

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

*THURSDAY MAY 8, 2025*

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.**

**Case No. 25-30**, on the lands of Angela Gould and Joseph O'Boyle, on the application of Kristina Watkowski, requesting a variance to the front yard setback from 50 feet to the center of the road right-of-way to 45.1 feet (to encroach 4.9 feet) for a 48 s.f. proposed deck in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-206(b)(2) and ZS 1-305, located at 12417 Meadow Drive, Tax Map 33, Parcel 346, Lots 41, 42 and 43, Tax District 10, Worcester County, Maryland. The requested variance is in addition to previous setback variances granted by the Board for a replacement residence, a proposed addition and an open deck.

**6:35 p.m.**

**Case No. 25-27**, on the lands of Cody Gankiewicz and Natalie Daronco, requesting a variance to the side yard setback from 8 feet to 2.7 feet (to encroach 5.3 feet) for a proposed deck and pergola in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-206(b)(2) and ZS 1-305, located at 51 Quarter Staff Place, Ocean Pines, Tax Map 21, Parcel 224, Section 10, Lot 651, Tax District 3, Worcester County, Maryland.

**6:40 p.m.**

**Case No. 25-29**, on the lands of Beth and Louis LaBrunda, requesting a variance to the rear yard setback from 30 feet to 15 feet (to encroach 15 feet) for a proposed above-ground swimming pool with a surrounding deck in the R-3 Multi-family Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2) and ZS 1-305, located at 41 White Sail Circle, Ocean Pines, Tax Map 16, Parcel 38, Section 1, Lot 584, Tax District 3, Worcester County, Maryland.

**6:45 p.m.**

**Case No. 25-32**, on the lands of William Orr and Annette Clark, requesting a variance to the front yard setback on Dixie Drive from 35 feet to 4 feet (to encroach 31 feet) for a proposed shed 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 11211 Tammy Terrace, Tax Map 10, Parcel 181, Lot 19, Tax District 5, Worcester County, Maryland.

**6:50 p.m.**

**Case No. 25-28**, on the lands of Bishop Buildings LLC, on the application of Beach House Crossfit (dba BHCF LLC), requesting an ATF special exception for a personal service establishment (health club and exercise facility) in the I-1 Light Industrial District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-212(c)(12) and ZS 1-305, located at 12040 Industrial Park Road, Tax Map 10, Parcel 200, Lot 5A, Tax District 5, Worcester County, Maryland.

**6:55 p.m.**

**Case No. 25-31**, on the lands of Solito Properties LLC, on the application of Patrick Brady, requesting two (2) special exceptions for an agritourism facility and the accessory use of a principal agricultural structure or use of land for the commercial hosting of non-agricultural functions and events in the A-1 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-201(c)(9), ZS 1-201(c)(32) and ZS 1-305, located at 11010 Worcester Highway, Tax Map 15, Parcel 256, Lot 2, Tax District 3, Worcester County, Maryland.

**Administrative Matters**