

**WORCESTER COUNTY
BOARD OF ZONING APPEALS
MINUTES**

January 8, 2026

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

The public hearing commenced at 6:30 PM on **Case No. 26-2**, on the lands of the Janice E. Kosko Living Trust, on the application of Katrina Durski, requesting an after-the-fact variance to the rear yard setback from 30 feet to 28.6 feet (to encroach 1.4 feet) for an existing deck in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-206(b)(2) and ZS 1-305, located at 6 Decatur Court, Tax Map 16, Parcel 42, Section 5, Lot 238, Tax District 3, Worcester County, Maryland. Ben Zito read the application. Appearing as witness and providing testimony was Melissa Lentz. Following the discussion, it was moved by Mr. Fykes, seconded by Mr. Mitrecic, and carried 5-0, to grant the after-the-fact variance for the rear deck as requested. The hearing ended at 6:37 PM.

The public hearing commenced at 6:38 PM on **Case No. 26-3**, on the lands of JeanMarie Richardson and Steven Katz, on the application of Greg Wilkins, requesting a variance to the front yard setback from 25 feet to 17.93 feet (to encroach 7.07 feet) for a proposed porch with steps in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(4), ZS 1-206(b)(2) and ZS 1-305, located at 10356 New Quay Road, Tax Map 21, Parcel 8, Section A, Block 8, Lot 8, Tax District 10, Worcester County, Maryland. Ben Zito read the application. Appearing as witness and providing testimony in response to questions from Mark Cropper was Greg Wilkins, surveyor. Following the discussion, it was moved by Mr. Katsanos, seconded by Mr. Fykes, and carried 5-0, to grant the variance as requested. The hearing ended at 6:49 PM.

The public hearing commenced at 6:50 PM on **Case No. 26-1**, on the lands of the Ocean Pines Association Inc., on the application of Milestone Towers, requesting a special exception to allow a 150 foot tall camouflaged monopole in the R-2 Suburban Residential District, pursuant to Zoning Code §§ ZS 1-116(c)(3), ZS 1-206(c)(15) and ZS 1-343, located at 98 Clubhouse Drive west of the Ocean Pines golf course maintenance building, Tax Map 16, Parcel 56, Tax District 3, Worcester County, Maryland. Ben Zito read the application. Appearing as witnesses and providing testimony in response to questions from Sean Hughes were Camille Shabshab, civil engineer with Entrex Communication Services; Matthew Forkas, Project Manager with Milestone Towers; and Andrew Petersohn, engineer with DBM Engineering, P.C.. Also providing testimony

was Tim Robinson, Ocean Pines Police Chief; and Charles Choate and Russ Wheeler, Ocean Pines residents. Appearing in opposition to the project and providing testimony were Carolyn Pierce and Cindy Hoffman, Ocean Pines residents. Following the discussion, it was moved by Ms. Gismondi, seconded by Mr. Mitrecic, and carried 5-0, to grant the special exception as requested. The hearing ended at 9:00 PM.

With no further business before the Board, the meeting was adjourned at 9:05 PM upon a motion by Mr. Fykes, seconded by Mr. Mitrecic, and unanimously carried.

Respectfully submitted,



Gary Pusey
DRP Specialist