



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

Agenda for April
“Revised 04/06/2026”

04/06/2026 No Meeting

04/13/2026 Applicant: Seventh Haven, LLC
6:30 p.m. Appeal No.: CAVR-26-5
Location: 8038 Leehaven Road, Easton, MD 21601
Tax Map: 34, **Grid:** 7, **Parcel:** 5
Zone: Rural Conservation (RC)
Request: Applicant is requesting a Critical Area Variance of the 100’ Shoreline Development Buffer to construct a 2’6”-wide gravel drip edge and extend the existing concrete aprons adjacent to the foundations of the dwelling and detached garage at no closer than 47’3” from mean high water. This will result in an additional 288 SF of lot coverage within the Buffer for the gravel drip edges and 56 SF of lot coverage within the Buffer for the concrete apron extensions.

04/20/2026 Applicant: Woodlawn Memorial Park, LLC
6:30 p.m. Appeal No.: SPEX-26-2
Location: 11365 Ocean Gateway, Easton, MD 21601
Tax Map: 10, **Grid:** 18, **Parcel:** 42
Zone: Agricultural Conservation (AC)
Request: Applicant is requesting Special Exception approval to establish a Funeral Home use in conjunction with the existing Cemetery and Crematorium on the property. The existing structure will be utilized to house the proposed funeral home.

04/27/2026 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

(Continued)

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'.

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