

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

*THURSDAY JUNE 11, 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.**

**Case No. 26-34**, on the lands of Rental AA Homes LLC, on the application of Qin Zheng, requesting an after-the-fact variance to the side yard setback from 9.99 feet to 5.90 feet (to encroach 4.09 feet) for an existing residential accessory building in the R-1 Rural Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-122(c)(1)A, ZS 1-205(d)(1) and ZS 1-305, located at 11328 Gum Point Road, Tax Map 21, Parcel 24, Tax District 3, Worcester County, Maryland.

**6:35 p.m.**

**Case No. 26-29**, on the lands of Tina and Charles Niemeyer, Jr., requesting a variance to the side yard setback from 7 feet to 0 feet (to encroach 7 feet) for an existing residence with a proposed attached gazebo in a campground subdivision in the A-2 Agricultural District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(18), ZS 1-318(d)(1)B and ZS 1-305 located at 235 White Pine Lane, Tax Map 16, Parcel 90, Lot 235, Tax District 3, Worcester County, Maryland.

**6:40 p.m.**

**Case No. 26-33**, on the lands of Joyce and Michael Galello, requesting a variance to the rear yard setback from 30 feet to 27.3 feet (to encroach 2.7 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 at 1103 Stones Run, Tax Map 16, Parcel 108, Section 18, Lot II-12, Tax District 3, Worcester County, Maryland.

**6:45 p.m.**

**Case No. 26-32**, on the lands of Coastal LLC, on the application of Zev Sibony, requesting two (2) variances, (1) to the front yard setback requirement from Keyser Point Road from 55 feet to 14.5 feet (to encroach 40.5 feet), and (2) to the front yard setback requirement from Ocean Gateway from 100 feet to 79 feet (to encroach 21 feet) for a proposed outside dining area; and a special exception for a 5 foot high fence within the front yard adjacent to both Keyser Point Road and Ocean Gateway in the C-2 General Commercial District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-210(b)(2) and ZS 1-305, located at 12513 Ocean Gateway, Tax Map 26, Parcel 255, Block 1, Lot 1, Tax District 10, Worcester County, Maryland.

**6:50 p.m.**

**Case No. 26-31**, on the lands of the Julie M. Smith and Damon M. Smith Revocable Trust, on the application of Mark Spencer Cropper, requesting a variance to extend a pier and platform in excess of 125 feet by 92 feet for a total distance of 217 feet channelward, pursuant to Natural Resources Code §§ NR 2-102(e)(1) and Zoning Code §§ ZS 1-116(n)(2), located at 13022 Riggins Ridge Road, Tax Map 27, Parcel 570, Block 6, Lot 28B, Tax District 10, 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.**