

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

May 8, 2025

The Worcester County Board of Zoning Appeals met on the above date in the Board Room (Room 1102) on the first floor of the Worcester County Government Center, One West Market Street, Snow Hill, Maryland. Members present were: Robert Purcell, Chairman, Thomas Babcock, Lisa Bowen, Don Furbay, Larry Fykes, Beth Gismondi and Jake Mitrecic. Also in attendance were Kristen Tremblay, Zoning Administrator; Gary Pusey, DRP Specialist; Debbie Dickerson, Court Reporter; and David Gaskill, Board Attorney.

The public hearing commenced at 6:30 PM on **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. Kristen Tremblay read the application. Appearing as witnesses and providing testimony in response to questions from Hugh Cropper, IV, were Frank Lynch, surveyor, and Joseph O'Boyle, property owner. There were no protestants. Following the discussion, it was moved by Mr. Furbay, seconded by Ms. Bowen and carried 7-0, to grant the variance as requested. The hearing ended at 6:40 PM.

The public hearing commenced at 6:41 PM on **Case No. 25-27**, on the lands of Cody Gankiewicz and Natalie Daronco, requesting a variance to the rear yard setback from 30 feet to 26.4 feet (to encroach 3.6 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. Kristen Tremblay read the application. Appearing as witnesses and providing testimony were Cody Gankiewicz, property owner, and Tyler Berman, contractor. Following the discussion, it was moved by Ms. Gismondi, seconded by Mr. Mitrecic and carried 7-0, to grant the variance as requested. The hearing ended at 6:50 PM.

The public hearing commenced at 6:51 PM on **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. Kristen Tremblay read the application. Appearing as witness and providing

testimony was Louis LaBrunda, property owner. Following the discussion, it was moved by Ms. Gismondi, seconded by Mr. Fykes and carried 6-1, with Mr. Babcock opposed, to grant the variance as requested. The hearing ended at 6:55 PM.

The public hearing commenced at 6:56 PM on **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. Kristen Tremblay read the application. Appearing as witness and providing testimony was William Orr, property owner. Following the discussion, it was moved by Mr. Furbay and seconded by Mr. Babcock to deny the variance request. The motion carried 5-2 with Ms. Bowen and Ms. Gismondi opposed. The hearing ended at 7:25 PM.

The public hearing commenced at 7:26 PM on **Case No. 25-28**, on the lands of Bishop Buildings LLC, on the application of Beach House Crossfit (dba BHCF LLC), requesting an after-the-fact 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. Kristen Tremblay read the application. Appearing as witness and providing testimony was Holly Stevenson DuVall of Beach House Crossfit. Following the discussion, it was moved by Mr. Furbay, seconded by Mr. Fykes and carried 7-0, to grant the special exception as requested. The hearing ended at 7:30 PM.

The public hearing commenced at 7:31 PM on **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. Kristen Tremblay read the application. Appearing as witness and providing testimony was Patrick Brady, applicant. Following the discussion, it was moved by Mr. Furbay, seconded by Mr. Fykes and carried 6-0, with Ms. Bowen abstaining, to grant the special exception as requested. The hearing ended at 7:38 PM.

With no further business before the Board, the meeting was adjourned at 7:40 PM upon a motion by Mr. Mitrecic, seconded by Mr. Fykes, and unanimously approved.

Respectfully submitted,



Gary Pusey
DRP Specialist