



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863

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<http://www.co.worcester.md.us/departments/drp>

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICE DIVISION

September 8, 2022

Pat Heath, President, Board of Directors
White Horse Park Community Association
11647 Beauchamp Road #1
Berlin, MD 21811

Re: Occupancy at White Horse Park Campground Subdivision

Dear Ms. Heath:

I wanted to thank you for your continued cooperation with Worcester County in the enforcement of the White Horse Park campground subdivision occupancy restrictions. As you are aware, by Consent Order of the Court dated May 12, 2021, the Worcester County Commissioners agreed to delay enforcement until April 1, 2022 only for those full-time residents who signed an affidavit attesting to the following:

1. They occupied their campsite as their principal place of residence, and
2. They knowingly violated the Zoning Code which prohibits full-time occupancy within the past eight months.

A total of twenty-nine signed affidavits were provided to the department in September 2021, with twenty-three of those units currently under the same ownership according to the Maryland Department of Assessment and Taxation records.

Campground subdivision occupancy restrictions found in § ZS 1-318(d)(1)J. state the following:

“Units or sites in a campground subdivision shall be occupied only on a seasonal basis and shall not be occupied as a place of primary residence or domicile. Between September 30 of each year and April 1 of the succeeding year, units or sites shall not be occupied for more than thirty consecutive days or an aggregate of sixty days. Any condominium declaration or declaration of restrictions of a homeowners' association shall include language providing for such limited occupancy.”

Therefore, effective September 30, 2022, all occupants of the White Horse Park campground subdivision shall meet the following:

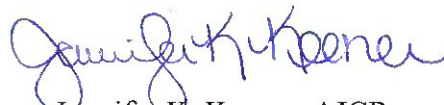
1. They must occupy their campsite only on a seasonal basis, and shall not occupy it as a place of primary residence or domicile.
2. The unit or site shall not be occupied for more than thirty consecutive days or an aggregate of sixty days between September 30, 2022 to April 1, 2023, and each subsequent period thereafter.

In the event that enforcement actions become necessary, the owner of any unit in White Horse Park utilizing it as a primary residence, and/or any unit that is illegally occupied as specified above shall be guilty of a civil infraction. Civil citations may be issued each day that the violation continues. The fine for the first infraction shall be \$100, with fines escalating each day to \$250 for the second offense, \$500 for the third offense, and \$1,000 for the fourth and subsequent offenses.

The property owners who signed affidavits and are still in ownership of their campsite are hereby put on notice, by copy of this letter, of the enforcement actions that may occur. We sincerely hope that each unit owner takes the necessary steps to ensure compliance with County law.

Thank you for your attention to this matter. If you have further questions, I may be reached at (410) 632-1200 extension 1123 or via email at jkkeener@co.worcester.md.us.

Sincerely,



Jennifer K. Keener, AICP
Director

cc: Roscoe Leslie, County Attorney
23 campsite owners with affidavits

List of White Horse Park Affidavits Received by DRP September 2021*

| Name | Lot | Street | Acct # |
|--|------------|-------------------|---------------|
| Rosenbaum, William P, For Life | 435 | Timberline Circle | 03-126439 |
| Farcher, Charles & Barbara | 395 | Timberline Circle | 03-125998 |
| Colton, Kay | 210 | Timberline Circle | 03-122018 |
| Braun Jr., Eugene & Joan | 64 | Skipjack Circle | 03-117901 |
| Lauer Jr., Clarence & Lois | 185 | Timberline Circle | 03-119394 |
| Kohne, Frances | 136 | Salt Spray Drive | 03-118746 |
| Barr, Joan & William | 34 | Salt Spray Drive | 03-118878 |
| Castellano, Maria | 309 | Timberline Circle | 03-119955 |
| Nowakowski, Robert | 110 | Spinnaker Lane | 03-118452 |
| Boon, Karen, For Life | 200 | Timberline Circle | 03-119556 |
| Connelly, Sally | 50 | Salt Spray Drive | 03-117758 |
| White, Robyn | 120 | Skipjack Circle | 03-118568 |
| Kennedy, James Richard | 357 | Timberline Circle | 03-125572 |
| Regan, Patricia | 149 | Ocean Oval Circle | 03-118991 |
| Mercier, Gary, Barbara & William | 71 | Skipjack Circle | 03-117987 |
| Gibson, Stanley | 102 | Skipjack Circle | 03-118355 |
| Baker, Ronald Lee, For Life | 396 | Timberline Circle | 03-126005 |
| McCarragher, Michael | 187 | Timberline Circle | 03-119416 |
| Bussacca III, Michael | 207 | Timberline Circle | 03-121976 |
| Waudby, Albert | 188 | Timberline Circle | 03-119424 |
| Beard, Jeffrey & DiNicola, Joseph | 321 | Dolphin Drive | 03-120090 |
| McCoubrey, Linda For Life (Adkins is tenant) | 105 | Spinnaker Lane | 03-118398 |
| Lutz, Charles & Janet | 85 | Spindrifft Lane | 03-118142 |

*Does not include owners who signed an affidavit, but sold their campsite as of September 7, 2022

