

**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.

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: 26-34
DATE FILED: 5-13-2026
HEARING DATE: 6-11-2026

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: An after-the-fact variance for an existing garage

Storage building/workshop located 5.90' from the right side property line
side yard setback

LOCATION OF PROPERTY:

TAX MAP: _____ PARCEL: _____ SECTION: _____ LOT/ BLOCK: _____
On the N/S/E/W of: 11328 Gum Point Rd, Berlin MD 21811
(Feet/Miles), N/S/E/W of

PROPERTY OWNER INFORMATION:

Owner's Name: Rental AA Homes LLC Telephone: [REDACTED]
Address: 11328 Gum point Rd. 21811 E-Mail: [REDACTED]

APPLICANT INFORMATION:

Applicant's Name: Qin Zheng Telephone: [REDACTED]
Address: 5401 Southampton Dr. 22151 E-Mail: [REDACTED]
Springfield, VA

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? 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: _____ FROM CENTERLINE OF ROAD REAR: 50'
_____ RIGHT OF WAY OF A STATE ROAD LEFT SIDE: 9.99'
45' FROM PROPERTY LINE RIGHT SIDE: 9.99'

ZONING DISTRICT: R-1 TAX DISTRICT: 3

[Signature]
Signature of Owner or Legal Representative

[Signature]
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 13th day of May
2026 before me, a Notary Public in and for the State and County aforesaid,
personally appeared Qin Hua Zheng, 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.

Joseph Pembroke Jr
Notary Public

My Commission Expires: February 26, 2030



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

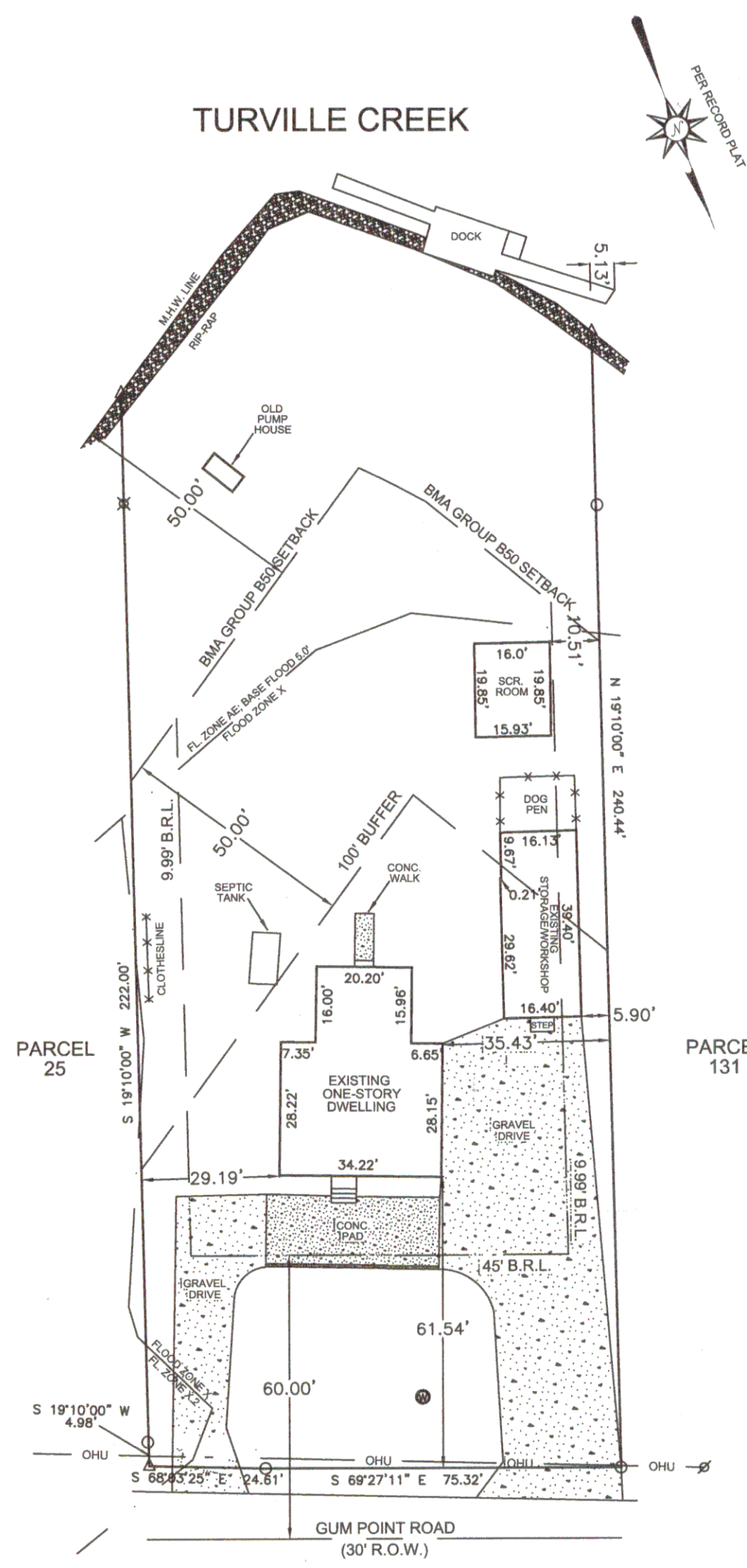
I HEREBY CERTIFY that on this 13th day of May
2026 before me, a Notary Public in and for the State and County aforesaid,
personally appeared Qin Hua Zheng, known to me (or
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged he executed 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.

Joseph Pembroke Jr
Notary Public

My Commission Expires: February 26, 2030



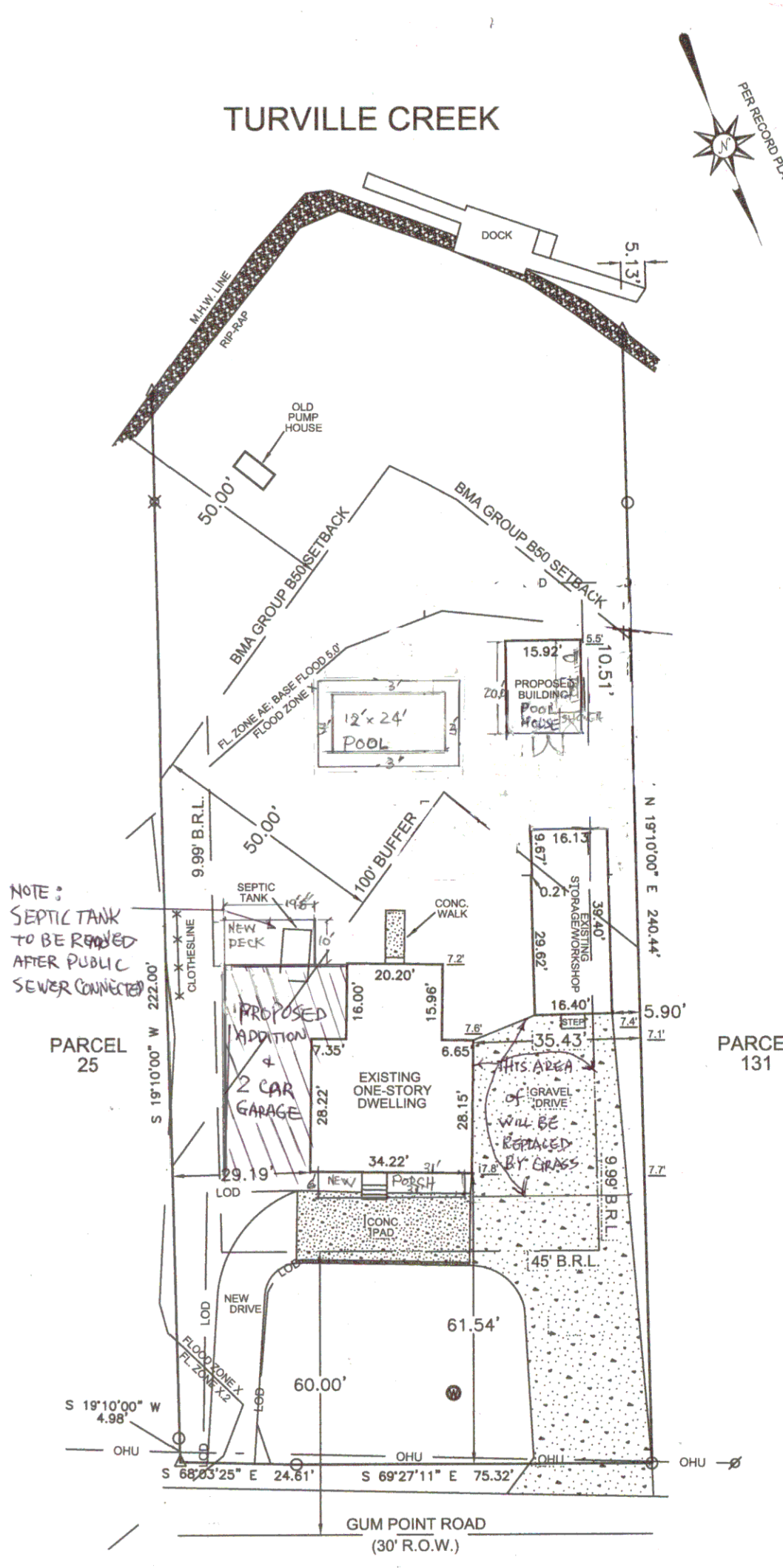


**BOUNDARY SURVEY
WITH
LOCATION OF IMPROVEMENTS**
HOUSE NO. 11328

EXISTING COVERAGE
 HOUSE/LNDG./STEPS = 1,325.3 SQ. FT.±
 STORAGE/WORKSHOP/STEP = 657.1 SQ. FT.±
 DOG PEN = 185.4 SQ. FT.±
 SCREEN ROOM = 317.0 SQ. FT.±
 PUMP HOUSE = 31.9 SQ. FT.±
 CONC DRIVE/CONC. WALK = 588.7 SQ. FT.±
 GRAVEL DRIVE = 3,481.4 SQ. FT.±
 TOTAL = 6,586.8 SQ. FT.±

EXISTING COVERAGE INSIDE BMA GROUP B50 SETBACK = 31.9 SQ. FT.±
 EXISTING COVERAGE OUTSIDE 100' BUFFER = 5,049.1 SQ. FT.±

LEGEND
 ○ FOUND IRON PIPE
 ✕ FOUND AXLE
 △ UNMARKED POINT
 ● WELL
 — OHU — OVERHEAD UTILITY
 — LOD — LIMIT OF DISTURBANCE
 ZZ EXISTING ELEV.; NAVD 88



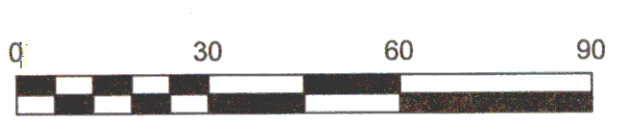
NOTE:
SEPTIC TANK
TO BE REMOVED
AFTER PUBLIC
SEWER CONNECTED

PROPOSED SITE PLAN
HOUSE NO. 11328

PROPOSED & EXISTING COVERAGE
 HOUSE/LNDG./STEPS = 1,325.3 SQ. FT.±
 STORAGE/WORKSHOP/STEP = 483.99 SQ. FT.±
 PUMP HOUSE = 31.9 SQ. FT.±
 CONC. DRIVE/CONC. WALK = 588.7 SQ. FT.±
 GRAVEL DRIVE = 2,127.9 SQ. FT.±
 PROPOSED BUILDING/LNDG./STEPS/POOL/POOL HOUSE = 2,199.78 SF±
 TOTAL = 6,757.88 SQ. FT.±

EXISTING & PROPOSED COVERAGE INSIDE BMA GROUP B50 SETBACK = 31.9 SQ. FT.±
 EXISTING & PROPOSED COVERAGE OUTSIDE 100' BUFFER = 1,532 SQ. FT.±

THIS SITE PLAN REPRESENTS A 3.6 SQ. FT. REDUCTION IN COVERAGE.

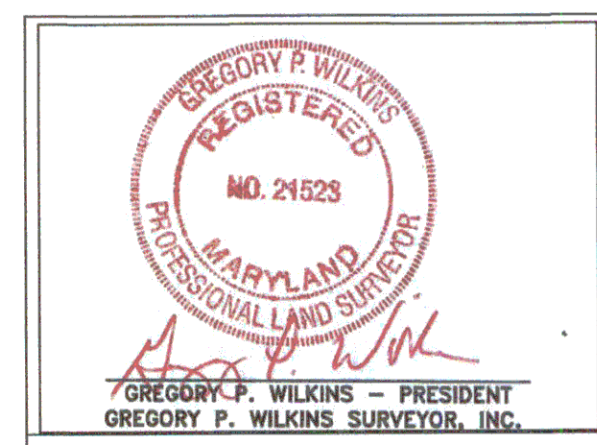


PROPOSED SITE PLAN

HOUSE NO. 11328
 THIRD TAX DISTRICT
 WORCESTER COUNTY, MARYLAND
 TAX MAP 21, PARCEL 24
 LOT AREA = 25,500.6 SQ. FT.±
 DISTURBED AREA = 3,291.8 SQ. FT.±
 CURRENTLY ZONED: R-1
 ZONING SETBACKS: FRONT = 60' FROM C/L R.O.W. ROAD
 SIDES = 9.99' EACH, REAR = 50'
 FLOOD ZONE X, X.2, AE; BASE FL. EL. 5.0' NAVD 88
 DEED REFERENCE: 8974/140
 PLAT REFERENCE: S.V.H. 161/41

NOTE:
THIS LOT LIES IN THE ATLANTIC COASTAL BAYS CRITICAL AREA
 AND IS CLASSIFIED AS AN LIMITED DEVELOPMENT AREA, (LDA),
 AND IS IN BUFFER MANAGEMENT AREA GROUP B50.
 ALLOWABLE IMPERVIOUS AREA = 5,445.0 SQ. FT.

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 07-13-2027.



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

SCALE: 1" = 30' DATE: 9/18/2025
 DRAWN BY: GPW8 JOB NO.: 9228

**WORCESTER COUNTY BOARD OF ZONING APPEALS
STAFF REPORT FOR:
CASE NO. 26-34**

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: June 11, 2026

LOCATION: 11328 Gum Point Road, Tax Map 21, Parcel 24, Tax District 3, Worcester County, Maryland.

APPROVAL REQUESTED: 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.

CODE REFERENCES: Zoning Code §§ ZS 1-116(c)(4), ZS 1-122(c)(1)A, ZS 1-205(d)(1) and ZS 1-305.

PROPERTY HISTORY: The property is improved with a residence constructed in 1978, and accessory buildings, including a screened room and a storage building/workshop with an attached dog pen, and has the following records on file:

- 05/24/1976 Permit No. 6335 – Issued 05/24/1976 – Zoning Certificate issued 10/19/1976 - Permit for an 8’ x 16’ private storage building [Note: A mobile home was located on the property at this time.]
- 01/05/1978 Permit No. 7570 – Issued 01/05/1978 – Zoning Certificate issued 09/19/1978 - Permit for a 28’ x 32’ stick-built residence and a 24’ x 20’ garage.
- 03/29/1984 Permit No. 12250 – Issued 03/29/1984 – Zoning Certificate issued 08/31/1984 - Permit for a 16’ x 20’ screen house in rear yard.
- 04/07/2000 Permit No. 63967 – Issued 04/18/2000 - Permit for a 6’ tall fence in the rear yard [Note: Fence never constructed.]

COMMENTS: The applicant bought this property in 7/2025 and is applying for permits for an addition with a 2-car garage, a new deck and front porch, and a pool. An approximate 16’ x 40’ storage/workshop building is located on the property that the applicant would like to retain for storage. Although various permits have been issued through the years on this property, there is no permit on record for the storage/workshop building. The applicant is requesting a 4.09’ side yard setback variance in order to retain this building.

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. N/A

OWNER: Rental AA Homes
2721 Berryland Drive
Oakton, VA 22124

APPLICANT : Qin Zheng
5401 Southampton Drive
Springfield, VA 22151

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: 26-29
DATE FILED: 4-22-2026
HEARING DATE: 6-11-2026

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: _____

LOCATION OF PROPERTY:

TAX MAP: 16 PARCEL: 90 SECTION: _____ LOT/ BLOCK: 235
On the N/S/E/W of: _____
(Feet/Miles), N/S/E/W of _____

PROPERTY OWNER INFORMATION:

Owner's Name: Charles + Tina Niemeyer Telephone: _____
Address: 235 White Pine Ln, Berlin MD 21811 E-Mail: _____

APPLICANT INFORMATION:

Applicant's Name: Charles + Tina Niemeyer Telephone: _____
Address: 235 White Pine Ln, Berlin MD 21811 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: 5'
_____ RIGHT OF WAY OF A STATE ROAD LEFT SIDE: 7'
10' FROM PROPERTY LINE RIGHT SIDE: 3'

ZONING DISTRICT: A-2 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 22nd day of APRIL
20 20 before me, a Notary Public in and for the State and County aforesaid,
personally appeared Charles Edward Niemeyer, Jr., 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.

David T. Washington
Notary Public



My Commission Expires: August 19, 2028

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.

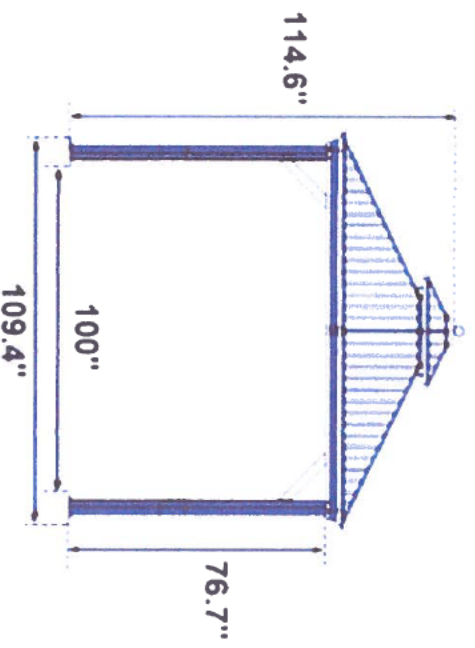
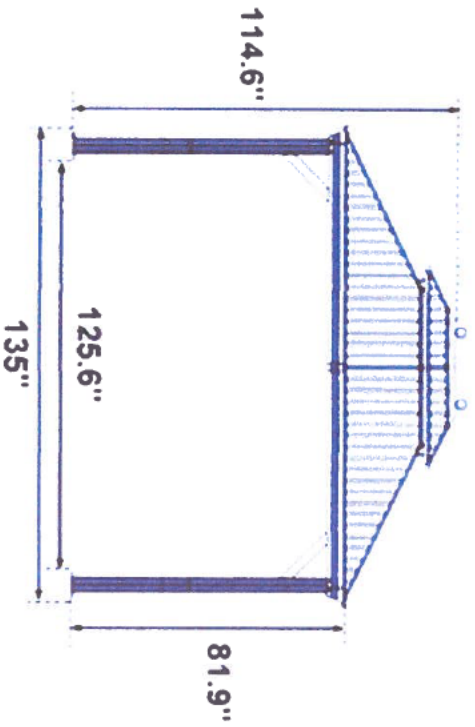
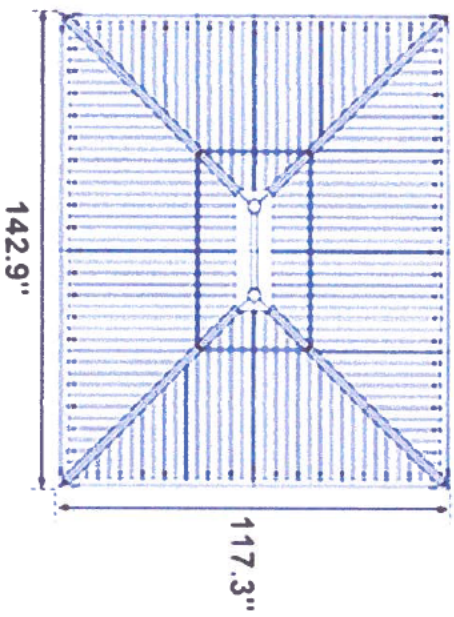
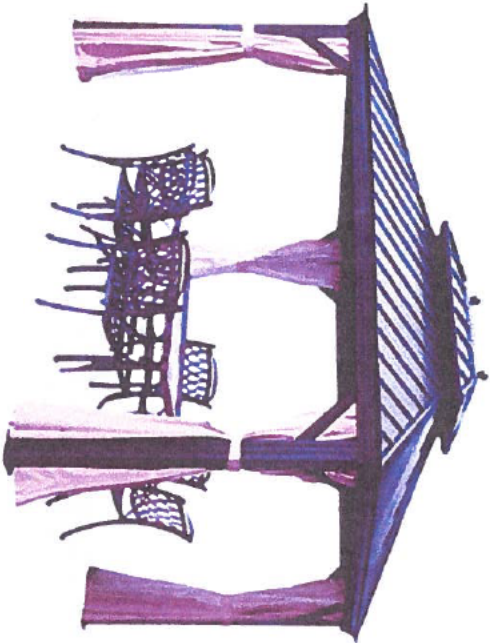
Notary Public

