

IN THE MATTER OF * CASE NO. SPEX-26-3

GLENN FREYMAN * SPECIAL EXCEPTION

* * * * *

The Board of Appeals (the “Board”) held a hearing on September 14, 2026, in the Bradley Meeting Room, Court House, South Wing at 11 N. Washington Street, Easton, Maryland to consider the application of Glenn Freyman (the “Applicant”). The Applicant requested a Special Exception for a property located at 29316 Dogwood View Dr., Cordova, Maryland (“Property”). Chairman Frank Cavanaugh, Vice Chairman Louis Dorsey Jr., Board Members Meredith Watters, Jeff Adelman, Zakary Krebeck, and Board Attorney Lance M. Young were present. Maddie Zaprowski, Planner, appeared on behalf of the County.

STATEMENT OF THE CASE

The Applicant requested approval for a Special Exception designation to construct a 30' x 50' accessory storage structure on a lot where there is no imminent plan for the establishment of a principal use.

On September 2, 2026, the Planning Commission unanimously voted to provide a positive recommendation to the Board of Appeals for approval.

SUMMARY OF TESTIMONY

The Applicant was represented by Zach Smith, Esq., accompanied by the Applicant Glenn Freyman.

Mr. smith explained that Applicant purchased the Property in 2025. It is the Applicant's intent to farm the land and build a home on the Property. The previous Property owner farmed the land. The home will not be built until Applicant retires from his occupation as an electrician.

Mr. Freyman testified that the structure will be just big enough to store small-scale farm equipment that he will utilize to perform agricultural operations on the Property. It will not be used for his electrical business. His plans to retire and build a home on the Property are not certain but it is his intent to build a home on the Property within two years.

Mr. Smith explained that the structure for storing small farm equipment is a better option than leaving equipment in the open or bringing equipment in and out of the Property. The latter options would be more of a detriment to the surrounding neighborhood and neighbors.

Mr. Freyman testified that the previous owner, Habitat for Humanity, had tractor trailers and green houses on the Property, as well as a pump house. He has removed the green houses because he considered them an eye sore but has kept the pump house on the Property for

irrigation. Mr. Freyman has not obtained a State agricultural assessment for the Property. Mr. Freyman's testimony is that the structure will not disrupt the rural character of the area, as the structure will be agricultural in nature. It will also be set back further from where the home will eventually be constructed.

Adjacent property owner May Kimball appeared and testified in favor of the Special Exception.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

All members of the Board have personally visited the site, and this decision is based upon the Board's direct visual observations, the testimony of the witness, submitted written narrative, and the comprehensive written record.

The Board finds by a preponderance of the evidence that the request satisfies the requirements of the Talbot County Code, § 190-56.2.

1. The use will be consistent with the purposes and intent of the Talbot County Comprehensive Plan.

Rural Reserve Planning Area Policy 2.22 states that, "Open space, agriculture, forestry, and low density single-family detached residential uses are the preferred uses in the Rural Reserve Planning Area." This parcel is in the Agricultural Conservation zoning district, and it is surrounded by a cluster of residential properties. The proposed accessory storage structure will serve as storage for agricultural equipment. Since there is no primary use currently established on the site, the applicant is required to apply for a Special Exception.

2. The use will comply with the standards of the zoning district in which it is located, except as those standards may have been modified by the granting of a variance.

Accessory storage structures are permitted in the AC zoning district if they meet all bulk standards and setbacks, and the zoning ordinance allows for structures such as this to be built on a lot where there is no imminent plan to establish a principal use with the approval of a Special Exception.

3. The scale, bulk and general appearance of the use will be such that the use will be compatible with adjacent land uses, with existing and potential uses in its general area, and will not be detrimental to the economic value of the neighboring property.

The proposed personal storage structure is a common feature on properties in the AC zoning district and will not be detrimental to the economic value of any neighboring properties. There are trees to screen it from the neighboring properties to the south and east, and from Ocean Gateway to the west.

