

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

March 14, 2024

The Worcester County Board of Zoning Appeals met on the above date in the Board Room (Room 1102) on the first floor of the Worcester County Government Center, One West Market Street, Snow Hill, Maryland. Members present were: Robert Purcell, Thomas Babcock, Lisa Bowen, Jake Mitrecic, Beth Gismondi and Larry Fykes. Also in attendance were Kristen Tremblay, Zoning Administrator, Stuart White, Cathy Zirkle, DRP Specialists, Valerie Dawson, Court Reporter and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **Case No. 24-16**, on the lands of S.D. Hoffman Family, LLC, requesting a special exception to allow an outdoor recreation establishment and a variance to the front yard setback from an arterial highway from 100 feet to 60.16 feet (to encroach 39.84 feet), both for the expansion of Grand Prix Amusements in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-210, ZS 1-305 and ZS 1-325, located east of and adjoining 12424 Ocean Gateway, Tax Map 26, Parcel 295, Tax District 10, Worcester County, Maryland. Appearing as witness and providing testimony was Pete Cosby, Steve Hoffman and Steve Engel. There was no opposition. Submitted as Applicant's Exhibit No. 1 was a large format site plan. Submitted as Applicant's Exhibit No. 2 was a large format site plan of the proposed track. Submitted as Applicant's Exhibit No. 3 was a current satellite view of the property. Submitted as Applicant's Exhibit No. 4 was a historical satellite view. Submitted as Applicant's Exhibit No. 5 was another historical satellite view. Submitted as Applicant's Exhibit No. 6 was another historical satellite view. Submitted as Applicant's Exhibit No. 7 was another historical satellite view. Submitted as Applicant's Exhibit No. 8 was another historical satellite view. Following the discussion, it was moved by Mr. Babcock, seconded by Mr. Mitrecic and carried unanimously to grant the special exception and variance as requested. The hearing ended at 7:01 PM.

The public hearing commenced at 7:02 PM on **Case No. 24-14**, on the lands of Dixie Porter, requesting an after-the-fact special exception to allow 6-foot-tall fencing 21.8 feet into a front yard setback, pursuant to Zoning Code §§ ZS 1-116(c)(3), & ZS 1-305(k)(3) located at 9822 Keyser Point Road, Tax Map 26, Parcel 334, Tax District 10, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Dixie Porter. There was no opposition. Submitted as Applicant's Exhibit No. 1 was a packet of photos and a letter of support. Following the discussion, it was moved by Ms. Gismondi, seconded by Mr. Fykes to grant the special exception as requested the motion failed 4 to 2 and therefore is a denial. The hearing ended at 7:17 pm.

The public hearing commenced at 7:18 PM on **Case No. 24-13**, on the lands of Ricky Caudill, requesting an after-the-fact variance to the rear yard setback from 25 feet to 21.37 feet (to encroach 3.63 feet) for an existing deck and stairs in a Residential Planned Community, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-305 and ZS 1-315, located at 11332 River Run Lane, Tax Map 16, Parcel 102, Section 1, Lot 52, Tax District 3, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Ricky Caudill. There was no opposition. Submitted as Applicant's Exhibit No. 1 was an approval letter from River Run and some photos. Following the discussion, it was moved by Mr. Fykes and seconded by Ms. Gismondi to approve the variance request, the motion failed 3-3, Ms. Bowen also voting in favor, resulting in a denial as per Zoning Code §§ ZS 1-116(b). The hearing ended at 7:28 PM.

The public hearing commenced at 7:29 PM on **Case No. 24-20**, on the lands of Robert Baker, on the application of Kristina Watkowski, requesting an after-the-fact variance to the rear yard setback from 30 feet to 23.85 feet (to encroach 6.15 feet) for an existing deck and steps in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-206 & ZS 1-305 located at 12518 Selsey Road, Tax Map 21, Parcel 8, Block 19, Lot 3, Tax District 10, Worcester County, Maryland. Kristen Tremblay read the application. Appearing as witness and providing testimony was Robert Baker and Greg Wilkins. There was no opposition. Following the discussion, it was moved by Mr. Mitrecic, seconded by Ms. Gismondi and carried unanimously to grant the variance as requested. The hearing ended at 7:43 PM.

Case No. 24-18, on the lands of Island Resort Park, Inc., on the application of Mark Cropper, requesting a special exception to expand an existing non-conforming campground, to add 62 campsites and a variance to the required setback to an "R" district from 1,000 feet to 861.34 feet (to encroach 138.66 feet), pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-122(d)(2) & ZS 1-318, located at 9537 Cropper's Island Road, Tax Map 40, Parcels 93 & 241, Lot C, Tax District 4, Worcester County, Maryland. ***Mr. Cropper requested and was granted a continuance to allow him time to respond to the oppositions lawyer.***

With no further business before the Board, the meeting was adjourned at 7:45 PM.

Respectfully submitted,

Stuart White
DRP Specialist