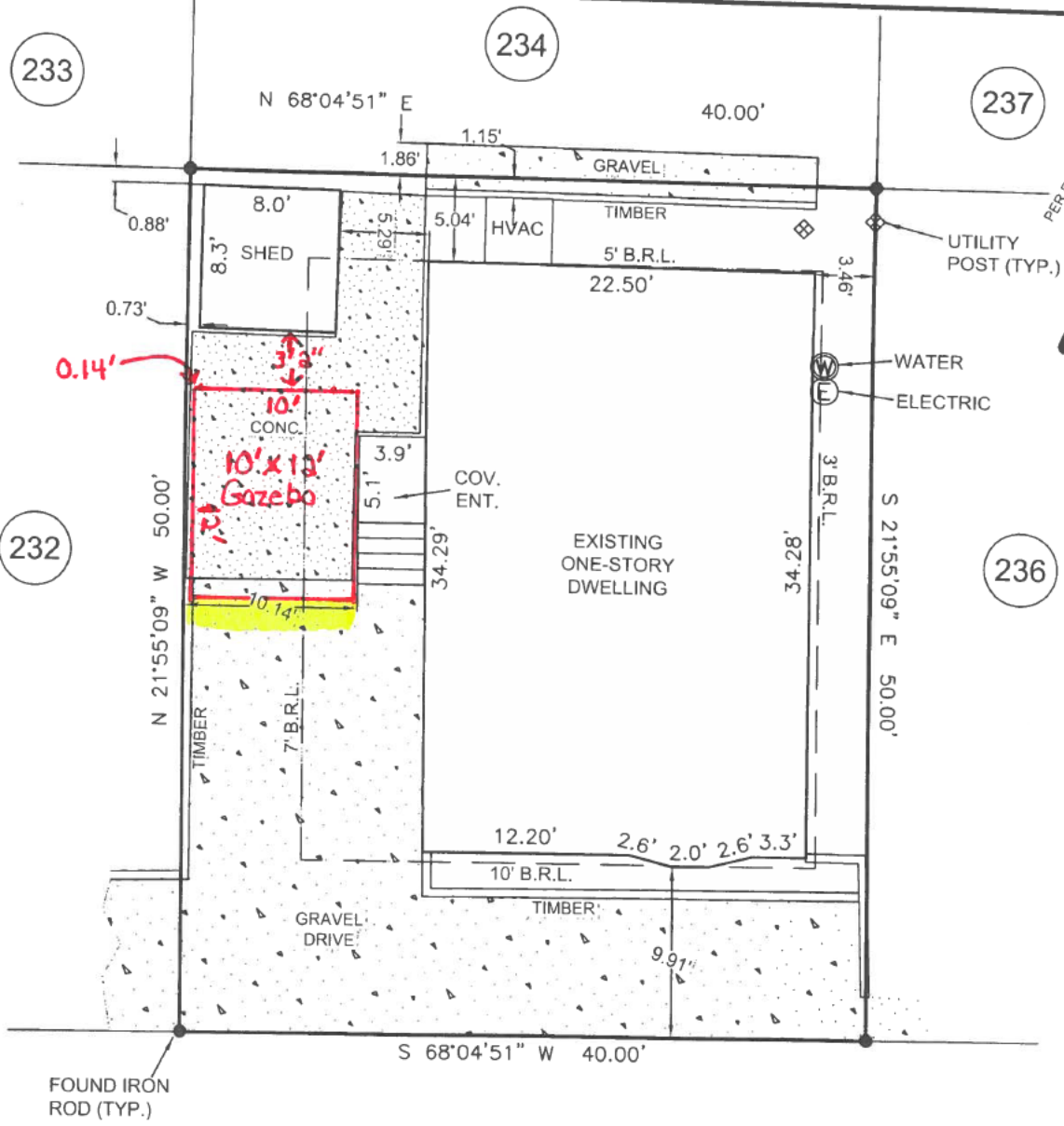
My Commission Expires: _____



10' x 12' Gazebo

Product Information





GREGORY P. WILKINS, SURVEYOR, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS. THESE PLANS ARE NOT TO BE CHANGED, ALTERED, REPRODUCED, OR COPIED WITHOUT WRITTEN PERMISSION FROM GREGORY P. WILKINS SURVEYOR, INC. IF THE SURVEYORS SEAL & SIGNATURE ON THESE PLANS ARE NOT IN RED THEY ARE AN UNAUTHORIZED REPRODUCTION/COPY.

WHITE PINE LANE
(20' R.O.W.)

**BOUNDARY SURVEY
WITH
LOCATION OF IMPROVEMENTS**

HOUSE NO. 235
LOT 235 - PHASE 2
WHITE HORSE PARK RECREATIONAL VEHICLE DEVELOPMENT
THIRD TAX DISTRICT
WORCESTER COUNTY, MARYLAND
TAX MAP 16, P/O PARCEL 90
LOT AREA = 2,000 SQ. FT.±
CURRENTLY ZONED: A-2 (CAMPGROUND SUBDIVISION)
REQUIRED SETBACKS AS SHOWN'
FLOOD ZONE X
PLAT REFERENCE: 100/41

NOTE:
THIS LOT DOES NOT LIE IN THE ATLANTIC COASTAL BAYS CRITICAL AREA

I CERTIFY THE BOUNDARY SURVEY WITH LOCATION OF IMPROVEMENTS AS SHOWN HEREON IS A TRUE REPRESENTATION OF THE EXISTING VISIBLE IMPROVEMENTS AT THE DATE OF THIS SURVEY. NO TITLE SEARCH PROVIDED OR STIPULATED.

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 07-13-2019.

GREGORY P. WILKINS - PRESIDENT
GREGORY P. WILKINS SURVEYOR, INC.

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



SCALE:	1" = 10'	DATE:	08/21/2018
DRAWN BY:	GPW8	JOB NO.:	7805

**WORCESTER COUNTY BOARD OF ZONING APPEALS
STAFF REPORT FOR:
CASE NO. 26-29**

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: June 11, 2026

LOCATION: 235 White Pine Lane, Tax Map 16, Parcel 90, Lot 235, Tax District 3, Worcester County, Maryland.

APPROVAL REQUESTED: 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.

CODE REFERENCES: Zoning Code §§ ZS 1-116(c)(4), ZS 1-202(c)(18), ZS 1-318(d)(1)B and ZS 1-305.

PROPERTY HISTORY: The property is improved with a doublewide manufactured residence that was approved in 2004 and has the following record on file:

07/09/2004 Permit No. 92726 – Issued 07/14/2004 – C/O issued 01/24/2005 – Permit to replace an existing unit with a new doublewide SF home [Note – There is no record on file for the original unit.]

COMMENTS: The County Commissioners approved Bill 24-08, effective January 31, 2025, that increased the number of detached accessory buildings allowed on each campsite in a campground subdivision (such as White Horse Park) from one to two; the Bill also requires that there be a minimum 3' separation distance between buildings/structures on the same lot or any other lot. The applicants bought this property in February 2019 and there is an existing 8' x 8' shed on their lot that has been there since at least 2004. They would like to install a 10' x 12' gazebo in front of the shed and attach it to their residence, as they are unable to meet the 3' separation distance from the residence if it is detached. Once attached, the gazebo will become part of the principal structure and will be approximately 0.14' from the property line, requiring a setback 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 for the attached gazebo and an after-the-fact permit for the existing shed.

OWNER: Charles and Tina Niemeyer
644 Sandyhill Road
Severn, MD 21144

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: 26-33
DATE FILED: 5-11-2026
HEARING DATE: 6-11-2026

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: NEW CONSTRUCTION ENCROACHMENT VIOLATION OF 2.7' INTO DEED SETBACK OF 30' IN COLONIAL VILLAGE, OCEAN PINES

LOCATION OF PROPERTY:

TAX MAP: 16 PARCEL: 108 SECTION: 18 E LOT/BLOCK: 11-12/SECTION 2
On the N/S/E/W of:
100 (Feet/Miles), N/S/E/W of YACHT CLUB DRIVE

PROPERTY OWNER INFORMATION:

Owner's Name: MICHAEL GALELO Telephone: [REDACTED]
Address: 1106 STONES RUN, OCEAN PINES, MD E-Mail: [REDACTED]

APPLICANT INFORMATION:

Applicant's Name: MICHAEL GALELO Telephone: [REDACTED]
Address: 1106 STONES RUN, OCEAN PINES, MD E-Mail: [REDACTED]

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? 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-3 (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 11th day of May
20 26 before me, a Notary Public in and for the State and County aforesaid,
personally appeared Michael E. Gabello, 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.

DAVIDA T. WASHINGTON
Notary Public



My Commission Expires: August 19, 2028

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

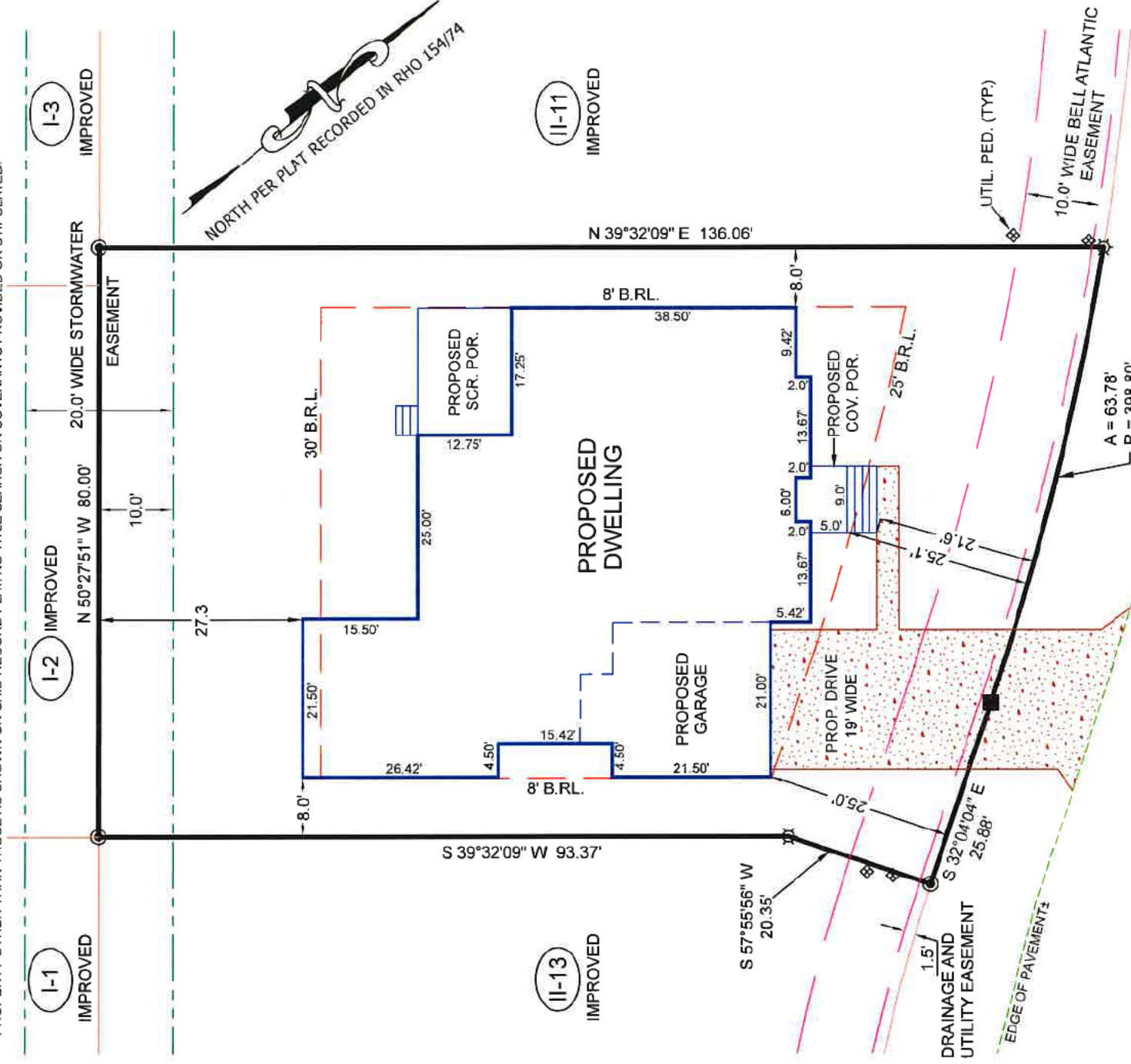
I HEREBY CERTIFY that on this _____ day of _____
20 _____ before me, a Notary Public in and for the State and County aforesaid,
personally appeared _____, known to me (or
satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged he executed the 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 RIGHTS OF WAY, WETLANDS, UTILITIES OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.



PROPOSED LOT COVERAGE

- PROPOSED DWELLING & GARAGE = 3,294 S.F.±
- PROPOSED FRONT PORCH & STEPS = 93 S.F.±
- PROPOSED REAR PORCH & STEPS = 232 S.F.±
- PROPOSED DRIVEWAY & WALK = 637 S.F.±

TOTAL PROPOSED LOT COVERAGE = 4,256 S.F.±
 PROPOSED LOT COVERAGE: 4,256 S.F. / 10,207 S.F. = 0.417 OR 41.7%

STONES RUN 50' R.O.W.



SITE PLAN FOR B.Z.A.
LOT II-12 - SECTION 2 - COLONIAL VILLAGE
SECTION 18E - OCEAN PINES
THIRD TAX DISTRICT
WORCESTER COUNTY, MARYLAND

GENERAL NOTES:
 ADDRESS: 1103 STONES RUN RD
 TAX MAP 16, PARCEL 108
 DEED REF.: SRB 8606/383
 PLAT REF.: RHO 154/74
 LOT AREA: 10,207 S.F.±
 BLDG ENVELOPE: 4,545 S.F.±
 EX. ZONING: R-3
 PLATTED P.U.D. SETBACKS:
 FRONT: 25', SIDES: 8', REAR: 30'
 FLOOD ZONE: X
 PER FIRM NO. 240083 0045 H
 DATED JULY 16, 2015.
 CRITICAL AREA DESIGNATION: I.D.A.



MIN. ACCURACY = 0.1'±

LEGEND

- DENOTES CONC. MON. FOUND
- DENOTES IRON ROD FOUND
- ☆ DENOTES IRON ROD SET

RUSSELL T. HAMMOND
Surveying, L.L.C.
 SURVEYING - LAND PLANNING
 10310 Hotel Road Bishopville, MD 21813
 (410) 352-5674 - (410) 726-8076
 DRAWN BY: R. SAVAGE
 FILE NO.: 2026-3900
 DATE: 3-10-2026

**WORCESTER COUNTY BOARD OF ZONING APPEALS
STAFF REPORT FOR:
CASE NO. 26-33**

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: June 11, 2026

LOCATION: 1103 Stones Run, Tax Map 16, Parcel 108, Section 18, Lot II-12, Tax District 3, Worcester County, Maryland.

APPROVAL REQUESTED: 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.

CODE REFERENCES: Zoning Code §§ ZS 1-116(c)(4), ZS 1-207(b)(2) and ZS 1-305.

PROPERTY HISTORY: The property is vacant and has no records on file.

COMMENTS: The applicant proposes to construct a new single-family home on this lot in Colonial Village in Ocean Pines and is requesting a 2.7' rear yard setback variance for a portion of the left side of the house that encroaches.

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. The surveyed site plan will be required for permitting; a foundation location survey will be required at the foundation inspection stage; an as-

constructed survey will be required prior to the issuance of a Certificate of Use and Occupancy.

OWNER: Joyce and Michael Galello
1106 Stones Run
Ocean Pines, 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: 26-32
DATE FILED: 5-8-2026
HEARING DATE: 6-11-2026

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: Install A 5 foot Fence (4' Privacy + 1' Lattice)
In front yard setback PER LIQUOR BOARD REQUEST

LOCATION OF PROPERTY:

TAX MAP: 0026 PARCEL: 0255 SECTION: _____ LOT/BLOCK: 1/1
On the N/S/E/W of: Keyser Point Rd + Rt 50 12513 Ocean Gateway, DC, Md. 21845
(Feet/Miles), N/S/E/W of _____

PROPERTY OWNER INFORMATION:

Owner's Name: Matt Odachowski Telephone: _____
Address: 201 Belt St Snow Hill MD 21863 E-Mail: _____

APPLICANT INFORMATION:

Applicant's Name: Zev S. Boon Telephone: _____
Address: 10701 Admirals Lassie Ln Berlin MD 21811 E-Mail: _____

Has property in question ever been subject of a previous appeal? (If yes, give case no. and date)
 Yes - (1) Case # 68793 on 3/3/2001; and (2) Case # 66907 on 10/12/2000

Is property located in the Chesapeake Bay Critical Area or Atlantic Coastal Bay Critical Area, or its tributaries? Yes ^{DPF} 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: 100' FROM CENTERLINE OF ROAD REAR: N/A
55' RIGHT OF WAY OF A STATE ROAD (U.S. Rte. 50) LEFT SIDE: 6'
FROM PROPERTY LINE (Keyser Pt. Rd.) RIGHT SIDE: _____
ZONING DISTRICT: C-2 TAX DISTRICT: 10

Matthew Jay Odachowski
Signature of Owner or Legal Representative

[Signature]
Signature of Applicant

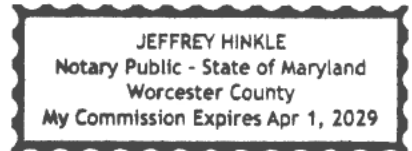
SEE NEXT PAGE FOR NOTARY (BOTH OWNER AND APPLICANT TO BE NOTARIZED)

**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 8th day of May
20 26 before me, a Notary Public in and for the State and County aforesaid,
personally appeared Matt Odochowski, 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.



A handwritten signature in black ink, appearing to be "J. Hinkle", written over a horizontal line.

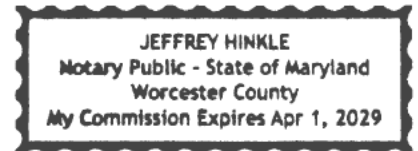
Notary Public

My Commission Expires: 4/1/29

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

I HEREBY CERTIFY that on this 8th day of May
20 26 before me, a Notary Public in and for the State and County aforesaid,
personally appeared Zev Sibony, 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.

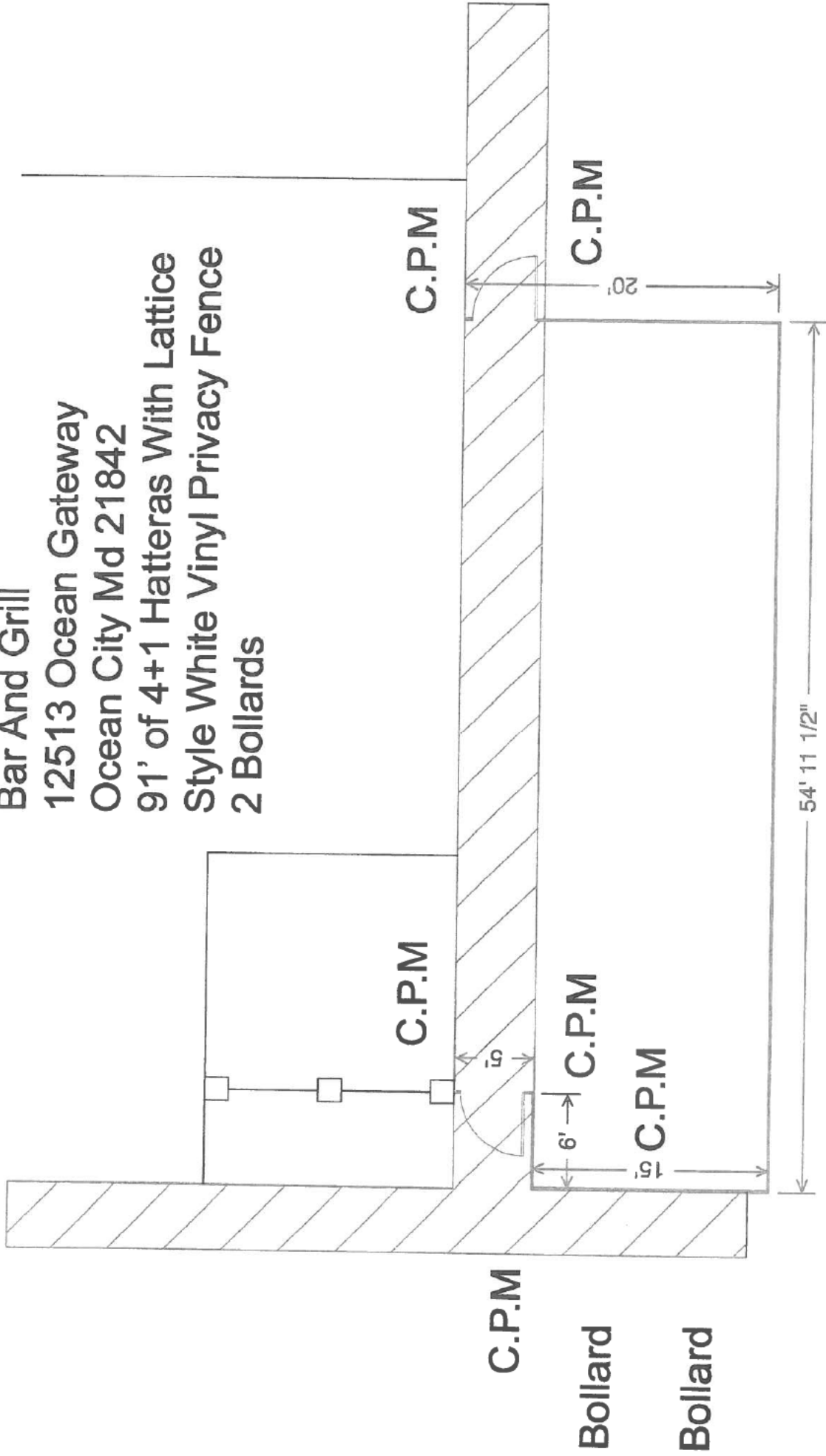


A handwritten signature in black ink, appearing to be "J. Hinkle", written over a horizontal line.

