahin Batmanglich, requesting a special exception to expand a nonconforming structure to construct an addition to an existing residence in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(5), ZS 1-122(d)(1), ZS 1-116(c)(3), ZS 1-206(b)(2) and ZS 1-305, located at 10402 Exeter Road, Tax Map 21, Parcel 8, Section A, Block 9, Lot 9A, in the Tenth Tax District of Worcester County, Maryland.

No objection to this special exception request.

Citizens and Government Working Together

6:40 p.m.

Case No. 26-4, on the lands of Schell Properties LLC, on the application of Hugh Cropper IV, requesting a variance to the front yard setback from 75 feet to 67.33 feet (to encroach 7.67 feet) for a proposed residence 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 on the south side of Old Bridge Road approximately 335 feet west of Golf Course Road, Tax Map 27, Parcel 280, Block B, Lot 8-A, Tax District 10, Worcester County, Maryland.

Environmental Programs has given preliminary approval for a proposed boundary line adjustment to create this lot as shown and has no objection to the variance request once the plat is recorded.

6:45 p.m.

Case No. 26-5, on the lands of Schell Properties LLC, on the application of Hugh Cropper IV, requesting a variance to the front yard setback from 75 feet to 67.33 feet (to encroach 7.67 feet) for a proposed residence 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 on the south side of Old Bridge Road approximately 287 feet west of Golf Course Road, Tax Map 27, Parcel 280, Block B, Lot 9-A, Tax District 10, Worcester County, Maryland.

Environmental Programs has given preliminary approval for a proposed boundary line adjustment to create this lot as shown and has no objection to the variance request once the plat is recorded.

6:50 p.m.

Case No. 26-6, on the lands of Schell Properties LLC, on the application of Hugh Cropper IV, requesting a variance to the front yard setback from 75 feet to 67.33 feet (to encroach 7.67 feet) for a proposed residence 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 on the south side of Old Bridge Road approximately 239 feet west of Golf Course Road, Tax Map 27, Parcel 280, Block B, Lot 10-A, Tax District 10, Worcester County, Maryland.

Environmental Programs has given preliminary approval for a proposed boundary line adjustment to create this lot as shown and has no objection to the variance request once the plat is recorded.

6:55 p.m.

Case No. 26-26, on the lands of William A. Elwell, on the application of Hugh Cropper IV, requesting an after-the-fact variance to the side yard setback from 20 feet to 17.41 feet (to encroach 2.59 feet) for an existing accessory residential structure in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-201(b)(5), ZS 1-201(d)(2) and ZS 1-305, located at 8218 Stevens Road, Tax Map 35, Parcel 106, Lot 4, Tax District 7, Worcester County, Maryland.

No objection to this variance request.

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7:00 p.m.

Case No. 26-27, on the lands of Pilot House LLC, on the application of Hugh Cropper IV, requesting a special exception to enlarge and relocate an existing nonconforming use (a single-family dwelling) in the CM Commercial Marine District, pursuant to Zoning Code §§ ZS 1-116(c)(5), ZS 1-122(d)(1), ZS 1-214 and ZS 1-305, located at 12855 Harbor Road, Tax Map 27, Parcel 382, Lot 54, Tax District 10, Worcester County, Maryland.

The existing well will be required to be abandoned and sealed by a licensed well driller prior to Environmental Programs approval of a demo/building permit. No objection to the variance request.

7:05 p.m.

Case No. 26-23, on the lands of Nicholas C. C. Craven and Casey Lee Craven, on the application of Mark Spencer Cropper, requesting an after-the-fact variance to the front yard setback from 25 feet to 23.46 feet (to encroach 1.54 feet) for an existing cantilevered living area above an existing pool house in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-206(b)(2), ZS 1-206(d)(1) and ZS 1-305, located at 12122 Snug Harbor Road, Tax Map 33, Parcel 303, Lot 3, Tax District 10, Worcester County, Maryland.

No objection to this variance request.

7:10 p.m.

Case No. 26-24, on the lands of 611 Holdings II LLC, on the application of Mark Spencer Cropper, requesting two (2) special exceptions for (1) an 8-foot high privacy fence in the front yard and (2) a storage yard/marine yard, and two (2) front yard setback variances for the storage yard/marine yard from 50 feet from the centerline of the road ROW to 25 feet (to encroach 25 feet) along Sinepuxent Road and from 50 feet to 5 feet (to encroach 45 feet) along Stephen Decatur Highway in the C-1 Neighborhood Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-209(c)(15), ZS 1-305(b)(1) and (2), and ZS 1-305(k)(3), located on the west side of Stephen Decatur Highway approximately 20 feet north of Airport Road, Tax Map 26, Parcel 211, Tax District 10, Worcester County, Maryland.

No objection to these special exception and variance requests.

7:15 p.m.

