



Office Location:
Talbot County Board of Appeals
215 Bay Street, Suite 2
Easton, Maryland 21601
Phone: 410-770-8040

Agenda for July

07/06/2026 No Meeting

07/13/2026 Applicants: Bruce Lee and Kimberly Sedmak

6:30 p.m. Appeal No.: VAR-24-7 Extension Request

Location: 5494 Ulmer Road, Royal Oak, MD 21662

Tax Map: 46, **Grid:** 17, **Parcel:** 58

Zone: Western Rural Conservation (WRC)

Request: Applicants are requesting an 18-month extension of a Non-Critical Area Variance, VAR-24-7, previously approved by the Board of Appeals. The previously approved variance allowed all of the following: the required 50' setback to be reduced to 29.6' to permit the construction of a 14' x 23'10" sunroom addition onto the rear of the residence; the required 15' side yard setback to be reduced to 2.6' to permit construction of a 14.37' x 13.02' one-story screened porch addition to the rear of an existing accessory structure; a total lot coverage of 27.5% where a maximum lot coverage of 25% is ordinarily permitted; the required 15' side yard setback to be reduced to 2.7'; and the 50' front setback to be reduced to 9' to permit an existing 8' x 8' storage shed to remain in its current location. The deadline to commence construction under the current variance expires on August 11, 2026.

6:30 p.m. Applicant: Martins Point Farm, LLC

Appeal No.: CAVR-24-5 Extension Request

Location: 27391 Southside Island Creek Road, Trappe, MD 21673

Tax Map: 57, **Grid:** 18 **Parcel:** 5

Zone: Rural Conservation (RC) and Western Rural Conservation (WRC)

Request: Applicant is requesting an 18-month extension of a Critical Area Variance, CAVR-24-5, previously approved by the Board of Appeals. The previously approved variance allows for a 2,034 square foot replacement dwelling in the location of the existing dwelling within the Shoreline Development Buffer ("Buffer"). The replacement dwelling will be no closer to Mean High Water than the existing dwelling, at a distance of 38.4'. The replacement dwelling is proposed to be expanded outside the buffer. The deadline to commence construction under the current variance expires on July 2, 2026.

(Continued)

6:30 p.m.

Applicants: Richard and Kathy Swann

Appeal No.: CAVR-26-6

Location: 1720 Ferry Point Court, Trappe, MD 21673

Tax Map: 62, **Grid:** 19 **Parcel:** 46, Lot 9

Zone: Rural Residential (RR)

Request: Applicants are requesting six (6) Critical Area Variances of the 100' Shoreline Development Buffer to include the following: (1) permit 30 square feet (SF) of existing pool patio at 74' from mean high water (MHW); (2) permit 87 SF of existing landscape stone at 70.4' from MHW; (3) to permit 40.5 linear feet (LF) of existing fence around the pool at 71.4' from MHW; (4) to permit 1 SF of existing landscape stone at 76.4' from MHW; (5) to permit the relocation of 77.9 LF of fence along the northern property line to extend to the shoreline; and (6) to permit 78 LF of existing fence along the southern property line that extends to the shoreline. The property is in a Modified Buffer Area that reduces the required setback from Mean High Water to 77'. The Applicants are also requesting a Critical Area Variance of the maximum allowable lot coverage to increase the total lot coverage on the property from the previously approved 7,177 square feet (18.1%) to 7,806 square feet (19.7%).

07/20/2026 No Meeting

07/27/2026 No Meeting

***Meetings will be held at the Bradley Meeting Room, Courthouse, South Wing
11 N. Washington Street, Easton, MD***