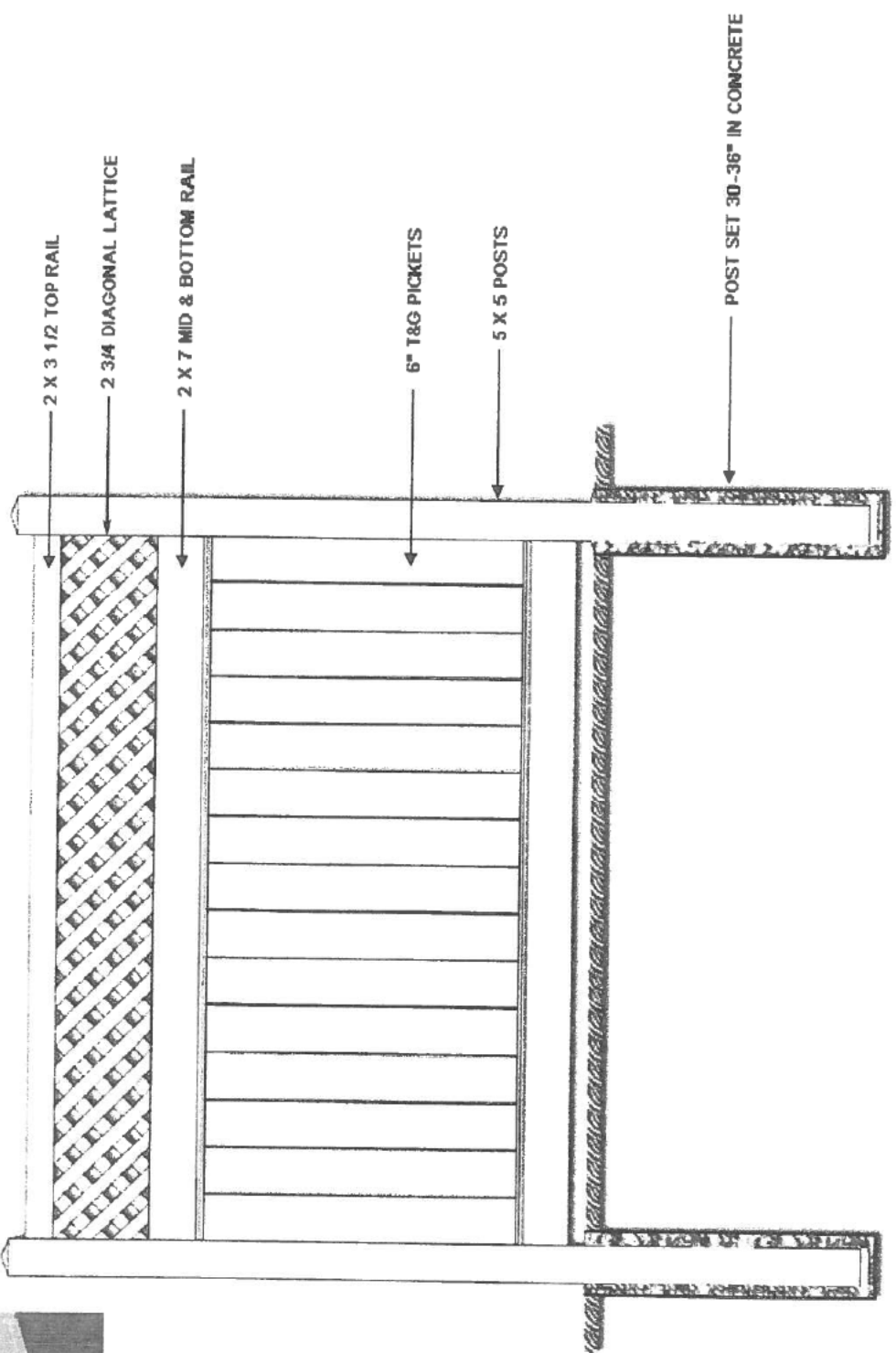
Notary Public

My Commission Expires: 4/1/29

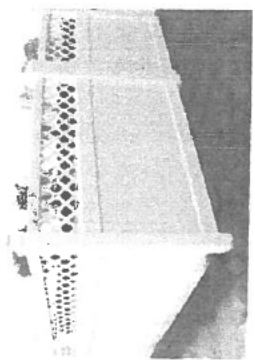
Taphouse West
Bar And Grill
12513 Ocean Gateway
Ocean City Md 21842
91' of 4+1 Hatteras With Lattice
Style White Vinyl Privacy Fence
2 Bollards



REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED



SIZE	FSCM NO	DWG NO.	REV
A			
SCALE	NTS	8' CENTERS	SHEET



**WORCESTER COUNTY BOARD OF ZONING APPEALS
STAFF REPORT FOR:
CASE NO. 26-32**

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: June 11, 2026

LOCATION: 12513 Ocean Gateway, Tax Map 26, Parcel 255, Block 1, Lot 1, Tax District 10, Worcester County, Maryland.

APPROVAL REQUESTED: 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.

CODE REFERENCES: Zoning Code §§ ZS 1-116(c)(3), ZS 1-116(c)(4), ZS 1-210(b)(2) and ZS 1-305.

PROPERTY HISTORY: The property is improved with a restaurant with numerous records on file dating to 1969. Only recent and/or relevant records are listed below:

- 03/07/2001 Technical Review Committee (TRC) approval of a minor site plan for a 5,555 s.f. restaurant (Bull on the Beach) with a 450 s.f. unenclosed porch, including 295 s.f. of seating and 155 s.f. of waiting area.
- 05/08/2001 BZA Case No. 68793 – BZA Hearing held on 03/08/2001 – Special Exception to expand and reconstruct a nonconforming structure and various setback and parking variances approved for a restaurant.
- 05/23/2001 Permit No. 69974 – Issued 09/10/2001 – C/O issued 02/04/2002 - Permit to build a restaurant with incidental 2nd floor storage and a 450 s.f. unenclosed porch, including 295 s.f. of seating and 155 s.f. of waiting area.
- 03/03/2011 Planning Commission denied a waiver request from current occupant (Dough Roller) to install a second entrance from Bonita Drive.
- 03/30/2023 Permit No. 23-0316 – Issued 04/20/2023 – C/O issued 04/25/2023 - Permit for a change of tenant from Coastal Steakhouse to Hogfin.
- 04/06/2023 Permit No. 23-0341 – Issued 04/18/2023 – C/O issued 06/05/2023 - Permit for 87 s.f. of on-building signage for Hogfin.
- 11/06/2023 Permit No. 23-1302 – Issued 12/01/2023 – C/O issued 12/14/2023 - Permit for a change of tenant from Hogfin (Permit #23-0316) to Taphouse West.

- 12/11/2023 Permit No. 23-1427 – Issued 12/14/2023 – C/O issued 12/26/2023 - Permit for 63.13 s.f. of on-building signage for Taphouse West.
- 01/11/2024 Permit No. 24-0027 – Issued 01/19/2024 – C/O issued 02/16/2024 - Permit for 100 LF of 6’ tall fence and 55’ of 4’ tall fence to rear of restaurant along the property line.
- 09/06/2024 Permit No. 24-1193 – Issued 09/11/2024 – Permit for emergency repairs to reframe approximately 2’ of wall to right side of door; replace entrance doors with commercial grade glass and metal frame; rebuild column, install plywood, house wrap and siding.
- 03/10/2026 Permit No. 26-0247 – Issued 03/11/2026 – C/O issued 04/21/2026 - Permit to replace existing on-building signage with 24 s.f. of new signage.

COMMENTS: The applicant requests approval for a 60’ x 20’ outside seating area located on the restaurant’s east side, adjacent to Keyser Point Road, enclosed by a 5’ high fence. The restaurant was constructed in 2001-02 and included an outside dining area along Ocean Gateway, and this request would adjoin and enlarge the existing outside dining area. Variances are required as Ocean Gateway is classified an arterial highway with a 100’ setback, and Keyser Point Road is classified a minor collector highway with a 50’ setback. The 5’ high fence requires a special exception since fence heights are limited to 4’ in the front yard.

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.

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

OWNER: Coastal LLC
9939 Jerry Mack Road, Ste. 500
Ocean City, MD 21842

APPLICANT : Zev Sibony
10701 Admirals Lassie Lane
Berlin, MD 21811

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: 26-31
DATE FILED: 4-9-2026
HEARING DATE: 6-11-2026

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 type="checkbox"/> AFTER THE FACT	<input checked="" type="checkbox"/> PROPOSED
	<input type="checkbox"/> 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 variance to exceed the allowable 125' channelward extension by 92 ft. for a pair and platform extending 217 channelward.

LOCATION OF PROPERTY:

TAX MAP: 27 PARCEL: 570 SECTION: _____ LOT/ BLOCK: 28B
On the N/S/E/W of: Riggin Ridge Road
270 (Feet/Miles), N/S/E/W of Center Drive

PROPERTY OWNER INFORMATION:

Owner's Name: Damon and Julie Smith, Trustees Telephone: [REDACTED]
Address: 13022 Riggin Ridge Road, 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)
No

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: _____ FROM CENTERLINE OF ROAD RIGHT-OF-WAY
 _____ FROM PROPERTY LINE N/A REAR : _____
LEFT SIDE: _____
RIGHT SIDE: _____

ZONING DISTRICT: R-2 **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 Mark Spencer Cropper
6200 Coastal Highway, Suite 200 6200 Coastal Highway, Suite 200
Ocean City, MD 21842 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 - 357381

Owner Information

Owner Name: JULIE M SMITH REVOCABLE TRUST THE
 DAMON M SMITH REVOCABLE TRUST THE
 Mailing Address: 327 SHERWOOD DR NE
 VIENNA VA 22180-0000
 Use: RESIDENTIAL
 Principal Residence: NO
 Deed Reference: /08910/ 00008

Location & Structure Information

Premises Address: 13022 RIGGIN RIDGE RD
 OCEAN CITY 21842-0000
 Legal Description: LOT 28B BLK 7 31,230 SQ FT
 RIGGIN RIDGE ROAD
 REVSD PL REV TR AGR HAMMOND

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0027	0002	0570	10010020.24	71C2		6	28B	2026	Plat Ref: 250/ 10

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			31,230 SF	000000

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
		01/01/2026	07/01/2025	07/01/2026
Land:	375,900	375,900		
Improvements	0	0		
Total:	375,900	375,900	375,900	375,900
Preferential Land:	0	0		

Transfer Information

Seller: SMITH DAMON M Type: NON-ARMS LENGTH OTHER	Date: 03/12/2025 Deed1: /08910/ 00008	Price: \$0 Deed2:
Seller: MICHAEL P MARSHALL REVOCABLE TRUST Type: NON-ARMS LENGTH OTHER	Date: 03/10/2025 Deed1: /08908/ 00051	Price: \$900,000 Deed2:
Seller: CLARENCE D HAMMOND AND LOUISE M HAMMOND REVOCABLE TRUST Type: ARMS LENGTH MULTIPLE	Date: 03/01/2022 Deed1: /08321/ 00083	Price: \$1,325,000 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:

No Title Examination Requested or Performed

THIS DEED, made this 28 day of February, 2025, by **Damon M. Smith and Julie M. Smith**, residents of Virginia, hereinafter called Grantor, WITNESSETH:

THAT PURSUANT TO SECTION 12-108(ee) of the Tax Property Article of the Annotated Code of Maryland, and for no monetary consideration, the said Grantor does hereby grant and convey an undivided one-half (1/2) interest unto **JULIE M. SMITH, TRUSTEE OF THE JULIE M. SMITH REVOCABLE TRUST AGREEMENT DATED JANUARY 28, 2025**, and an undivided one-half (1/2) interest unto **DAMON M. SMITH, TRUSTEE OF THE DAMON M. SMITH REVOCABLE TRUST AGREEMENT DATED JANUARY 28, 2025**, its successors and assigns, as tenants in common, forever in fee simple,

ALL that parcel of land lying and being situate in the Tenth Election District of Worcester County, Maryland, which is designated as Lot 28B, on a Plat entitled "Revised and Reassembled Lands of Revocable Trust Agreement of Clarence D. Hammond and Louise M. Hammond, dated April 15, 2021" and recorded among the Land Records of Worcester County, Maryland, in Liber SRB No. 250, folio 10.

BEING ALL AND THE SAME property conveyed unto the Grantors herein **DAMON M. SMITH** and **JULIE M. SMITH** by Deed dated February 28th, 2025 and recorded among the aforesaid Land Records in Liber No. 8908 and folio 51, 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 above described property, an undivided one-half interest unto **JULIE M. SMITH, TRUSTEE OF THE JULIE M. SMITH REVOCABLE TRUST AGREEMENT DATED JANUARY 28, 2025**, and an undivided one-half interest unto **DAMON**

M. SMITH, TRUSTEE OF THE DAMON M. SMITH REVOCABLE TRUST

AGREEMENT DATED JANUARY 28, 2025, its successors and assigns, as tenants in common, 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.

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

Witness signature line

DAMON M. SMITH (SEAL)

Witness signature line

JULIE M. SMITH (SEAL)

STATE OF MARYLAND, COUNTY OF WORCESTER, to wit:

I HEREBY CERTIFY that on this 28 day of February, 2025, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared DAMON M. SMITH and JULIE M. SMITH, who acknowledged the foregoing Deed to be their act and deed.

AS WITNESS my hand and Notarial Seal.

Notary Public signature line



My Commission Expires: 2/22/29

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.

Worcester County MD Finance Officer

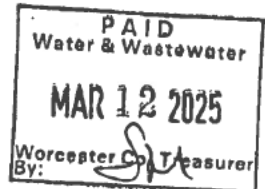
Recordation Tax \$ 0

Transfer Tax \$ 0

By/Date LCR 3/12/2025

William E. Esham, III signature

William E. Esham, III



TAXES FOR WHICH ASSESSMENTS HAVE BEEN RECEIVED HAVE BEEN PAID AS OF THIS DATE. 3/12/2025 Worcester County Finance Officer By LCR EXCEPT PERSONAL PROPERTY

WORCESTER COUNTY CIRCUIT COURT (Land Records) SRB 8910 p.0009 MSA_CE_31_9086. Date available 3/18/2025. Printed 4/6/2026.

LR - Deed (No-Taxes)
Recording Fee 20.00
Name: smith/smith
Ref:
LR - Deed (No-Taxes)
Surcharge 40.00
=====

SubTotal:	60.00
=====	
Total:	60.00

03/12/2025 02:21
CC23-MT
#18761212 CC0104 -
Worcester
County/CC01.04.02 -
Register 02

MAR 12 2025 The foregoing instrument
filed for record and is accordingly recorded
among the land records of Worcester County,
Maryland.

Shirley Probst Clerk

WORCESTER COUNTY CIRCUIT COURT (Land Records) SRB 8910 p.0011 MSA_CE_31_9086. Date available 3/18/2025. Printed 4/6/2026.

State of Maryland Land Instrument Intake Sheet
 Baltimore City 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)

Space Reserved for Circuit Court Clerk Recording Validation

1	Type(s) of Instruments	(<input type="checkbox"/> Check Box if addendum Intake Form is Attached.)						
	<input checked="" 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)	Recordation No monetary consideration - Individual to Trust						
	Cite or Explain Authority	State Transfer County Transfer						
4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration				
		Purchase Price/Consideration	\$ 0.00	Transfer Tax Consideration	\$			
		Any New Mortgage	\$	X () %	=	\$		
		Balance of Existing Mortgage	\$	Less Exemption Amount	-	\$		
		Other:	\$	Total Transfer Tax	=	\$		
		Other:	\$	Recordation Tax Consideration	\$			
	Full Cash Value:	\$	X () per \$500	=	\$			
			TOTAL DUE	\$				
5	Fees	Amount of Fees	Doc. 1	Doc. 2	Agent:			
		Recording Charge	\$ 60	\$				
		Surcharge	\$	\$	Tax Bill:			
		State Recordation Tax	\$	\$				
		State Transfer Tax	\$	\$	C.B. Credit:			
		County Transfer Tax	\$	\$				
		Other	\$	\$	Ag. Tax/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	
		10	357381	8908 51	0027	0570		<input type="checkbox"/> (5)
		Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)	
		71C2	28B					
		Location/Address of Property Being Conveyed (2)						
		Riggin Ridge Road, Lot 28B, West Ocean City, MD 21842						
		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:						
	If Partial Conveyance, List Improvements							
7	Transferred From	Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)			
		Damon M. Smith and Julie M. Smith						
		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)			
		Julie M Smith, Trustee of the Julie M. Smith Revocable Trust Agreement						
		Damon M. Smith, Trustee of the Damon M. Smith Revocable Trust						
		New Owner's (Grantee) Mailing Address						
		327 Sherwood Drive NE, Vienna, VA 22180						
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)			Doc. 2 - Additional Names to be Indexed (Optional)			
					Bank of Ocean City - Berlin			
10	Contact/Mail Information	Instrument Submitted By or Contact Person				<input checked="" type="checkbox"/> Return to Contact Person		
		Name: Samantha Norman snorman@siganlaw.com				<input type="checkbox"/> Hold for Pickup		
		Firm Resort Land Title & Escrow, LLC				<input type="checkbox"/> Return Address Provided		
		Address: 6200 Coastal Highway, Suite 200						
		Ocean City, MD 21842 Phone: (410) 723-1400 ext. 114						
11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER						
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?					
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the 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						
		Terminal Verification	Agricultural Verification	Whole	Part	Tran. Process Verification		
		Transfer Number	Date Received:	Deed Reference:		Assigned Property No.:		
		Year	20	Geo.	Map	Sub	Block	
		Land		Zoning	Grid	Plat	Lot	
		Buildings		Use	Parcel	Section	Occ. Cd.	
		Total		Town Cd.	Ex. St.	Ex. Cd.		
		REMARKS:						

Distribution: White - Clerk's Office Canary - SDAT AOC-CC-300(3/2007)
 Pink - Office of Finance Goldenrod - Preparer



Maryland
Department of
the Environment

Wes Moore, Governor
Aruna Miller, Lt. Governor

Serena McIlwain, Secretary
Suzanne E. Dorsey, Deputy Secretary
Adam Ortiz, Deputy Secretary

March 16, 2026

Damon Smith
c/o Tanner Jennings
Tidal Solutions, LLC
12314 Bette Dr
Bishopville, MD 21813

Via email: tidalsolutions1@gmail.com

Re: Agency Interest Number: 188063
Tracking Number: 202660137
Tidal Authorization Number: 26-PR-0069

Dear Damon Smith:

Your application to alter tidal wetlands has been evaluated by the Tidal Wetlands Division. Your State wetlands license or permit authorizing work in tidal wetlands is attached. Please take a moment to read and review your authorization to ensure that you understand the limits of the authorized work and all of the general and special conditions.

Your project qualifies for federal approval under the Maryland State Programmatic General Permit (MDSPGP) under the Category A limits. The federal permit is not attached. The MDSPGP permit, general conditions, and activity specific special conditions must be downloaded from the Department's website at https://mde.maryland.gov/programs/Water/WetlandsandWaterways/Pages/MDSPGP6_conditions.aspx. You will need to download the following: Cover Letter, MDSPGP General Conditions, and the following MDSPGP-6 Activity-Specific Conditions (GP6) A3. You should not begin any work until you have obtained all necessary State, local, and federal authorizations.

Please find enclosed a copy of the State wetlands license or permit authorizing work in tidal wetlands. **In order to activate your authorization, you must sign both the original and copy of the authorization in the space provided and return the signed copy to the Maryland Department of the Environment, Tidal Wetlands Division.** Failure to comply with this requirement may result in an enforcement action by the Department.

This State authorization is a final agency decision; there is no further opportunity for administrative review. Any person with standing, who is either the applicant or who participated in the public participation process through the submission of written or oral comments, may petition for judicial review in the circuit court in the county where the authorized activity will occur. The petition for judicial review must be filed with the court within 30 days of receipt of this decision. Please contact Robert M Simmons at robertm.simmons@maryland.gov or 410-901-4044 with any questions.