Case No. 26-25, on the lands of KCJ Farms LLC, on the application of Mark Spencer Cropper, requesting a special exception to relocate a previously-approved dredge spoil disposal site in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3) and ZS 1-201(c)(26), located at 6220 Disharoon Road, Tax Map 55, Parcel 39, Tax District 2, Worcester County, Maryland.

No objection to this special exception request.

Citizens and Government Working Together

Citizens and Government Working Together

WORCESTER COUNTY GOVERNMENT CENTER 1 WEST MARKET STREET, ROOM 1306 SNOW HILL, MARYLAND 21863
TEL: 410-632-1220 FAX: 410-632-2012

OPINIONS FROM THE PREVIOUS MONTH FOR REVIEW

**(Opinion for each case will be provided at the regular
meeting for signature by all members)**

IN THE MATTER OF JENNIFER DIMATTIA AND
DEAN DIMATTIA

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BEFORE THE BOARD OF ZONING

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APPEALS FOR WORCESTER COUNTY,

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Case No. 25-45

MARYLAND

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OPINION

A hearing was held before the Board of Zoning Appeals for Worcester County, Maryland on Thursday, April 9, 2026, upon the application of Jennifer DiMattia and Dean DiMattia, requesting a variance to reduce the Chesapeake Bay Critical Area Buffer from 100 feet to 50 feet (to encroach 50 feet) for a proposed garage in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(m), ZS 1-201(b)(5), ZS 1-201(d)(2) and ZS 1-305 and Natural Resources Code §§ NR 3-104(d)(4) and NR 3-111, located at 500 Shore Line Lane, Tax Map 98, Parcel 2, Tax District 1, Worcester County, Maryland.

Jennifer Keener, Director of Development, Review, and Permitting presented the application to the Board.

The applicants Jennifer DiMattia and Dean DiMattia testified before Board in favor of the Application. There were no protestants to the Application.

After duly considering the application, and the testimony and other evidence offered and presented in connection therewith regarding the requested variance, the Board made the following findings of fact:

- 1. Special conditions or circumstances exist that are peculiar to the applicant’s land or structure and a literal enforcement of provisions and requirements of the County’s Atlantic Coastal Bays Critical Area Program would result in unwarranted hardship;**

Without the granting of this Variance a hardship exists. This property was platted prior to the adoption of the Atlantic Coastal Bays Critical Area Program. This property is not located within a Buffer Management Area, which would have reduced the impact on the 100' Buffer.

2. A literal interpretation of the provisions of the County's Atlantic Coastal Bays Critical Area Program and related laws will deprive the applicant of rights commonly enjoyed by other properties in similar areas within the Atlantic Coastal Bays Critical Area;

The Applicant's rights would be lessened without the granting of this variance due to the restrictions of the Atlantic Coastal Bays Critical Area Program. Numerous properties, including the adjacent lot, have structures that are located within the 100' Buffer.

3. The granting of a variance will not confer upon the applicant any special privilege that would be denied by the County's Atlantic Coastal Bays Critical Area Program to other lands or structures within the Atlantic Coastal Bays Critical Area;

As stated previously, there are numerous properties throughout the County that have structures located within the 100' Buffer. Since this was platted prior to the adoption of the Critical Area Program, provisions were not provided during the review process which could have lessened these buffer requirements. Therefore, granting this variance would not confer a special privilege or right to the applicant.

4. The variance request is not based upon conditions or circumstances which are the result of actions by the applicant nor does the request arise from any condition relating to land or building use, either permitted or non-conforming on any neighboring property;

This request is not an after-the-fact variance and the properties were platted prior to the adoption of the Atlantic Coastal Bays Critical Area Program.

5. The granting of a variance shall not adversely affect water quality or adversely impact fish, wildlife or plant habitat within the Atlantic Coastal Bays Critical Area and the granting of the variance will be in harmony with the general spirit and intent of the County's Atlantic Coastal Bays Critical Area Program;

The granting of this variance could slightly affect the water quality due to the proposed impact to the 100' buffer, actions will be taken to offset this issue. The proposed activity will be required to conduct mitigation at a 3:1 ratio for the square footage of lot coverage added to the 100' buffer and a 1:1 ratio for

the square footage of canopy coverage removed. Furthermore, compliance with Stormwater/Erosion Sediment Control regulations will be required for disturbances 5,000 square feet or greater and/or use of 100 cubic yards or greater of fill.

6. The Board of Zoning Appeals shall not make a decision relative to a request for such a variance without reviewing the comments of the Department and finding that the applicant has satisfied each of the provisions and standards contained herein

The applicant does have an unwarranted hardship due to the 100' buffer.

7. The Board believes that without a variance, an unwarranted hardship exists and the variance request is the minimum necessary to provide relief as the Applicant will be denied a reasonable and significant use of the property.

8. Through competent and substantial evidence, the Applicant has overcome the presumption that the specific development activity does not conform with the general intent of the Worcester County Code.

