



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

## **Agenda for September**

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**09/01/25**      **No Meeting – Labor Day**

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**09/08/25**      **No Meeting**

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**09/15/25**      **Applicant: Anne and Danny Akers, Jr.**  
**6:30 p.m.**      **Appeal No.: SPEX-25-3**  
                 **Location:** 10680 Kittys Corner Road, Cordova, MD 21625  
                 **Tax Map:** 19, **Grid:** 7, **Parcel:** 6B  
                 **Zone:** Agricultural Conservation (AC)  
                 **Request:** Applicants are requesting special exception approval to permit the construction of a 300 SF residential accessory storage building for personal use only on a parcel where there is no imminent plan for the establishment of a principal use.

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**09/22/25**      **No Meeting**

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**09/29/25**      **Applicant: Seventh Haven, LLC**  
**6:30 p.m.**      **Appeal No.: CAVR-25-6**  
                 **Location:** 8038 Leehaven Road, Easton, MD 21601  
                 **Tax Map:** 34, **Grid:** 7, **Parcel:** 5  
                 **Zone:** Rural Conservation (RC)  
                 **Request:** Applicant, Seventh Haven LLC, is requesting eight (8) variances of the 100' Shoreline Development Buffer to authorize the following:

- (i) Construct a first-floor porch covered by a 20'4" x 2'11" second floor addition to the north side of the house at 50'4" from mean high water ("MHW"), which is further than the closest point of the existing house (48'2").
- (ii) Construct a 30'9" x 23'4" two-story addition to the south side of the house at 61'10" from MHW.
- (iii) Construction of 2' x 6' (12 SF) steps off the south end of the proposed southern addition at 73'5" from MHW
- (iv) Construction a 11' x 3' (33 SF) brick walkway extension with 2' x 6' steps (12 SF) at 92'4" from MHW
- (v) After-the-fact variance for retention of existing brick patio, which is 8' x 29'2" (240 SF) and located 42' from MHW
- (vi) Expansion of the existing brick patio by 282 SF at 53'5" from MHW.
- (vii) Demolish and remove an existing 599 SF garage at 60'9" from MHW to construct a new 1,347 SF replacement garage with outdoor kitchen, exterior stairs, second floor game room and bathroom at 60'10" from MHW; and
- (viii) Construction of a 5' wide paver walkway (493 SF) at 59' from MHW.

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