Sincerely,

Matthew Wallach

Matthew Wallach (Mar 16, 2026 16:49:41 EDT)

Matthew Wallach, Chief
Eastern Region
Tidal Wetlands Division



STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT
WATER AND SCIENCE ADMINISTRATION
GENERAL TIDAL WETLANDS LICENSE



Pier, Piling and Boat Lift Construction

LICENSE NUMBER: **26-PR-0069**
EFFECTIVE DATE: **March 16, 2026**
EXPIRATION DATE: **March 15, 2029**
LICENSEE: **Damon Smith**
ADDRESS: **327 Sherwood Dr NE**
Vienna, VA 22180
PROJECT LOCATION: **Riggin Ridge Rd Lot 28B**
Ocean City, MD 21842
Isle of Wight Bay in Worcester County

PURSUANT TO THE AUTHORITY OF THE BOARD OF PUBLIC WORKS, TITLE 16 OF THE ENVIRONMENT ARTICLE, ANNOTATED CODE OF MARYLAND, AND CODE OF MARYLAND REGULATIONS 26.24 AND 23.02.04, **Damon Smith** ("LICENSEE") IS AUTHORIZED BY THE WATER AND SCIENCE ADMINISTRATION ("ADMINISTRATION") TO CONDUCT THE FOLLOWING REGULATED ACTIVITY IN STATE TIDAL WETLANDS, IN ACCORDANCE WITH THE CONDITIONS OF THIS LICENSE AND THE ATTACHED PLANS DATED **January 2, 2026**, PREPARED BY **Tidal Solutions LLC**, AND APPROVED BY THE ADMINISTRATION'S TIDAL WETLANDS DIVISION ON **March 16, 2026**, AND INCORPORATED HEREIN:

- 1. Construct a 99-foot long by 3-foot wide elevated walkway over existing vegetated tidal wetlands and open water, extending a maximum of 99 feet channelward of the upland/marsh interface.*
- 2. Construct a 209-foot long by 6-foot wide pier with an 8-foot long by 25-foot wide "L" head platform, and one boat lift with associated piles, all extending a maximum of 217 feet channelward of the mean high water line.*

SPECIAL CONDITIONS

- A. The Licensee shall, prior to commencement of any work authorized in this authorization, sign and return one copy of the authorization to the Maryland Department of the Environment, Tidal Wetlands Division.
- B. The walkway/pier over vegetated tidal wetlands shall not exceed 3 feet in width and shall be constructed a minimum of 3 feet above the wetland surface elevation.
- C. The total platform area shall not exceed 200 square feet.
- D. The Licensee shall construct the pier, platform, and associated structures from the uplands, open water, or the structure itself wherever possible. Marsh mats shall be used if any equipment or materials are placed in vegetated wetlands.
- E. The Licensee shall restore and revegetate all disturbed wetlands to original contours upon completion of construction.

- F. The Licensee shall not attach accessory platforms to any existing or proposed boat lifts.
- G. The Licensee shall have all work proposed above the mean high water line reviewed and authorized by Worcester County Department of Environmental Programs.

GENERAL CONDITIONS

- A. The Maryland Department of the Environment has determined that the proposed activities comply with, and will be conducted in a manner consistent with the State's Coastal Zone Management Program, as required by Section 307 of the Federal Coastal Zone Management Act of 1972, as amended.
- B. The Licensee shall comply with all Critical Area requirements and obtain all necessary authorizations from local jurisdiction. This License does not constitute authorization for disturbance in the 100-foot Critical Area Buffer. "Disturbance" in the Buffer means clearing, grading, construction activities, or removal of any size of tree or vegetation. Any anticipated Buffer disturbance requires prior written approval, before commencement of land disturbing activity, from local jurisdiction in the form of a Buffer Management Plan.
- C. If the authorized work is not performed by the property owner or is not otherwise exempt from the licensing requirement, all work performed under this Tidal Wetlands License shall be conducted by a marine contractor licensed by the Marine Contractors Licensing Board (MCLB) in accordance with Title 17 of the Environment Article of Annotated Code of Maryland and COMAR 26.30. The licensed marine contractor shall be authorized for the appropriate license category to perform or solicit to perform the activities within this authorization, if applicable. A list of licensed marine contractors and their license category may be obtained by contacting the MCLB at 410-537- 3249, by e-mail at MDE.MCLB@maryland.gov, or by accessing the Maryland Department of the Environment, Environmental Boards webpage at <https://mde.maryland.gov/programs/water/WetlandsandWaterways/Pages/LicensedMarineContractors.aspx>.
- D. The Licensee certifies real property interest in the contiguous upland.
- E. The issuance of this permit is not a validation or authorization by the Department for any of the existing structures depicted on the plan sheets on the subject property that is not part of the authorized work description, nor does it relieve the Licensee of the obligation to resolve any existing noncompliant structures and activities within tidal wetlands.
- F. The Licensee acknowledges that this authorization is based on current water depths that are existing and indicated on the attached plan sheet. This License proposes no dredging and this license provides no justification or assurances for future dredging. All dredging projects will be evaluated on the biological and physical characteristics of the site at the time an application is made.
- G. The Licensee shall obtain an approved sediment and erosion control plan from the local soil conservation district when the area disturbed is greater than 5000 square feet or 100 cubic yards of fill.
- H. The Licensee shall ensure that a copy of this License, including the approved plans, is available at the site until the authorized work is complete.

- I. The Licensee shall make every reasonable effort to design and construct the structure or perform the activity authorized in this License in a manner which minimizes adverse impacts on natural resource values, including water quality, plants, wildlife, plant and wildlife habitat, and on historic property values.
- J. The Secretary of the Environment may suspend or revoke a License if the Secretary finds that the Licensee has not complied with any condition or limitation in the License or has exceeded the scope of the authorized activities.
- K. The Licensee shall indemnify, defend and hold harmless the State of Maryland, its officials, officers, and employees from and against any and all liability, suits, claims and actions of whatever kind, caused by or arising from the work authorized by the License.
- L. The Licensee acknowledges that this License does not transfer any property interest in State tidal wetlands. This License allows the Licensee to use State tidal wetlands only for the structure or activity authorized herein and in no way limits the use of waters of the State by the public.
- M. This License is valid only for use by the Licensee. Permission for transfer of the License shall be obtained from the Water and Science Administration, Tidal Wetland Division. The terms and conditions of this License shall be binding on any assignee or successor in interest of the License.
- N. The Licensee shall allow representatives of the Maryland Department of the Environment to inspect the authorized activities.
- O. The Licensee shall notify the Maryland Department of the Environment, Water and Science Administration, Compliance Program at least 10 days before starting the authorized activities at (410) 901-4020.
- P. The Licensee shall complete construction of the activity authorized under this License by the expiration date, otherwise a new General License shall be obtained.
- Q. Upon completion of the authorized activities, the Licensee shall notify the Maryland Department of the Environment, Water and Science Administration, Compliance Program at (410) 901-4020.

By authority of the Secretary of the Environment:



Jonathan Stewart, Division Chief
Tidal Wetlands Division

Tidal Wetland Reviewer: *RMS*

Supervisor Concurrence: *MW*
MW

Tracking Number: 202660137

Agency Interest Number: 188063

Enclosure: Plans dated **January 2, 2026**

cc: WSA Inspection & Compliance Program

ACCEPTANCE OF LICENSE

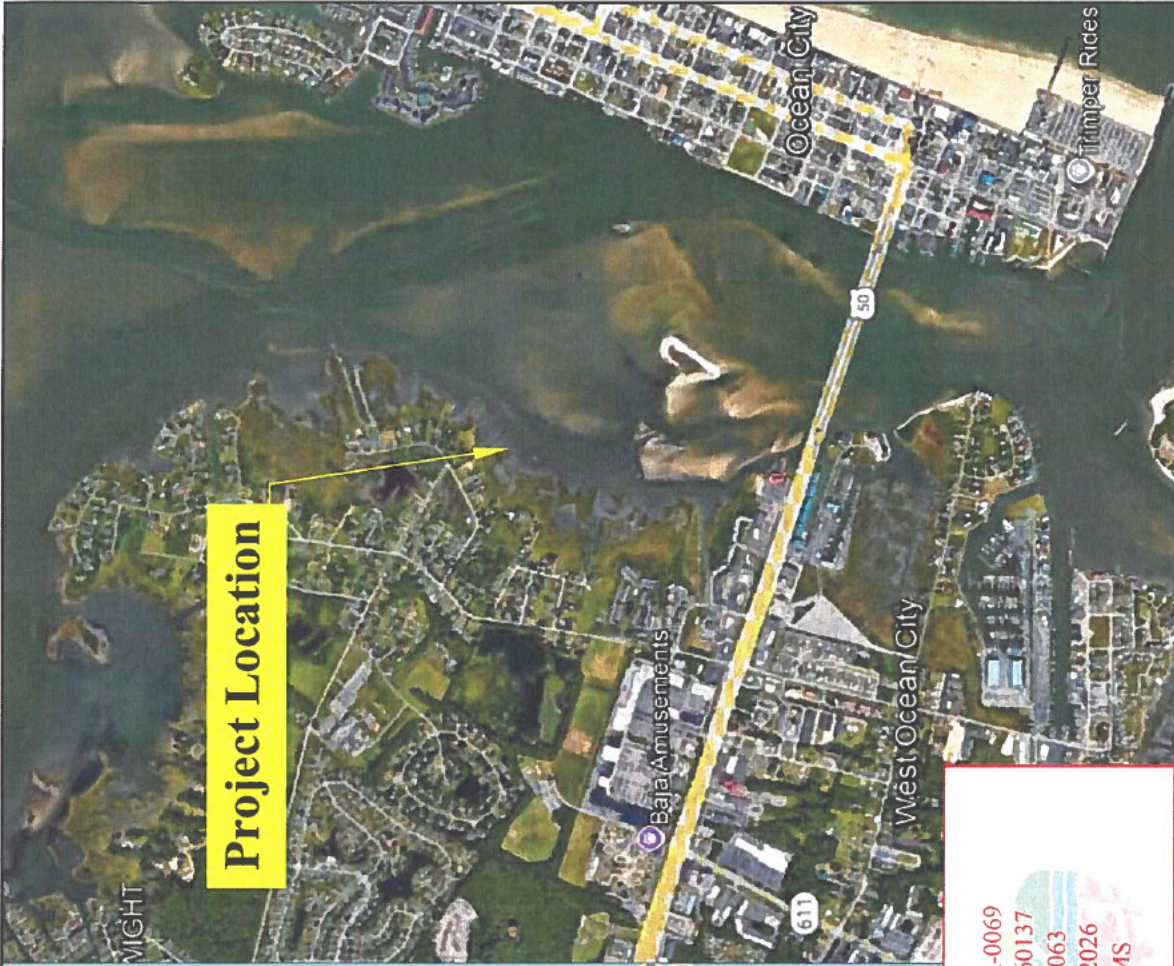
By applying for and receiving this General License the licensee shall be considered to have knowledge of and to have accepted the special and general conditions of this license. Licensee agrees that all work shall be performed in compliance with these conditions. **PRIOR TO THE COMMENCEMENT OF ANY WORK AUTHORIZED BY THIS LICENSE, THE LICENSEE SHALL SIGN THE ACKNOWLEDGEMENT AND RETURN TO THE DEPARTMENT OF THE ENVIRONMENT.**

I have read and accept the terms and conditions of this license.

Signature of Licensee

Date: _____

Printed Name of Licensee



Vicinity Map

Tidal Solutions, LLC
 12314 Bette Dr.
 Bishopville, MD 21813

Work Scope

Construction of a 3'x6' fixed pier over existing rip rap revetment, 3'x99' fixed pier over vegetated marsh with a min clearance of 3' to the decking, 6'x209' fixed pier min. +4' MLW over tidal waters, 8'x25' L platform, and installation of a boat lift with associated piles all with a maximum channelward encroachment not to exceed 217'.

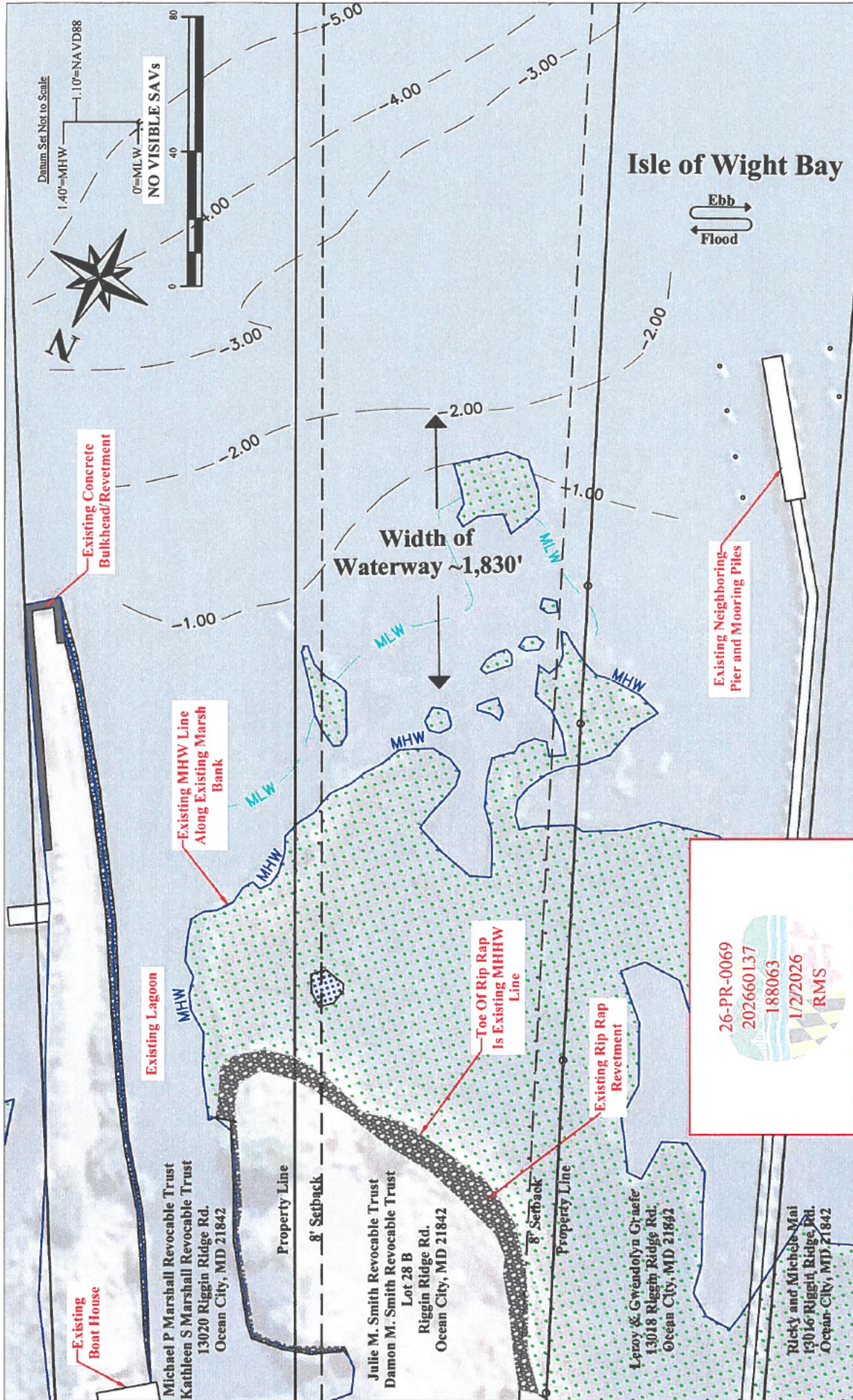
Owner: Dames & Julius Smith Lot 28B Riggin Ridge Rd. Ocean City, MD 21813 Worcester County, MD	Lot 28B	Parcel 0570	Map 27	Plot Book 250/10 MSA C2157-9504
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Drawing Details

Date Drawn: 1/2/2026
 Survey Date: 12/20/2025
 Drawn By: TJ
 File Name: Lot 28B Riggin Ridge Rd.
 Notes: Survey points were taken with a RTK Rover with horizontal reference to 1900 MD State Plane and Vertical NAVD88. ELEV's converted to MLW Using NOAA's VDATUM with interpolations from local tide data.

Sheet 1 of 6

Scale NTS



Existing Conditions

Tidal Solutions, LLC
 12314 Bette Dr.
 Bishopville, MD 21813

Work Scope

Construction of a 3'x6' fixed pier over existing rip rap revetment, 3'x99' fixed pier over vegetated marsh with a min clearance of 3' to the decking, 6'x209' fixed pier min. +4' MLW over tidal waters, 8'x25' L platform, and installation of a boat lift with associated piles all with a maximum channelward encroachment not to exceed 217'.

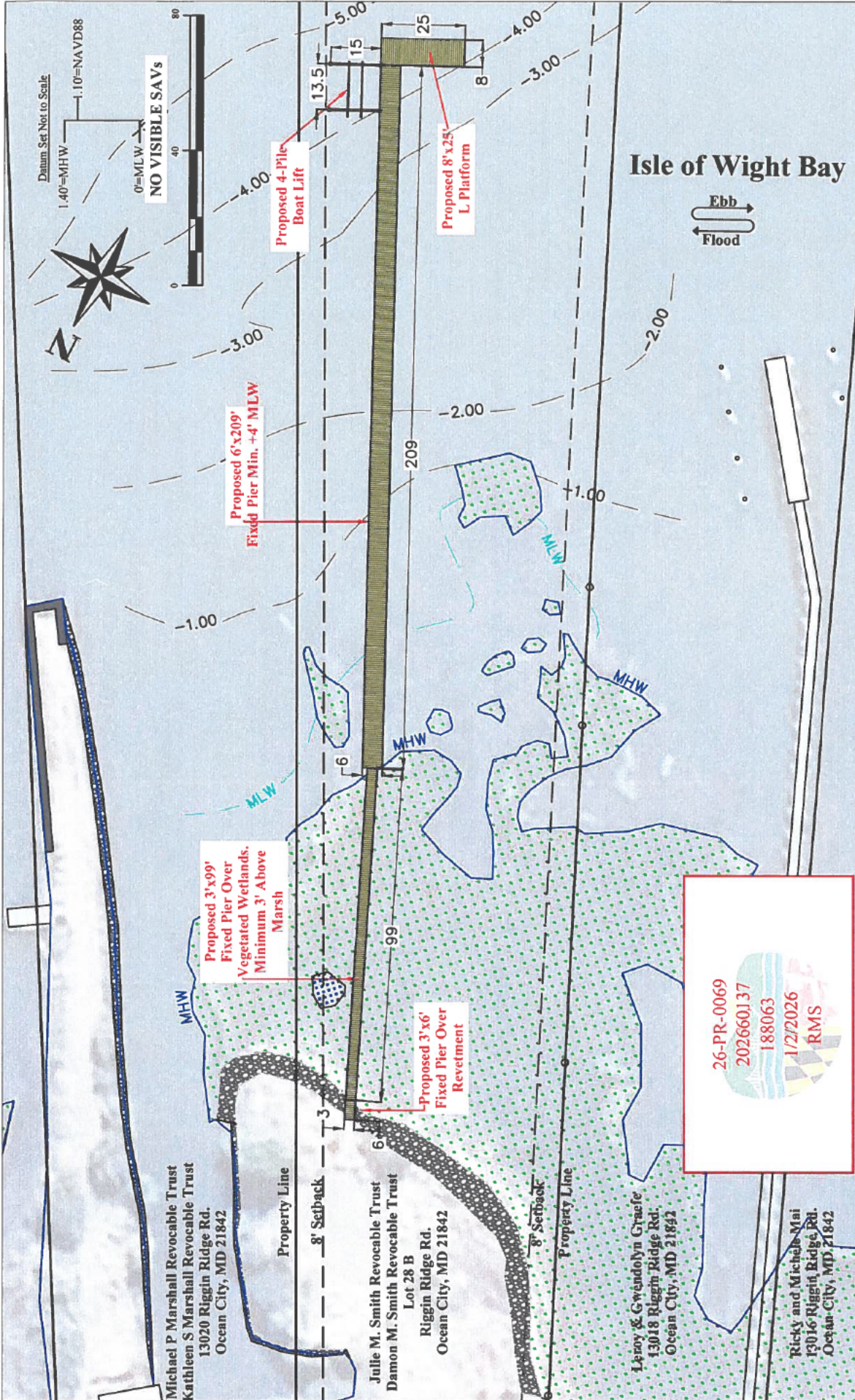
Owner: Damon & Julie Smith Lot 28 B Riggan Ridge Rd. Ocean City, MD 21842 Worcester County MD	Lot	Parcel	Map	Plot Book
28B	0570	27	250/10	MSA C2157-9504

Drawing Details

Date Drawn: 1/2/2026
 Survey Date: 12/20/2025
 Drawn By: TJ
 File Name: Lot 28B Riggan Ridge Rd.
 Notes: Survey points were taken with a RTK Rover with horizontal reference to 1900 MD State Plane and Vertical NAVD88. ELE's converted to MLW Using NOAA's VDATUM with interpolations from local tide data.

Sheet 2 of 6

Scale 1"=40'



Proposed Conditions

Tidal Solutions, LLC
 12314 Bette Dr.
 Bishopville, MD 21813

Work Scope

Construction of a 3'x6' fixed pier over existing rip rap revetment, 3'x99' fixed pier over vegetated marsh with a min clearance of 3' to the decking, 6'x209' fixed pier min. +4' MLW over tidal waters, 8'x25' L platform, and installation of a boat lift with associated piles all with a maximum channelward encroachment not to exceed 217'.