Accordingly, upon a Motion made by Mr. Fykes to approve, which was seconded by Ms. Gismondi, the Board unanimously passed the following resolution:

BE IT RESOLVED, that the requested variance be APPROVED upon the following condition:

1. Mitigation shall be required at 3:1 ratio.

Date

Robert Purcell
Chairperson

Date

Thomas Babcock

Date

Charles L. Fykes

Date

Lisa Bowen

Date

Beth Gismondi

Date

Steven Katsanos

IN THE MATTER OF HUGH CROPPER, IV

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BEFORE THE BOARD OF ZONING

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APPEALS FOR WORCESTER COUNTY,

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Case No. 26-18

MARYLAND

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OPINION

A hearing was held before the Board of Zoning Appeals for Worcester County, Maryland on Thursday, April 9, 2026, upon the application of Hugh Cropper, IV, on the lands of All Seasons RV & Boat Storage LLC, requesting an after-the-fact variance to the side yard setback from 30 feet to 21.7 feet (to encroach 8.3 feet) for an existing storage building in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(12) and ZS 1-305, located at 13222 Handy Lane, Tax Map 9, Parcel 301, Tax District 5, Worcester County, Maryland.

Jennifer Keener, Director of Development, Review, and Permitting presented the application to the Board.

Russell Hammond testified before Board along with Doug Clark. There were no protestants to the Application. The testimony revealed that the commercial condos were built in phases. One side of Rt 113 south is Mr. Clark's property. The 7th building was built and a mistake was made on the side yard setback. The RV and boat storage has a 30 foot setback and a mistake was made believing it was 20 feet.

After duly considering the application and the testimony and other evidence offered and presented in connection therewith, the Board made the following findings of fact and conclusions of law:

1. Special conditions and circumstances exist which are peculiar to the land and proposed building involved;
2. The literal interpretation of the Ordinance would deprive the applicants of rights commonly enjoyed by others in the Zone;
3. The special conditions did not result from actions of the applicants; and
4. The conditions are not one that could be reasonably provided for under legislation of general applicability within the Zone;.

Accordingly, upon a Motion made by Ms. Bowen to approve, which was seconded by Mr. Fykes, the Board unanimously passed the following resolution:

BE IT RESOLVED, that the requested variance be APPROVED.

Date

Robert Purcell
Chairperson

Date

Thomas Babcock

Date

Charles L. Fykes

Date

Lisa Bowen

Date

Beth Gismondi

Date

Steven Katsanos

IN THE MATTER OF JOEL IRVING

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BEFORE THE BOARD OF ZONING

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APPEALS FOR WORCESTER COUNTY,

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Case No. 26-19

MARYLAND

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OPINION

A hearing was held before the Board of Zoning Appeals for Worcester County, Maryland on Thursday, April 9, 2026, upon the application of Joel Irving, on the lands of OCO SPE, LLC and State Street Station SPE, LLC, requesting a special exception to structurally alter a legally existing non-conforming pylon sign by adding electronic signage in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-122(d)(1), ZS 1-210(b)(2), ZS 1-305 and ZS 1-324, located at 12741 Ocean Gateway, Tax Map 27, Parcel 642, Tax District 10, Worcester County, Maryland.

Jennifer Keener, Director of Development, Review, and Permitting presented the application to the Board.

Jamey Covington of Selby Signs, testified before Board along with Logan Long, representing the owner of the property. There were no protestants to the application. Testimony revealed that they wish to put electronic signage on signs at the Ocean City Outlets.

After duly considering the application and the testimony and other evidence offered and presented in connection therewith, the Board made the following findings of fact and conclusions of law:

1. The proposed use will be consistent with County's Comprehensive Plan;
2. The proposed use will be in harmony with the general character of the neighborhood considering population density, the design, scale and bulk of any proposed new structures, the intensity and character of activity, traffic and parking conditions or the number of similar uses;
3. The proposed use will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or surrounding neighborhoods; will cause no objectionable noise, vibration, fumes, odors, dust, glare or physical activity; and will not have a detrimental effect on ground or surface water quality;
4. The proposed use will have no detrimental effect on vehicular or pedestrian traffic;

5. The proposed use will not adversely affect the health, safety, morals, security or general welfare of residents, workers or visitors in the area; and
6. The proposed use will not, in conjunction with existing development in the area and development permitted under existing zoning, overburden existing public services and facilities, including schools, police and fire protection, medical facilities, water, sanitary sewers, public roads, storm sewers, drainage and other public improvements.
7. The proposed use will meet the definitions and specific standards set forth elsewhere in the Title for such use.

Accordingly, upon a Motion made by Ms. Gismondi, which was seconded by Mr. Fykes, the Board unanimously passed the following resolution:

BE IT RESOLVED, that the requested special exception be GRANTED.

Date

Robert Purcell
Chairperson

Date

Thomas Babcock

Date

Charles L. Fykes

Date

Lisa Bowen

Date

Beth Gismondi

Date

Steven Katsanos

* Any special exception shall be implemented within 12 months from its approval. If not so implemented, it shall be considered abandoned and shall terminate.