



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

Agenda for June

06/01/2026 No Meeting

06/08/2026 Applicant: Joseph and Elizabeth Connor

6:30 p.m. Appeal No.: CAVR-26-8

Location: 23028 Carrollton Road, Neavitt, Maryland 21652

Tax Map: 39, Grid: 21, Parcel: 51

Zone: Village Residential (VR)

Request: Applicants are requesting two (2) Critical Area Variances of the 100' Shoreline Development Buffer to demolish the existing screened-in porch with steps and construct the following: i.) a 13' x 32' Sunroom at 50.1' from MHW; and ii.) a 36 SF landing with steps at 44.9' from MHW. This property is in a Modified Buffer area with a setback of 60' from MHW. The Applicants are also requesting a Non-Critical Area Variance of the 25' rear yard setback to construct a 30' x 24' detached garage with a 3' x 3' attached HVAC unit at 12' from the northernmost property line.

(Meeting Continued from April 27, 2026)

06/15/2026 Applicant: Chad and Stephanie Nagel

6:30 p.m. Appeal No.: CAVR-26-4

Location: 27575 Wakefield Lane, Easton, MD 21601

Tax Map: 33, Grid: 12, Parcel: 109, Lot: 2

Zone: Rural Conservation (RC)

Request: Applicants are requesting seven (7) Critical Area Variances of the 100' Shoreline Development Buffer (Buffer) to: (1) construct a 669 SF covered patio and balcony addition to the existing dwelling with 29 SF of lot coverage within the Buffer and measuring 96' to Mean High Water (MHW); (2) construct a 763 SF addition to connect the existing dwelling to an existing detached garage with 675 SF of lot coverage within the Buffer and measuring 77' to MHW; (3) construct a 47 SF covered porch completely within the Buffer and measuring 80' to MHW; (4) construction of a 1,115 SF raised patio and steps with 709 SF within the Buffer and measuring 80' to MHW; (5) construction of a concrete pad for the relocation of a hot tub completely within the Buffer totaling 85 SF and measuring 79' to MHW; (6) construction of one new HVAC equipment pad and relocation of one existing HVAC pad completely within the Buffer totaling 9 SF of lot coverage within the Buffer and measuring 76' to MHW; and (7) after-the-fact construction of a 15 SF generator pad located completely within the Buffer and measuring 75' to MHW. The proposed improvements will create a net increase of 1,252 SF of lot coverage within the Buffer and will encroach no closer to MHW than the existing improvements at approximately 61'.

(Continued)

06/22/2026 No Meeting

06/29/2026 Applicant: Rexford and Leighton Wheeler

6:30 p.m. Appeal No.: CAVR-26-7

Location: 7761 Woodland Circle, Easton, MD 21601

Tax Map: 34, **Grid:** 14, **Parcel:** 283, **Lot:** 52

Zone: Rural Residential (RR)

Request: Applicants are requesting seven (7) Critical Area Variances of the 100' Shoreline Development Buffer to: (1) Construct a 287 SF sunroom over an existing composite deck measuring 49.3' from Tidal Wetlands (TW), (2) construct (after-the fact) a 234 SF composite deck with steps measuring 66.2' from TW, (3) install (after-the fact) 124 LF of front yard fencing measuring 59.9' from TW (4) install (after-the fact) 95 LF of side yard fencing measuring 41' from TW (5) construct (after-the-fact) a 313 SF shed with overhang measuring 44.6' from TW (6) install (after-the-fact) a 280 SF paver walk measuring 69.1' from TW and (7) install (after-the fact) two 9 SF HVAC pads measuring 37.7' from TW. The proposed improvements will not encroach closer to TW/MHW than the existing residence measuring 30.8'. The applicants are also requesting six (6) Non-Critical Area Variances of the front building restriction line to: (1) Construct a 287 SF sunroom over an existing composite deck measuring 271.3' from the front lot line, (2) construct (after-the fact) a 234 SF composite deck with steps measuring 286' from the front lot line, (3) install (after-the fact) 124 LF of front yard fencing measuring 213.7' from the front lot line (4) install (after-the fact) 95 LF of side yard fencing measuring 268.7 from the front lot line, (5) construct (after-the-fact) a 313 SF shed with overhang measuring 145.7' from the front lot line and (6) install (after-the fact) two 9 SF HVAC pads measuring 230' from the front lot line.

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