Owner: Damon & Julie Smith Lot 28 B Riggins Ridge Rd. Ocean City, MD 21842 Worcester County MD	Lot 28B	Parcel 0570	Map 27	Plot Book 250/10 MSA C2157-9504
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Drawing Details

Date Drawn: 1/2/2026
 Survey Date: 12/20/2025
 Drawn By: TJ
 File Name: Lot 28B Riggins Ridge Rd.
 Notes: Survey points were taken with a RTK Rover with horizontal reference to 1900 MD State Plane and Vertical NAVD88. ELE's converted to MLW Using NOAA's VDATUM with interpolations from local tide data.

Sheet 3 of 6

Scale 1"=40'



Michael P Marshall Revocable Trust
 Kathleen S Marshall Revocable Trust
 13020 Riggins Ridge Rd.
 Ocean City, MD 21842

Julie M. Smith Revocable Trust
 Damon M. Smith Revocable Trust
 Lot 28 B
 Riggins Ridge Rd.
 Ocean City, MD 21842

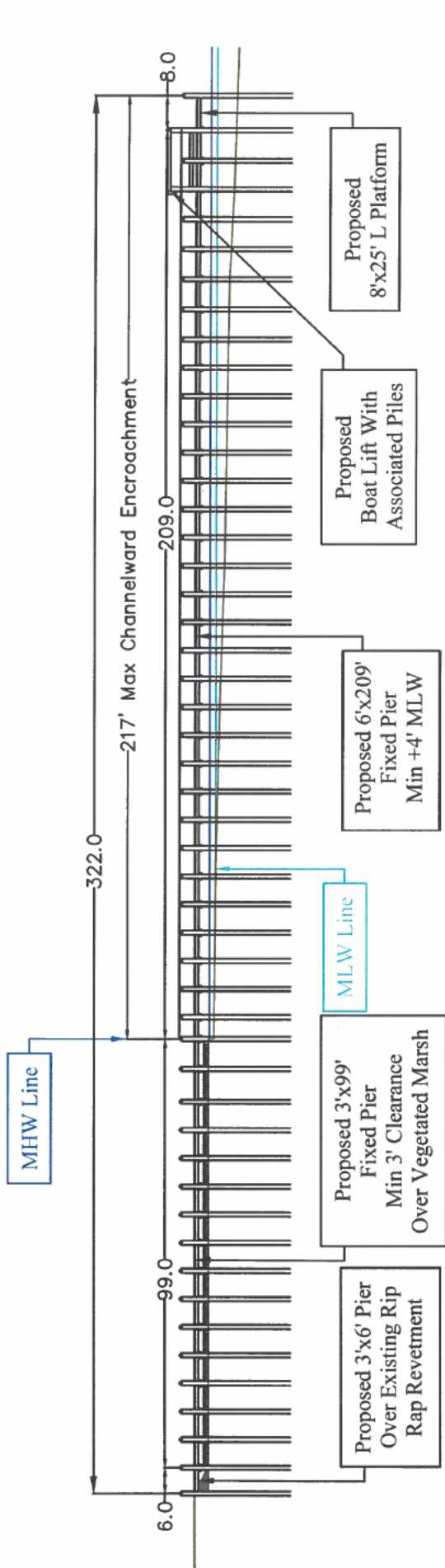
Leroy & Gwendolyn Graefe
 13018 Riggins Ridge Rd.
 Ocean City, MD 21842

Ricky and Michelle Mai
 13016 Riggins Ridge Rd.
 Ocean City, MD 21842

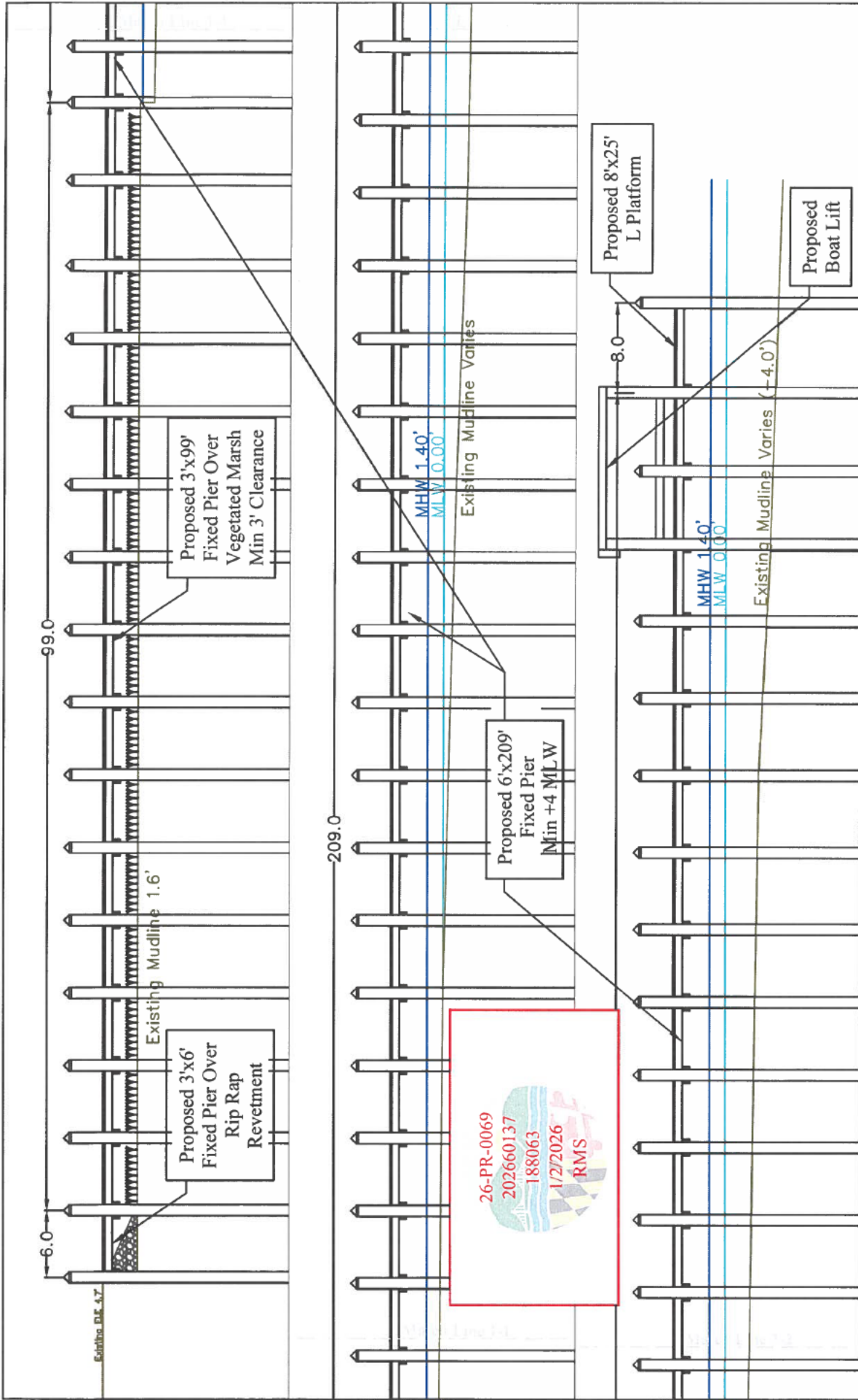
Datum Set: Not to Scale

1.40' = MHW
1.10' = NAVD88

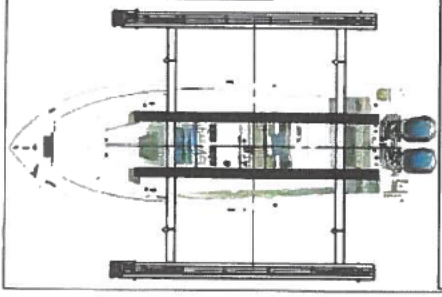
0' = MLW
NO VISIBLE SAVs



Sheet 4 of 6	Drawing Details Date Drawn: 1/2/2026 Survey Date: 12/20/2025 Drawn By: TJ File Name: Lot 28B Riggan Ridge Rd. Notes: Survey points were taken with a RTK Rover with horizontal reference to 1900 MD State Plane and Vertical NAVD88. ELE's converted to MLW Using NOAA's VDATUM with interpolations from local tide data.		Work Scope Construction of a 3'x6' fixed pier over existing rip rap revetment, 3'x99' fixed pier over vegetated marsh with a min clearance of 3' to the decking, 6'x209' fixed pier min. +4' MLW over tidal waters, 8'x25' L platform, and installation of a boat lift with associated piles all with a maximum channelward encroachment not to exceed 217'.	
	Scale 1"=30'	Proposed Conditions: X-Section	Tidal Solutions, LLC 12314 Bette Dr. Bishopville, MD 21813	Owner: Damon & Julie Smith Lot 28 B Riggan Ridge Rd. Ocean City, MD 21842 Worcester County MD
	Lot 28B	Parcel 0570	Map 27	Plot Book 250/10 MSA C2157-9504



Sheet 5 of 6	Drawing Details Date Drawn: 1/2/2026 Survey Date: 12/20/2025 Drawn By: TJ File Name: Lot 28B Riggan Ridge Rd. Notes: Survey points were taken with a RTK Rover with horizontal reference to 1900 MD State Plane and Vertical NAVD88. ELE's converted to MLW Using NOAA's VDATUM with interpolations from local tide data.		
	Work Scope Construction of a 3'x6' fixed pier over existing rip rap revetment, 3'x99' fixed pier over vegetated marsh with a min clearance of 3' to the decking, 6'x209' fixed pier min. +4' MLW over tidal waters, 8'x25' L platform, and installation of a boat lift with associated piles all with a maximum channelward encroachment not to exceed 217'.		
Scale 1"=12'	Lot 28B	Parcel 0570	Map 27
Owner: Duncan & Julie Smith Lot 28 B Riggan Ridge Rd. Ocean City, MD 21842 Worcester County MD		Plot Book 250/10	MSA C2157-9504
Proposed Conditions: X-Section			
Tidal Solutions, LLC 12314 Bette Dr. Bishopville, MD 21813			



MOUNTING OPTIONS:

PILING MOUNT	SIDE MOUNT	CABLE ROUTING:
5K - 24K LIFTS	5K - 16K LIFTS	SINGLE PULL DOUBLE PULL TRIPLE PULL
(A1) 2X 1/2" SS LAG BOLT 2" MIN. LENGTH (B1) 2X 1/2" SS HEX-NUT		5K - 7K LIFTS 10K - 16K LIFTS 20K - 24K LIFTS
	<p>ALUMINUM HANGERS 5/8" X 3/4" PLATE DIA. DISTANCE 5/8" X 3/4" CONTRACTOR 2X 1/2" X 2.5X HEX BOLT W/ LOCKS AND NUTS</p>	

NOTE: LOAD SHOULD BE EVENLY DISTRIBUTED BY POSITIONING THE CENTER OF GRAVITY DIRECTLY IN THE CENTER OF THE LIFTING BEAMS AS SHOWN IN THE ILLUSTRATION

4 PILING BOAT LIFT SPECIFICATION SHEET

2018	TOP BEAM (A)	CRADLE BEAM (B)	BUNKS (C)	CABLE SIZE (D)	DRIVE (E)	H.P. MOTOR (F)	DRIVE SHAFT	MINIMUM PILING (SIZE & QTY.)	STANDARD DRIVE	HIGH SPEED DRIVE
5,000 LB.	5" CHANNEL X 12' 6"	4" X 6" X 10'	8" ALUM	5/16" SS 7/19 (-313) SINGLE PULL	DIRECT DRIVE	3/4 H.P. (QTY. 2) 220V 4.9A EACH	1-1/2" (SCH 40)	8" (QTY. 4)	31.5 IN/MIN	65.0 IN/MIN
7,000 LB.	6" CHANNEL X 12' 6"	4" X 6" X 12' 6"		1 H.P. (QTY. 2) 220V 6.8A EACH		39.0 IN/MIN				
10,000 LB.	7" CHANNEL X 12' 6"	5" X 8" X 12' 6"	10" ALUM	5/16" SS 7/19 (-313) DOUBLE PULL	DIRECT DRIVE	3/4 H.P. (QTY. 2) 220V 4.9A EACH	1-1/2" (SCH 40)	10" (QTY. 4)	15.75 IN/MIN	32.75 IN/MIN
13,000 LB.	8" CHANNEL X 12' 6"	6" X 10" X 14'		1 H.P. (QTY. 2) 220V 6.8A EACH		19.5 IN/MIN				
16,000 LB.	9" CHANNEL X 14' 6"	6" X 10" X 15'		5/16" SS 7/19 (-313) TRIPPLE PULL	DIRECT DRIVE	3/4 H.P. (QTY. 2) 220V 4.9A EACH	1-1/2" (SCH 40)	10" (QTY. 4)	13.0 IN/MIN	21.75 IN/MIN
20,000 LB.	9" CHANNEL X 14' 6"	7" X 12" X 16'		1 H.P. (QTY. 2) 220V 6.8A EACH		13.0 IN/MIN				
24,000 LB.										

ENGINEER:

PH: 800-325-1116
FAX: 252-747-4377
TIDETAMER.COM
P.O. BOX 1118
SNOW HILL, NC 28580

CONFIDENTIAL AND PROPRIETARY

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26-PR-0069
202660137
188063
1/2/2026
RMS

Proposed
Conditions: Boat Lift

Tidal Solutions, LLC
12314 Bette Dr.
Bishopville, MD 21813

Work Scope

Construction of a 3'x6' fixed pier over existing rip rap revetment, 3'x99' fixed pier over vegetated marsh with a min clearance of 3' to the decking, 6'x209' fixed pier min. +4' MLW over tidal waters, 8'x25' L-platform, and installation of a boat lift with associated piles all with a maximum channelward encroachment not to exceed 217'.

Owner: Damon & Julie Smith Lot 28 B Riggan Rdge Rd. Ocean City, MD 21842 Worcester County MD	Parcel: 0570	Map: 27	Plot Book: 250/10
Lot: 28B	Parcel: 0570	Map: 27	MSA C2157-9504

Sheet 6 of 6

Scale NTS

Date Drawn: 1/2/2026
Survey Date: 12/20/2025
Drawn By: TJ
File Name: Lot 28B Riggan Rdge Rd.

Notes: Survey points were taken with a RTK Rover with horizontal reference to 1900 MD State Plane and Vertical NAVD88. ELE's converted to MLW Using NOAA's VDATUM with interpolations from local tide data.









26-PR-0069(License & Plans)

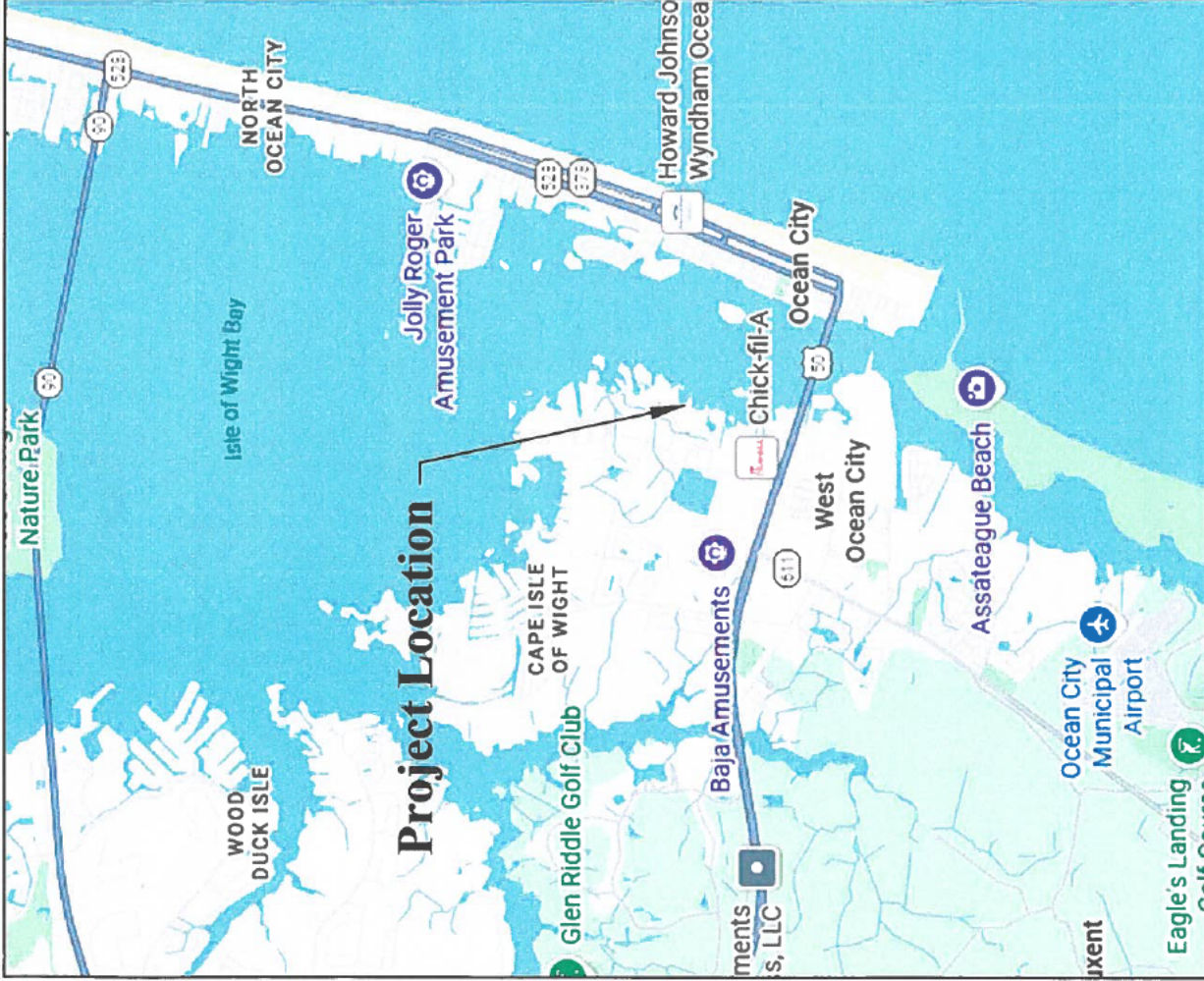
Final Audit Report

2026-03-16

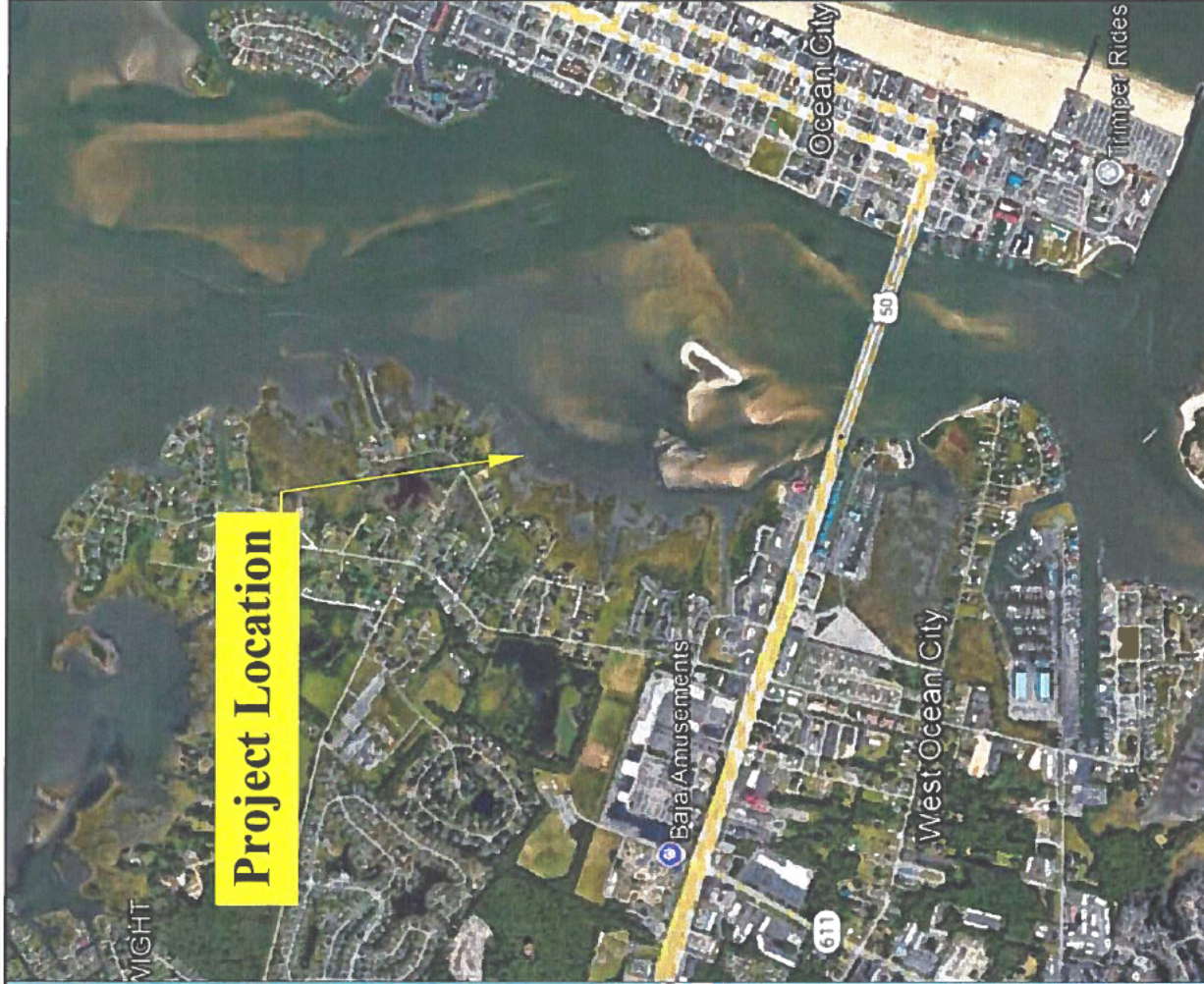
Created:	2026-03-16
By:	Robert Simmons (robertm.simmons@maryland.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQE48GjBJ2I9yTP1Nd7CwZdVQIISQb_R9

"26-PR-0069(License & Plans)" History

-  Document created by Robert Simmons (robertm.simmons@maryland.gov)
2026-03-16 - 6:20:20 PM GMT
-  Document emailed to twdeastpermit.mde@maryland.gov for signature
2026-03-16 - 6:26:27 PM GMT
-  Email viewed by twdeastpermit.mde@maryland.gov
2026-03-16 - 8:48:56 PM GMT
-  Signer twdeastpermit.mde@maryland.gov entered name at signing as Matthew Wallach
2026-03-16 - 8:49:39 PM GMT
-  Document e-signed by Matthew Wallach (twdeastpermit.mde@maryland.gov)
Signature Date: 2026-03-16 - 8:49:41 PM GMT - Time Source: server
-  Document emailed to twdchiefpermit.mde@maryland.gov for signature
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-  Email viewed by twdchiefpermit.mde@maryland.gov
2026-03-16 - 8:53:02 PM GMT
-  Document signing delegated to Jonathan Stewart (jon.stewart@maryland.gov) by twdchiefpermit.mde@maryland.gov
2026-03-16 - 8:53:05 PM GMT
-  Document e-signed by Jonathan Stewart (jon.stewart@maryland.gov)
Signature Date: 2026-03-16 - 8:53:12 PM GMT - Time Source: server
-  Agreement completed.
2026-03-16 - 8:53:12 PM GMT



Project Location



Vicinity Map

Tidal Solutions, LLC
 12314 Bette Dr.
 Bishopville, MD 21813

Work Scope

Construction of a 3'x6' fixed pier over existing rip rap revetment, 3'x99' fixed pier over vegetated marsh with a min clearance of 3' to the decking, 6'x209' fixed pier over tidal waters, 8'x25' L platform, and installation of a boat lift with associated piles all with a maximum channelward encroachment not to exceed 217'.

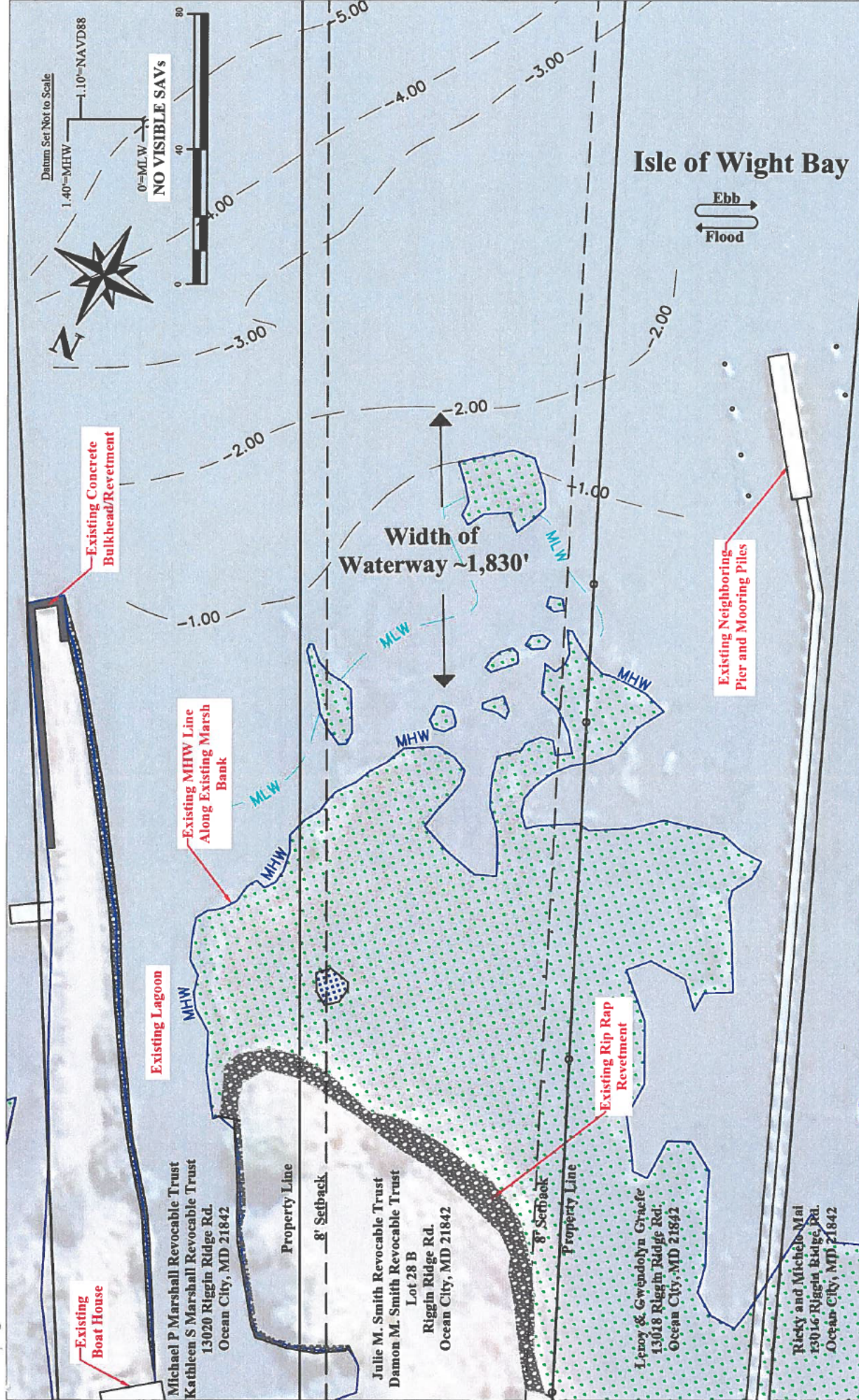
Owner: Danson & Julie Smith Lot 28 B Riggan Ridge Rd. Ocean City, MD 21842 Worcester County MD	Lot 28B	Parcel 0570	Map 27	Plot Book 250/10 MSA C2157-9504
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Drawing Details

Date Drawn: 1/2/2026
 Survey Date: 12/20/2025
 Drawn By: TJ
 File Name: Lot 28B Riggan Ridge Rd.
 Notes: Survey points were taken with a RTK Rover with horizontal reference to 1900 MD State Plane and Vertical NAVD88. ELE's converted to MLW Using NOAA's VDATUM with interpolations from local tide data.

Sheet
1 of 6

Scale
NTS



Existing Conditions

Tidal Solutions, LLC
 12314 Bette Dr.
 Bishopville, MD 21813

Work Scope

Construction of a 3'x6' fixed pier over existing rip rap revetment, 3'x99' fixed pier over vegetated marsh with a min clearance of 3' to the decking, 6'x209' fixed pier over tidal waters, 8'x25' L platform, and installation of a boat lift with associated piles all with a maximum channelward encroachment not to exceed 217'.

Owner: Damon & Julie Smith Lot 28 B Riggan Ridge Rd. Ocean City, MD 21842 Worcester County MD	Lot 28B	Parcel 0570	Map 27	Plan Book 250/10 MSA C2157-9504
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Sheet 2 of 6

Scale 1"=40'

Existing Boat House

Michael P Marshall Revocable Trust
 Kathleen S Marshall Revocable Trust
 13020 Riggan Ridge Rd.
 Ocean City, MD 21842

Existing Lagoon

Existing MHW Line Along Existing Marsh Bank

Existing Concrete Bulkhead/Revetment

Existing Rip Rap Revetment

Existing Neighboring Pier and Mooring Piles

Width of Waterway ~1,830'

Isle of Wight Bay



Property Line

8' Setback

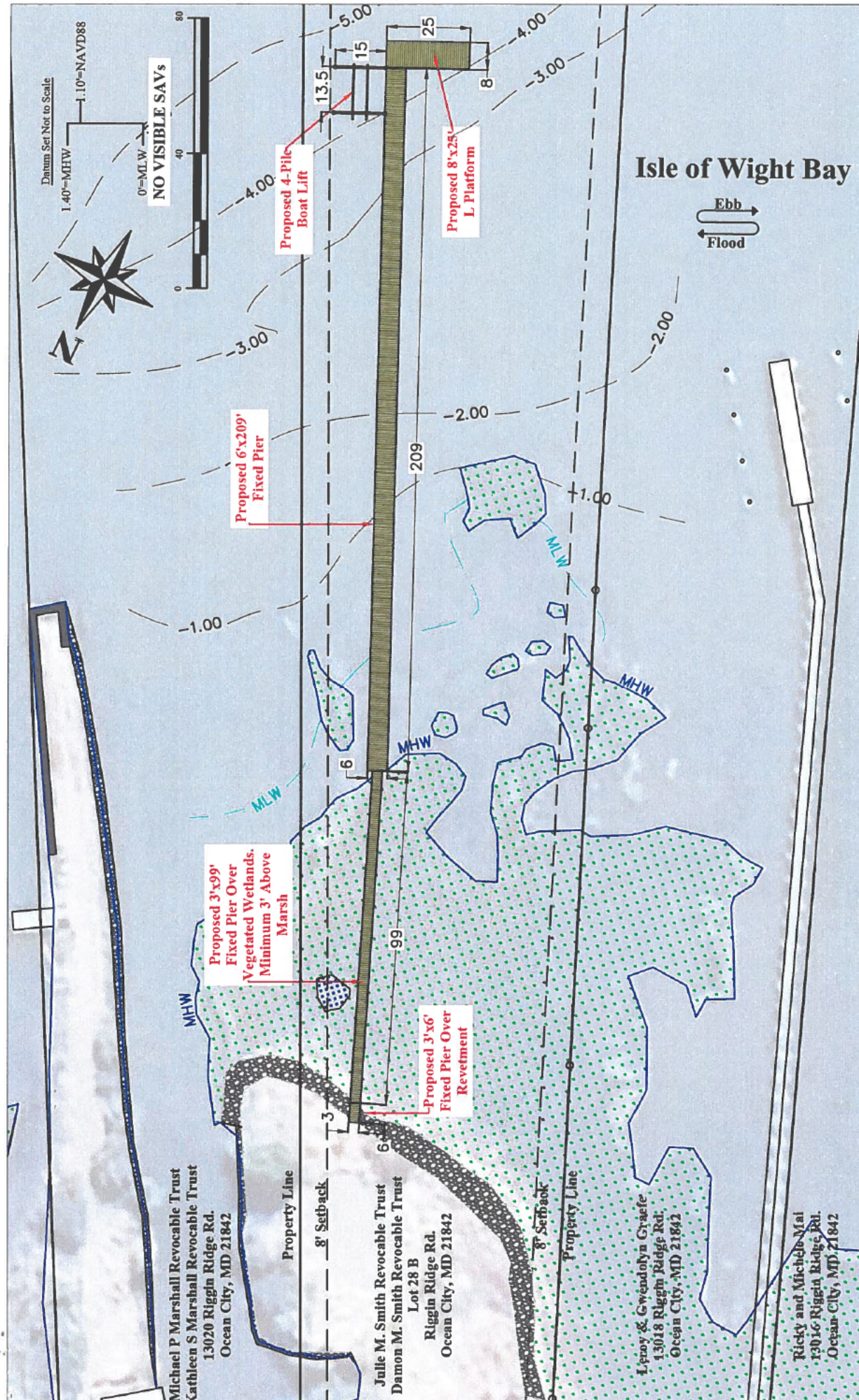
Julie M. Smith Revocable Trust
 Damon M. Smith Revocable Trust
 Lot 28 B
 Riggan Ridge Rd.
 Ocean City, MD 21842

8' Setback

Property Line

Lenoy & Gwendolyn Graefe
 13018 Riggan Ridge Rd.
 Ocean City, MD 21842

Ricky and Michelle Mal
 13016 Riggan Ridge Rd.
 Ocean City, MD 21842



Proposed Conditions

Tidal Solutions, LLC
 12314 Bette Dr.
 Bishopville, MD 21813

Work Scope

Construction of a 3'x6' fixed pier over existing rip rap revetment, 3'x99' fixed pier over vegetated marsh with a min clearance of 3' to the decking, 6'x209' fixed pier over tidal waters, 8'x25' L platform, and installation of a boat lift with associated piles all with a maximum channelward encroachment not to exceed 217'.

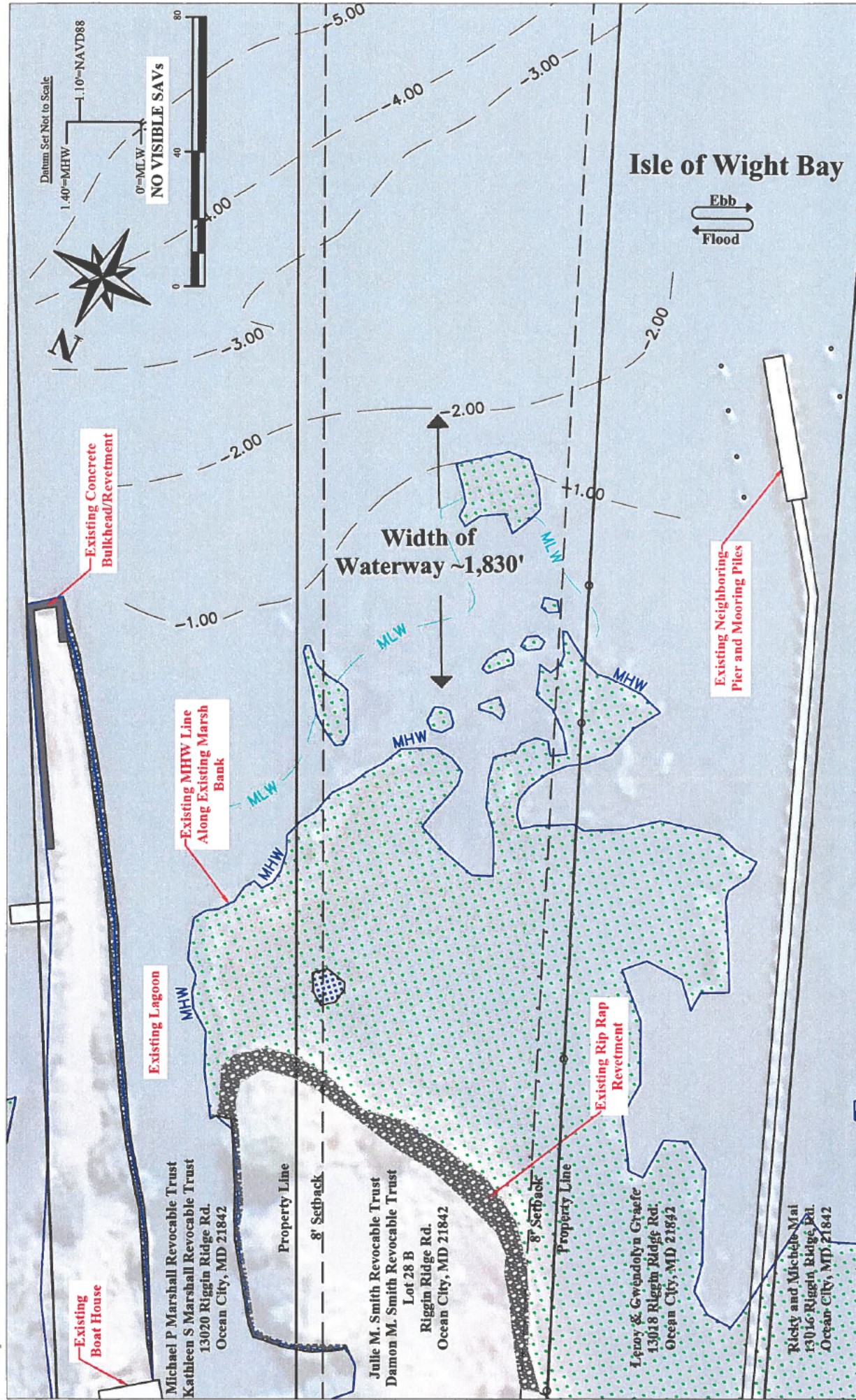
Owner: Damon & Julie Smith Lot 28 B Riggins Ridge Rd. Ocean City, MD 21842 Worcester County MD	Lot 28B	Parcel 0570	Map 27	Plot Book 250/10 MSA C2157-9504
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Sheet
3 of 6

Scale
1"=40'



Existing Conditions

Tidal Solutions, LLC
 12314 Bette Dr.
 Bishopville, MD 21813

Work Scope

Construction of a 3'x6' fixed pier over existing rip rap revetment, 3'x99' fixed pier over vegetated marsh with a min clearance of 3' to the decking, 6'x209' fixed pier over tidal waters, 8'x25' L platform, and installation of a boat lift with associated piles all with a maximum channelward encroachment not to exceed 217'.

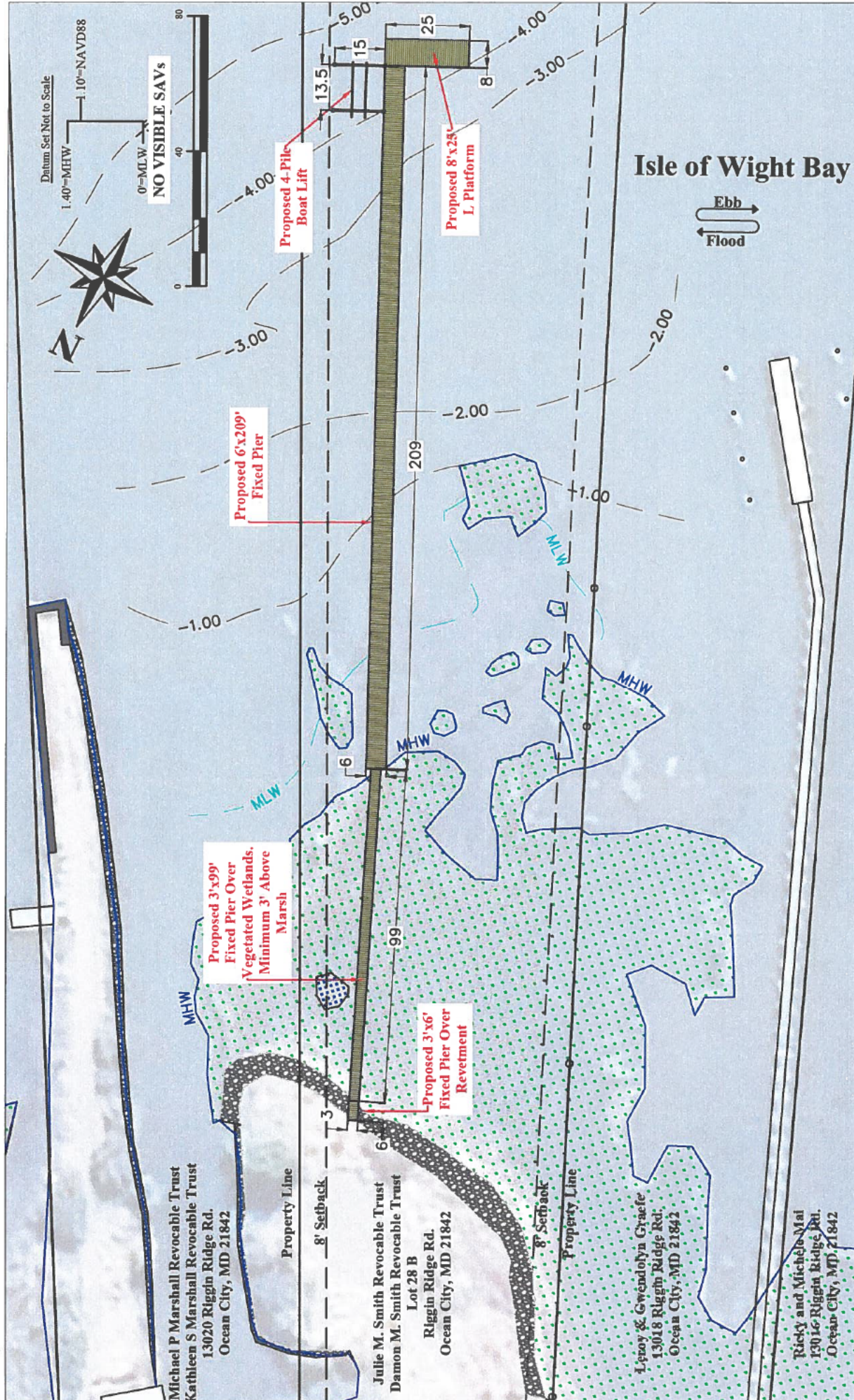
Owner: Damon & Julie Smith Lot 28 B Riggan Ridge Rd Ocean City, MD 21842 Worcester County MD	Lot 28B	Parcel 0570	Map 27	Plan Book 250/10 MSA C2157-9504
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Sheet 2 of 6

Scale 1"=40'



Isle of Wight Bay

Ebb
Flood

Proposed Conditions

Tidal Solutions, LLC
12314 Bette Dr.
Bishopville, MD 21813

Work Scope

Construction of a 3'x6' fixed pier over existing rip rap revetment, 3'x99' fixed pier over vegetated marsh with a min clearance of 3' to the decking, 6'x209' fixed pier over tidal waters, 8'x25' L platform, and installation of a boat lift with associated piles all with a maximum channelward encroachment not to exceed 217'.

Owner: Damon & Julie Smith Lot 28 B Riggan Ridge Rd. Ocean City, MD 21842 Worcester County MD	Map	Parcel	Lot	Plat Book
	27	0570	28B	250/10
				MSA C2157-9504

Drawing Details

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Survey Date: 12/20/2025
Drawn By: TJ
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Sheet 3 of 6

Scale 1"=40'

Michael P Marshall Revocable Trust
Kathleen S Marshall Revocable Trust
13020 Riggan Ridge Rd.
Ocean City, MD 21842

Julie M. Smith Revocable Trust
Damon M. Smith Revocable Trust
Lot 28 B
Riggan Ridge Rd.
Ocean City, MD 21842

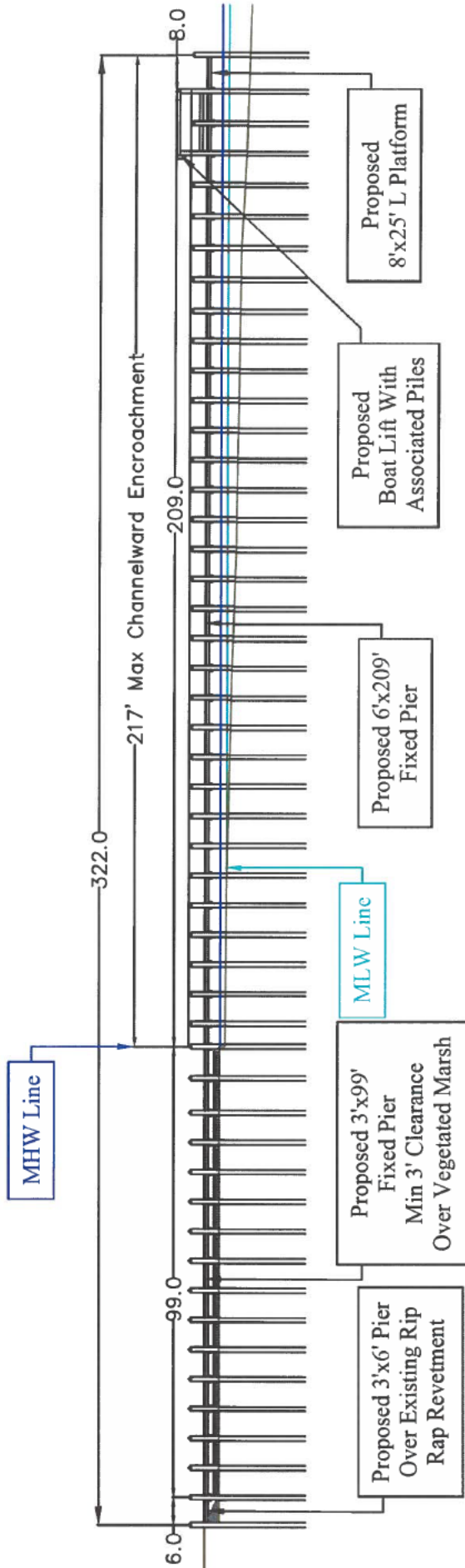
Lizoy & Gwendolyn Graefe
13018 Riggan Ridge Rd.
Ocean City, MD 21842

Ricky and Michele Mai
13016 Riggan Ridge Rd.
Ocean City, MD 21842

Datum Set Not to Scale

1.40' = MHW
1.10' = NAVD88

0' = MLW
NO VISIBLE SAVs



Proposed Conditions: X-Section

Tidal Solutions, LLC

12314 Bette Dr.
Bishopville, MD 21813

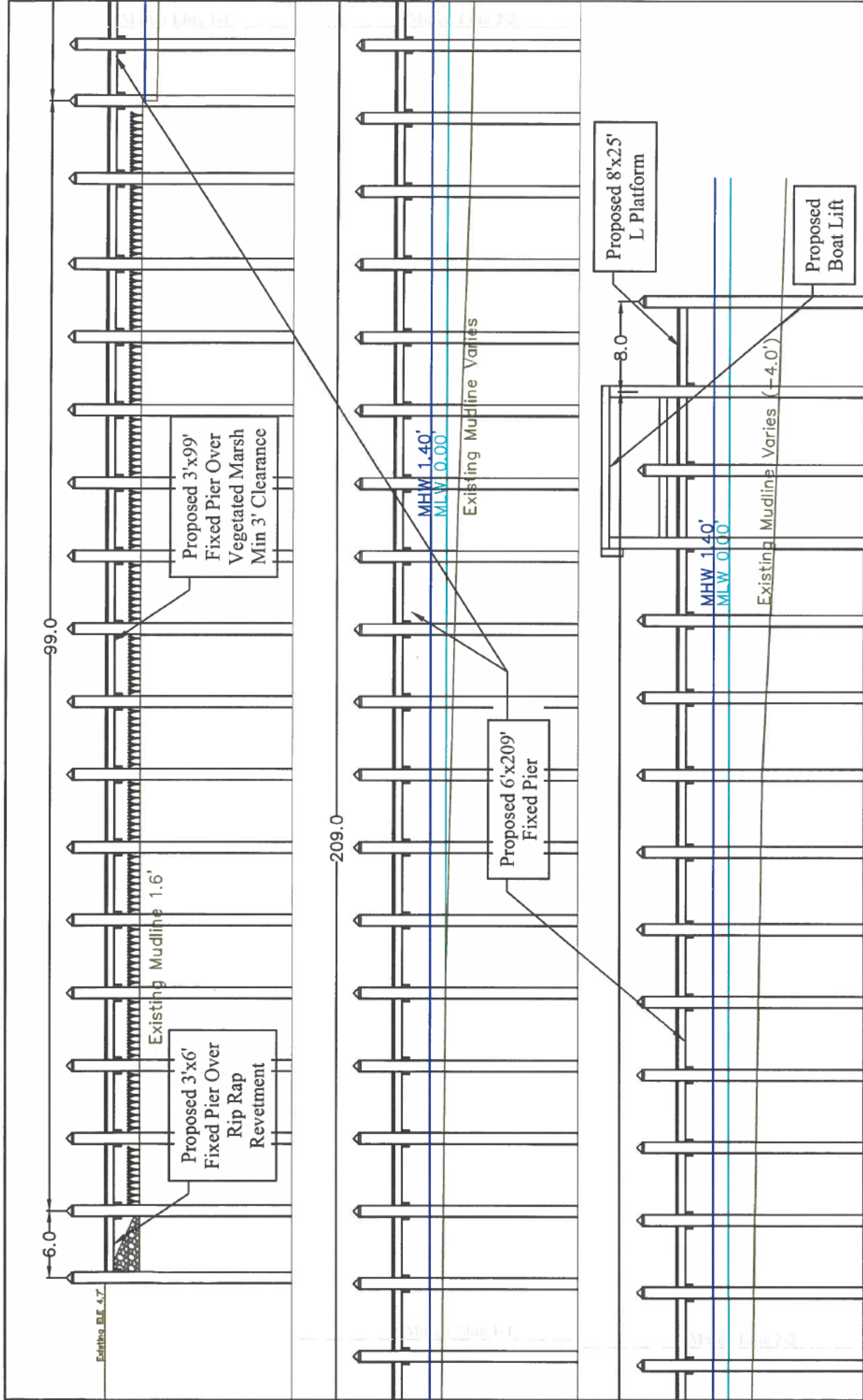
Work Scope
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Owner: Damen & Julie Smith Lot 28 B Riggan Ridge Rd. Ocean City, MD 21842 Worcester County MD	Lot 28B	Parent 0570	Map 27	Plot Book 250/10 MSA C2157-9504
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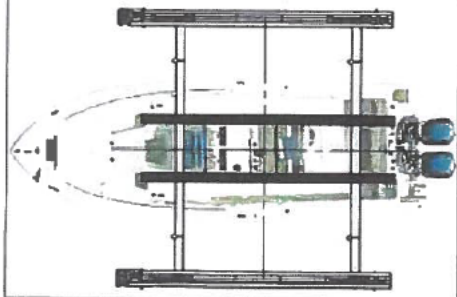
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Sheet 4 of 6

Scale 1"=30'



Sheet 5 of 6	Drawing Details Date Drawn: 1/2/2026 Survey Date: 12/20/2025 Drawn By: TJ File Name: Lot 28B Riggan Rd. Notes: Survey points were taken with a RTK Rover with horizontal reference to 1900 MD State Plane and Vertical NAVD88. ELE's converted to MLW Using NOAA's VDATUM with interpolations from local tide data.		Work Scope Construction of a 3'x6' fixed pier over existing rip rap revetment, 3'x99' fixed pier over vegetated marsh with a min clearance of 3' to the decking, 6'x209' fixed pier over tidal waters, 8'x25' L platform, and installation of a boat lift with associated piles all with a maximum channelward encroachment not to exceed 217'.		Plat Book 250/10 MSA C2157-9504
	Scale 1"=12'	Lot 28B	Parcel 0570	Map 27	Proposed Conditions: X-Section Tidal Solutions, LLC 12314 Bette Dr. Bishopville, MD 21813



MOUNTING OPTIONS:

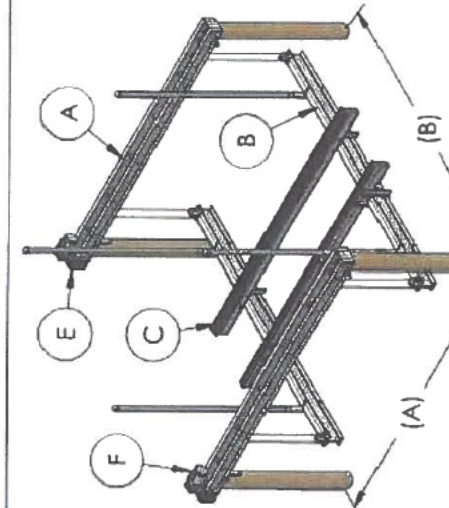
PILING MOUNT	SIDE MOUNT
5K - 24K LIFTS	5K - 16K LIFTS

MOUNTING HARDWARE: 5/8" X PILING DIA. DETERMINED BY CONTRACTOR 20 1/2" X 2.55 HEX BOLT 1/2" X 2.55 LAG BOLT 1/2" X 2.55 HEX NUTS

(A) 2X 1/2" 55 LAG BOLT
(B) 2X 1/2" 55 HEX NUT

CABLE ROUTING:

SINGLE PULL	DOUBLE PULL	TRIPLE PULL
5K - 7K LIFTS	10K - 16K LIFTS	20K - 24K LIFTS



NOTE: LOAD SHOULD BE EVENLY DISTRIBUTED BY POSITIONING THE CENTER OF GRAVITY DIRECTLY IN THE CENTER OF THE LIFTING BEAMS AS SHOWN IN THE ILLUSTRATION

4 PILING BOAT LIFT SPECIFICATION SHEET

2018	TOP BEAM (A)	CRADLE BEAM (B)	BUNKS (C)	CABLE SIZE (D)	DRIVE (E)	H.P. MOTOR (F)	DRIVE SHAFT	MINIMUM PILING (SIZE & QTY.)	STANDARD DRIVE	HIGH SPEED DRIVE
5,000 LB.	5" CHANNEL X 12' 6"	4" X 6" X 10'	8" ALUM	5/16" 55 7/19 (-313) SINGLE PULL	DIRECT DRIVE	3/4 H.P. (QTY. 2)	1-1/2" (SCH 40)	8" (QTY. 4)	31.5 IN/MIN	65.0 IN/MIN
7,000 LB.	6" CHANNEL X 12' 6"	4" X 6" X 12' 6"				1 H.P. (QTY. 2)			39.0 IN/MIN	
10,000 LB.	7" CHANNEL X 12' 6"	5" X 8" X 12' 6"	10" ALUM	5/16" 55 7/19 (-313) DOUBLE PULL	DIRECT DRIVE	3/4 H.P. (QTY. 2)	1-1/2" (SCH 40)	10" (QTY. 4)	15.75 IN/MIN	32.75 IN/MIN
13,000 LB.	8" CHANNEL X 12' 6"	5" X 8" X 12' 6"				1 H.P. (QTY. 2)			19.5 IN/MIN	
16,000 LB.	8" CHANNEL X 12' 6"	6" X 10" X 14'	10" ALUM	5/16" 55 7/19 (-313) TRIPPLE PULL	DIRECT DRIVE	3/4 H.P. (QTY. 2)	1-1/2" (SCH 40)	10" (QTY. 4)	13.0 IN/MIN	21.75 IN/MIN
20,000 LB.	9" CHANNEL X 14' 6"	6" X 10" X 15'				1 H.P. (QTY. 2)			13.0 IN/MIN	
24,000 LB.	9" CHANNEL X 14' 6"	7" X 12" X 16'				1 H.P. (QTY. 2)			13.0 IN/MIN	
						220V 6.8A EACH			13.0 IN/MIN	

4 PILING BOAT LIFT PILING SPACING

FOUR PILING LIFTS	(A) BOW TO STERN (OUTSIDES)	(B) PORT TO STARBOARD (CENTERS)
5,000 LB.	10 FT	10 FT
7,000 LB.	12 FT 6 IN	12 FT 6 IN
10,000 LB.	12 FT 6 IN	14 FT
13,000 LB.	14 FT 6 IN	15 FT
16,000 LB.	14 FT 6 IN	16 FT

ENGINEERS SEAL

PH: 900-325-1116
 FAX: 252-747-4377
 TIDETAMER.COM
 P.O. BOX 1118
 SNOW HILL, NC 28580

PROFESSIONAL AND CONSULTING ENGINEER
 THE STATE OF NORTH CAROLINA
 LICENSE NO. 35087
 I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO ME BY THE CLIENT AND THAT I AM A duly Licensed Professional Engineer in the State of North Carolina.

5K-24K 4 POLE BOAT LIFT ENGINEERING SHEET

SIZE DWG. NO. **A** ENGINEERING

DATE: 7-7-20

REV: 1

SHEET 1 OF 1

Drawing Details

Date Drawn: 1/2/2026
 Survey Date: 12/20/2025
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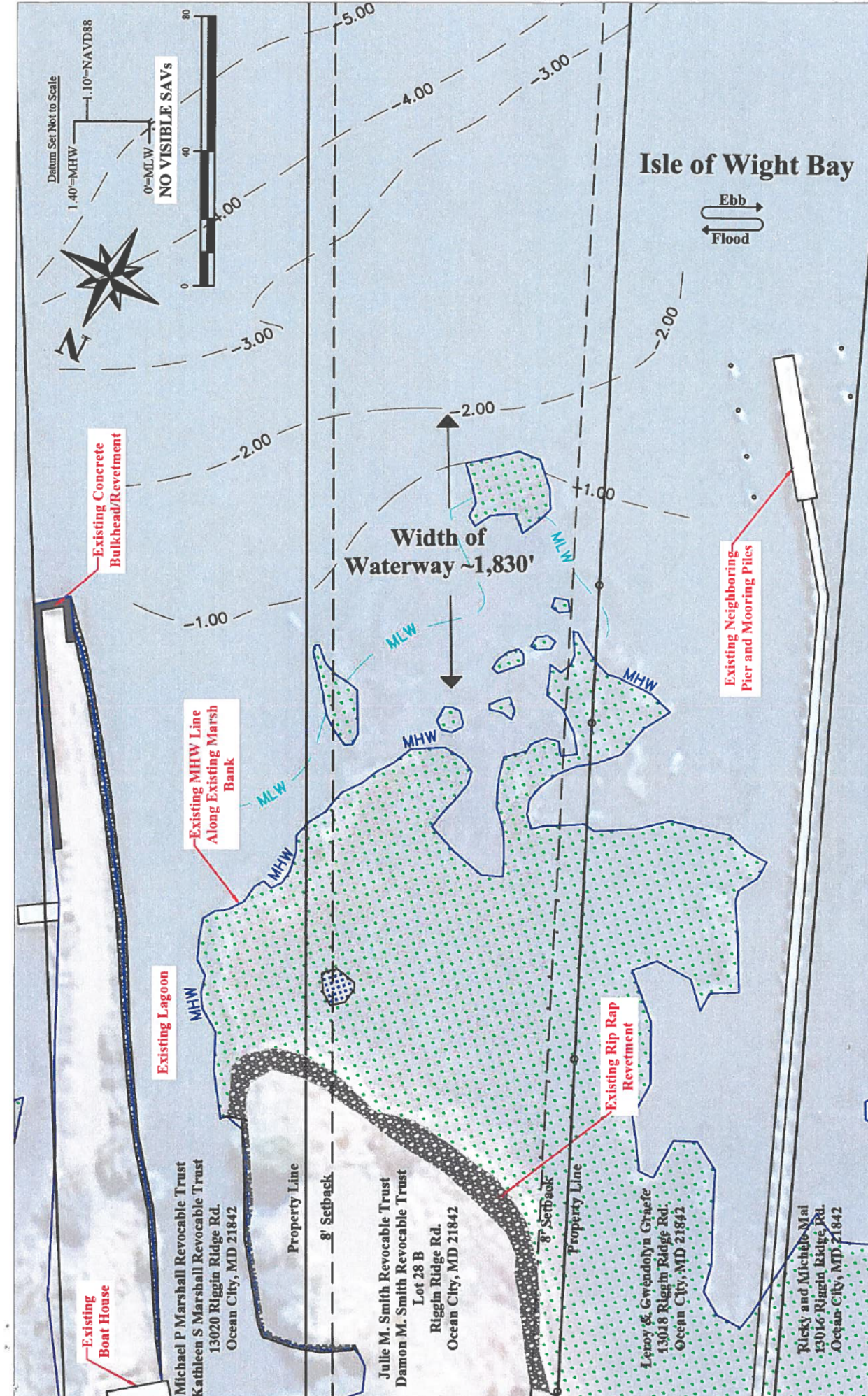
Work Scope

Construction of a 3'x6' fixed pier over existing rip rap revetment, 3'x99' fixed pier over vegetated marsh with a min clearance of 3' to the decking, 6'x209' fixed pier over tidal waters, 8'x25' L platform, and installation of a boat lift with associated piles all with a maximum channelward encroachment not to exceed 217'.

Owner: Damon & Julie Smith Lot 28 B Riggins Ridge Rd Ocean City, MD 21842 Worcester County MD	Lot 28B	Parcel 0570	Map 27	Pier Book 250/10 MSA C2157-9504
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Proposed Conditions: Boat Lift

Tidal Solutions, LLC
 12314 Bette Dr.
 Bishopville, MD 21813



Isle of Wight Bay

Existing Conditions

Tidal Solutions, LLC
 12314 Bette Dr.
 Bishopville, MD 21813

Work Scope

Construction of a 3'x6' fixed pier over existing rip rap revetment, 3'x99' fixed pier over vegetated marsh with a min clearance of 3' to the decking, 6'x209' fixed pier over tidal waters, 8'x2.5' L platform, and installation of a boat lift with associated piles all with a maximum channel/ward encroachment not to exceed 217'.

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Sheet
2 of 6

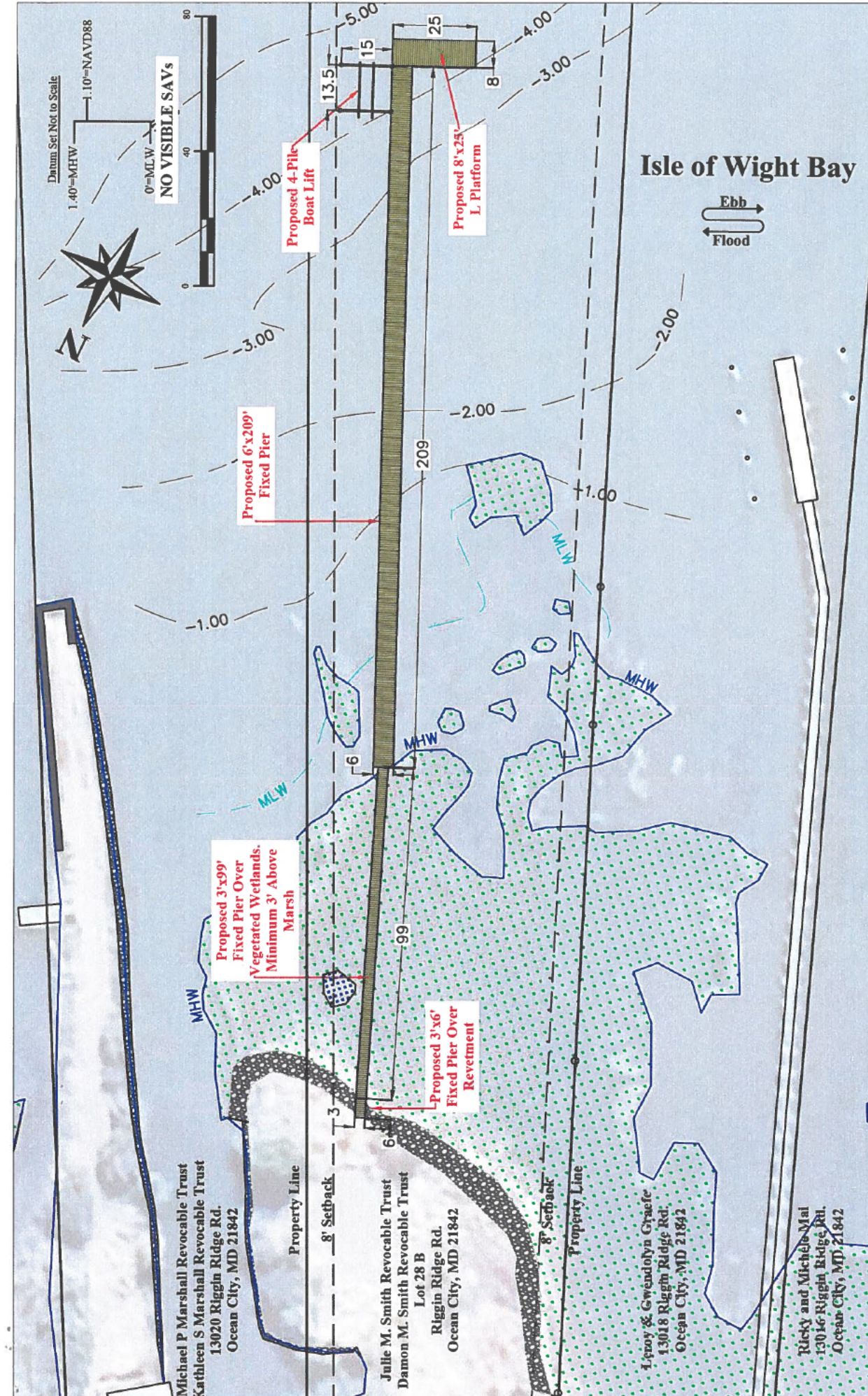
Scale
1"=40'

Michael P Marshall Revocable Trust
 Kathleen S Marshall Revocable Trust
 13020 Riggan Ridge Rd.
 Ocean City, MD 21842

Julie M. Smith Revocable Trust
 Damon M. Smith Revocable Trust
 Lot 28 B
 Riggan Ridge Rd.
 Ocean City, MD 21842

Leroy & Gwendolyn Graefe
 13018 Riggan Ridge Rd.
 Ocean City, MD 21842

Ricky and Michele Mai
 13016 Riggan Ridge Rd.
 Ocean City, MD 21842



Proposed Conditions

Tidal Solutions, LLC
12314 Bette Dr.
Bishopville, MD 21813

Work Scope

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Sheet 3 of 6

Scale 1"=40'

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.



Worcester County Dept. of Environmental Programs - Natural Resources Division
Worcester County Government Center, 1 West Market Street, Rm 1306 | Snow Hill MD 21863
Tel: (410) 632-1220 | Fax: (410) 632-2012

MEMORANDUM

DATE: May 27, 2026
TO: Jennifer Keener – DRP Director
FROM: David M. Bradford – DEP Deputy Director *DMS*
SUBJECT: BZA Case # 24-31 – Smith – 13022 Riggin Ridge Rd. Tax Map 27, Parcel 570, Lot 28B.

As the designated Approval Authority for shoreline construction activities occurring within the County, I felt it appropriate to provide comments to the Board for the above referenced case which is specifically pertaining to proposed waterfront structures.

This request proposes authorizing a waterfront structure exceeding the allowable 125 feet channelward extension. Specifically, this project includes a 6'x 209' perpendicular pier with an 8'x 25' platform with boatlift extending a total of 217 feet channelward, exceeding the maximum allowable distance by 92 feet. All marine structures within the County are limited to a maximum channelward distance of 125 feet unless otherwise approved by the Board of Zoning Appeals.

NR 2-102(e)(1):

Extension into water area. Waterfront structures shall not extend into any body of water more than one-half the distance from the mean high-water line to the center line of the body of water upon which the structure is situated or one hundred twenty-five feet, whichever is less, except as may be modified by the Board of Zoning Appeals where the Board determines that the additional extension will not adversely affect navigation or have adverse environmental impacts.

Upon further review of the application, it appears that the reasoning behind this extent of waterway encroachment is based upon the need to reach sufficient water depths. When compared to the neighboring properties, this request is consistent with other existing structures in the area. The proposed pier extension does not appear to cause any navigation or impact on neighboring properties. Therefore, we support the requested channelward extension of this proposed improvement.

If this request is approved, we would recommend that the Board place a condition that specifies a maximum channelward encroachment of 217' based upon a piling only survey being performed by a surveyor licensed in the state of Maryland. This survey should be conducted prior to any framing and/or decking of the pier structure and installation of the boatlift. The survey should also include the total distance of the tidal wetland crossing to ensure there is not a conflict with applicable Critical Area regulations.

Cc: Robert Mitchell, DEP Director;
Brian Soper; NR Administrator;
Joy Birch, NR Planner;

Wes Moore
Governor
Aruna Miller
Lt. Governor



Erik Fisher
Chair
Nick Kelly
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

May 5, 2026

Ms. Joy Birch
Worcester County Department of Environmental Programs
One West Market Street – Room 1306
Snow Hill, Maryland 21863

Re: Damon & Julie Smith, Trustees – Variance

Dear Ms. Birch,

Thank you for providing information regarding the above referenced variance application. The applicant is requesting a variance to the provisions of the Worcester County Critical Area Code, which limits the length of piers across tidal wetlands to 100 feet, to permit the construction of a 217-foot long pier over tidal wetlands at 13022 Riggin Ridge Rd (Tax Map 27, Parcel 570, Lot 28B). The property is within the Critical Area on lands designated Intensely Developed Area (IDA).

Provided that the Board of Appeals finds that this variance can be granted, appropriate mitigation is required for the portion of the pier within the Buffer. The applicant must also still receive Authorization from the U.S. Army Corps of Engineers before a permit can be issued. The application materials did include a Tidal Wetlands License from the Maryland Department of the Environment dated March 16, 2026 (Tidal Authorization Number: 26-PR-0069).

Thank you for the opportunity to provide comments. Please include this letter in your file and submit it as part of the record for this variance. Also, in accordance with Natural Resources Article §8-1808(d)(6)(i), please provide the Commission with a copy of the written decision regarding this variance application within 10 working days after a written decision has been issued. If you have any questions, please feel free to contact me at 410-260-3479 or kathryn.hayden@maryland.gov.

Sincerely,

A handwritten signature in cursive script that reads "Kathryn Hayden".

Kathryn Hayden
Natural Resources Planner

File: WC 0075-26
CC: Brian Soper, Worcester County Government
Jennifer Esposito, Critical Area Commission

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

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



Worcester County

Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Board of Zoning Appeals (BZA) for the June 11, 2026 meeting

From: Environmental Programs Staff

Date: May 26, 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. 26-34, 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.

The existing septic tank will need to be abandoned and sealed and connection to public sewer, including all associated connection fees to be paid, prior to EP approval of a building permit application.

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.

No objection to this variance request.

Citizens and Government Working Together

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.

No objection to this variance request.

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.

No objection to these variance requests.

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 Riggin Ridge Road, Tax Map 27, Parcel 570, Block 6, Lot 28B, Tax District 10, Worcester County, Maryland.

No objection to this variance request.

Citizens and Government Working Together



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 – June 11, 2026

Date: May 27, 2026

Below are comments related to the cases scheduled for the Board of Zoning Appeals (BZA) meeting for Thursday, June 11, 2026, for their conformance with the Chesapeake Bay (CBCA) and Atlantic Coastal Bays Critical Area Law (ACBCA):

6:30 pm – Case #26-34:

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and designated as a Limited Development Area (LDA) within Buffer Management Area B-50. The “After the Fact” activity appears to have been constructed prior to the adoption of the Atlantic Coastal Bays Critical Area Law. The submitted site plan shows proposed activities to include a building, pool and pool house that are not part of the variance request. These activities may require additional review and/or approval for Critical Area compliance; to avoid confusion a revised site plan should be submitted removing the proposed activities. With regards to the “After the Fact” request there are no further comments; however, any applicable mitigation will be addressed at the permitting stage; therefore, we reserve any further comments until permit submission.

6:35 pm -Case #26-29:

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

6:40 pm – Case #26-33:

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.

6:45 pm -Case #26-32:

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 #26-31:

This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and designated as Intensely Developed Area (IDA) within Buffer Management Area B-50. 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. It should be noted that the proposed walkway over wetlands is shown at 99', per NR 3-125(b)(1) a distance of more than 100' over wetlands also requires a variance. While that variance is not necessary per the proposed drawing, there is minimal margin for error. **Please see attached Shoreline Memo.**




Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Ben Zito, DPR Specialist III

From: David Mathers, Natural Resources Planner IV 

Subject: Board of Zoning Appeals Comments – June 11, 2026 Meeting

Date: May 22, 2026

Below are comments relative to the cases scheduled for the Board of Zoning Appeals (BZA) meeting for Thursday, June 11, 2026, for their conformance with the Forest Conservation Act.

6:30 pm – Case # 26-34:

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 # 26-29:

This property is not subject to the Worcester County Forest Conservation Law. This property is less than forty thousand square feet and therefore exempt from the Forest Conservation Act.

6:40 pm -Case # 26-33:

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 # 26-32:

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.

6:50 pm -Case # 26-31:

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

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 HUGH CROPPER,

IV BEFORE THE BOARD OF ZONING

APPEALS FOR WORCESTER COUNTY,

MARYLAND

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Case No. 26-4

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OPINION

A hearing was held before the Board of Zoning Appeals for Worcester County, Maryland on Wednesday, May 20, 2026, upon the application of Hugh Cropper, IV, on the lands of Schell Properties, LLC, 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.

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

Preston Schell testified before Board along with Frank Lynch, Jr., and George Bendler, the Planning Director of the Town of Ocean City. There were no protestants to the Application although several people appeared in support. The testimony revealed that the applicant has 6 lots, 3 in the front and 3 in the rear. The lots in the front have a 75 foot front yard setback on Old Bridge Road that is unique and created a hardship. Most homes on this road are well into the setback, much more than the 7.67 feet the Applicant has requested. A reasonable sized home cannot be fit on

these lots without the variance.

Mr. Bendler, the next door neighbor, showed up to show support of the application. John G. Tubbs, also a neighbor, appeared in support as well.

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 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.

Date

Robert Purcell
Chairperson

Date

Jacob Mitrecic

Date

Thomas Babcock

Date

Charles L. Fykes

Date

Lisa Bowen

Date

Beth Gismondi

Date

Stephen Katsanos

IN THE MATTER OF HUGH CROPPER,

IV BEFORE THE BOARD OF ZONING

APPEALS FOR WORCESTER COUNTY,

MARYLAND

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Case No. 26-5

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OPINION

A hearing was held before the Board of Zoning Appeals for Worcester County, Maryland on Wednesday, May 20, 2026, upon the application of Hugh Cropper, IV, on the lands of Schell Properties, LLC, 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.

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

Preston Schell testified before Board along with Frank Lynch, Jr., and George Bendler, the Planning Director of the Town of Ocean City. There were no protestants to the Application although several people appeared in support. The testimony revealed that the applicant has 6 lots, 3 in the front and 3 in the rear. The lots in the front have a 75 foot front yard setback on Old Bridge Road that is unique and created a hardship. Most homes on this road are well into the setback, much more than the 7.67 feet the Applicant has requested. A reasonable sized home cannot be fit on these lots without the variance.

Mr. Bendler, the next door neighbor, showed up to show support of the application. John G. Tubbs, also a neighbor, appeared in support as well.

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 Mr. Fykes to approve, which was seconded by Mr. Katsanos, the Board unanimously passed the following resolution:

BE IT RESOLVED, that the requested variance be APPROVED.

Date

Robert Purcell
Chairperson

Date

Jacob Mitrecic

Date

Thomas Babcock

Date

Charles L. Fykes

Date

Lisa Bowen

Date

Beth Gismondi

Date

Stephen Katsanos

IN THE MATTER OF HUGH CROPPER,

IV BEFORE THE BOARD OF ZONING

APPEALS FOR WORCESTER COUNTY,

MARYLAND

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Case No. 26-6

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OPINION

A hearing was held before the Board of Zoning Appeals for Worcester County, Maryland on Wednesday, May 20, 2026, upon the application of Hugh Cropper, IV, on the lands of Schell Properties, LLC, 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.

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

Preston Schell testified before Board along with Frank Lynch, Jr., and George Bendler, the Planning Director of the Town of Ocean City. There were no protestants to the Application although several people appeared in support. The testimony revealed that the applicant has 6 lots, 3 in the front and 3 in the rear. The lots in the front have a 75 foot front yard setback on Old Bridge Road that is unique and created a hardship. Most homes on this road are well into the setback, much more than the 7.67 feet the Applicant has requested. A reasonable sized home cannot be fit on these lots without the variance.

Mr. Bendler, the next door neighbor, showed up to show support of the application. John G. Tubbs, also a neighbor, appeared in support as well.

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 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.

Date

Robert Purcell
Chairperson

Date

Jacob Mitrecic

Date

Thomas Babcock

Date

Charles L. Fykes

Date

Lisa Bowen

Date

Beth Gismondi

Date

Stephen Katsanos

IN THE MATTER OF DAVID M. NOLAN,

III BEFORE THE BOARD OF ZONING

APPEALS FOR WORCESTER COUNTY,

MARYLAND

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Case No. 26-21

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OPINION

A hearing was held before the Board of Zoning Appeals for Worcester County, Maryland on Wednesday, May 20, 2026, upon the application 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.

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

The Applicant David Nolan, III, testified before Board along with Frank Lynch. There were no protestants to the Application. The testimony revealed that the applicant’s rear yard adjoins at the pond and golf course, so no other property will be affected. The steps will be moved up to the house reducing the requested variance.

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 Mr. Katsanos 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. This will be contingent on Applicant getting approval by Riddle Farm HOA.

Date

Robert Purcell
Chairperson

Date

Jacob Mitrecic

Date

Thomas Babcock

Date

Charles L. Fykes

Date

Lisa Bowen

Date

Beth Gismondi

Date

Stephen Katsanos

IN THE MATTER OF SHAHIN BATMANGLICH *

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BEFORE THE BOARD OF ZONING

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APPEALS FOR WORCESTER

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Case No. 26-22

COUNTY, MARYLAND

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OPINION

A hearing was held before the Board of Zoning Appeals for Worcester County, Maryland on Wednesday, May 20, 2026, upon the application of Shahin Batmanglich, on the lands of the Mildred Stewart Warfield Revocable Trust, 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.

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

The Applicant Shahin Batmanglich, testified before Board in favor of the Application. There were no protestants to the application. Testimony revealed that they wish to put on an addition to their home and modernize it.

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 Mr. Mitrecic, which was seconded by Mr. Katsanos, the Board unanimously passed the following resolution:

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

Date

Robert Purcell
Chairperson

Date

Jacob Mitrecic

Date

Thomas Babcock

Date

Charles L. Fykes

Date

Lisa Bowen

Date

Beth Gismondi

Date

Stephen 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.

IN THE MATTER OF MARK SPENCER
CROPPER

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BEFORE THE BOARD OF ZONING

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APPEALS FOR WORCESTER COUNTY,

Case No. 26-23

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MARYLAND

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OPINION

A hearing was held before the Board of Zoning Appeals for Worcester County, Maryland on Wednesday, May 20, 2026, upon the application of Mark Spencer Cropper, on the lands of Nicholas C. C. Craven and Casey Lee Craven, 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.

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

Property owner Nicholas Craven testified before Board along with Gregory Wilkins. There were no protestants to the Application. The testimony revealed that the Applicant bought the property in 2025. Permits were issued in 2012. An as-built was done in 2025 and it was determined that the pool house encroached into the setback by 1.54 feet. The structure is 150 feet off of Harbor Road. The encroachment cannot be removed because it is structural.

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 in that the front yard setback is over 100 feet from the road;
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 Mr. Mitrecic to approve, which was seconded by Ms.

Gismondi, the Board unanimously passed the following:

BE IT RESOLVED, that the requested variance be APPROVED.

Date

Robert Purcell
Chairperson

Date

Jacob Mitrecic

Date

Thomas Babcock

Date

Charles L. Fykes

Date

Lisa Bowen

Date

Beth Gismondi

Date

Stephen Katsanos

IN THE MATTER OF MARK SPENCER

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CROPPER BEFORE THE BOARD OF ZONING

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APPEALS FOR WORCESTER COUNTY,

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Case No. 26-24

MARYLAND

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OPINION

A hearing was held before the Board of Zoning Appeals for Worcester County, Maryland on Wednesday, May 20, 2026, upon the application of Mark Spencer Cropper, on the lands of 611 Holdings, LLC, 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.

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

Steve Engel of Vista Design testified before Board along with Bruce Howe, and Alex Cederbaum. The testimony revealed that the use is for a storage/marine yard. Boats would only go in and out of the site 2 or 3 times per week. The site will be accessed off of Sinepuxent Road. No water or sewer will be needed. It is simply a storage yard. The site is long and narrow, so no other use can be had other than boat storage. If the setbacks are applied, the property is unusable. The taller fence is a

security measure for the boats. Property is unusually shaped and the Applicant did not cause this issue.

Ronald Kuhar protested the Application saying that boats are not towed on Sinepuxent Road and that turning off of Sinepuxent onto Rt. 611 is dangerous. Richard Boord protested stating that a boatyard is not a good look for Mystic Harbor. James Schultz protested the application stating that entering the boatyard will cause traffic problems and accidents. Denise Kuhar appeared to protest claiming that the traffic will be horrible. Diana Schultz protested that the traffic safety will be a problem. Robin Boord protested, also citing traffic safety.

As to the requested Special Exceptions, 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.

As to the requested variances , the Board made the following findings of facts 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. Gismondi to approve the special exceptions and variances, which was seconded by Mr. Babcock, the Board passed the following resolution which was opposed by Mr. Katsanos and Ms. Bowen:

BE IT RESOLVED, that the requested special exceptions be GRANTED;

BE IT FURTHER RESOLVED, that the requested variances be GRANTED.

Date

Robert Purcell
Chairperson

Date

Recused

Jacob Mitrecic

Date

Thomas Babcock

Date

Charles L. Fykes

Date

Lisa Bowen

Date

Beth Gismondi

Date

Stephen Katsanos

Jacob Mitrecic recused himself from this matter.

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

IN THE MATTER OF MARK SPENCER

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CROPPER BEFORE THE BOARD OF ZONING

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APPEALS FOR WORCESTER COUNTY,

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Case No. 26-25

MARYLAND

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OPINION

A hearing was held before the Board of Zoning Appeals for Worcester County, Maryland on Wednesday, May 20, 2026, upon the application of Mark Spencer Cropper, on the lands of KCJ Farms, LLC, 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.

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

Steve Engel, testified before Board along with Theodore Spengos. 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 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 Mr. Babcock, which was seconded by Ms. Gismondi, the Board unanimously passed the following resolution:

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

Date

Robert Purcell
Chairperson

Date

Jacob Mitrecic

Date

Thomas Babcock

Date

Charles L. Fykes

Date

Lisa Bowen

Date

Beth Gismondi

Date

Stephen 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.

IN THE MATTER OF HUGH CROPPER,

IV BEFORE THE BOARD OF ZONING

APPEALS FOR WORCESTER COUNTY,

MARYLAND

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Case No. 26-26

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OPINION

A hearing was held before the Board of Zoning Appeals for Worcester County, Maryland on Wednesday, May 20, 2026, upon the application of Hugh Cropper, IV, on the lands of William A. Elwell, 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.

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

Property owner William Elwell testified before Board along with Evan Young, and neighbor Kelly Riwniak. There were no protestants to the Application. The testimony revealed this is a 14 acre property, with the majority being forest conservation. The neighbors do not object. The Builder put lean-to where the plans said to put it, placing a corner of the building into the setback. It was a miscommunication with the surveyor.

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 Mr. Babcock to approve, which was seconded by Ms.

Gismondi, the Board passed the following resolution which was opposed by Mr. Purcell:

BE IT RESOLVED, that the requested variance be APPROVED.

Date

Robert Purcell
Chairperson

Date

Jacob Mitrecic

Date

Thomas Babcock

Date

Charles L. Fykes

Date

Lisa Bowen

Date

Beth Gismondi

Date

Stephen Katsanos

IN THE MATTER OF HUGH CROPPER,

IV BEFORE THE BOARD OF ZONING

APPEALS FOR WORCESTER COUNTY,

MARYLAND

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Case No. 26-27

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OPINION

A hearing was held before the Board of Zoning Appeals for Worcester County, Maryland on Wednesday, May 20, 2026, upon the application of Hugh Cropper, IV, on the lands of Pilot House, LLC, 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.

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

Frank Lynch, Jr., testified before Board in favor of the Application. There were no protestants to the application. Testimony revealed that the Applicant wants to remove the residence and reconstruct a larger home as allowed by the Code for a non-conforming use. It is non-conforming because a residence is not allowed in the Commercial Marine District.

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 Mr. Katsanos, 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

Jacob Mitrecic

Date

Thomas Babcock

Date

Charles L. Fykes

Date

Lisa Bowen

Date

Beth Gismondi

Date

Stephen 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.