4. The use will not constitute a nuisance to other properties and will not have significant, adverse impacts on the surrounding area due to trash, odors, noise, glare, vibration, air

and water pollution, and other health and safety factors or environmental features (resulting from the structure).

No nuisances or disturbances are anticipated with the proposed construction of this structure. The applicant intends to store personal possessions in the structure including property maintenance equipment and eventually other storage once a residential use is established in the future.

5. The use will not have a significant impact on public facilities or services, including roads, schools, water and sewer facilities, police and fire protection or other public facilities or services.

There are no anticipated impacts to public facilities since the proposed structure will not be connected to public facilities.

6. The use will not have a significant, if any, adverse effect upon marine, pedestrian, or vehicular traffic.

There is no change in use of the Property. The structure will not create any additional traffic. It will prevent having to bring equipment in and out of the Property contributing to traffic. There will be no impact on marine or pedestrian traffic.

7. The use will not produce traffic volumes, which would exceed the capacity of public or private roads in the area or elsewhere in the County, based on the road classifications established in Chapter 134, the Talbot County Roads and Bridges Ordinance, and other applicable standards for road capacity.

As stated above, there will be no additional traffic or adverse impacts to Dogwood View Drive or to Old Skipton Road.

8. Any vehicle access to proposed off-street parking areas and drive-in facilities will be designed to minimize conflicts between vehicular, bicycle and pedestrian traffic and to minimize impacts on adjacent properties and on public or private roads.

There will be no new vehicular access.

9. The use will not significantly adversely affect wildlife with respect to the site's vegetation, water resources, or its resources for supplying food, water, cover, habitat, nesting areas, or other needs of wildlife.

The request does not include removal of any trees. The Board finds that the structure will have no significant adverse impacts on wildlife or natural resources.

10. The use will not significantly adversely affect adjacent existing agricultural uses.

Nearby agricultural uses will not be impacted.

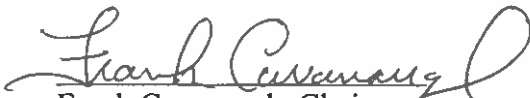
Documents on Record

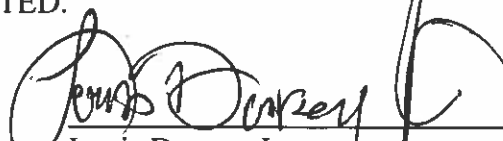
1. Application for Special Exception.
2. Tax Map.
3. Notice of Public Hearing for Advertising.
4. Newspaper Confirmation.
5. Notice of Public Hearing with List of Adjacent Property Owners attached.
6. Special Exception Standards.
7. Staff Report, prepared by Maddie Zaprowski.
8. Planning Commission's Recommendation.
9. Sign Maintenance Agreement.
10. Authorization letter dated 3/24/26.
11. Independent Procedures Disclosure and Acknowledgement Form.
12. Aerial Photo.
13. Site Plan for Lot 16 Dogwood View prepared by Lane Engineering, LLC, dated 7/20/26, Job No. 260172.
14. Elevation Plans.
15. Floor Plan.

Vice Chairman Dorsey moved to grant the Special Exception subject to staff conditions. Mr. Krebeck seconded the motion. Based upon the foregoing, the Board, by unanimous vote, grants the Special Exception subject to the following conditions:

1. The Applicant shall make an application to the Office of Permits and Inspections, and follow all rules, procedures, and construction timelines as outlined regarding new construction.
2. The Applicant shall commence construction of the proposed improvements within eighteen (18) months of the date of this approval.
3. This approval is only for the requested improvements and additions in this application and does not cover or permit any other changes or modifications. Items not specifically addressed in this application may require additional approvals.

IT IS THEREFORE, this 22nd day of September 2026, **ORDERED** that the Applicant's request for Special Exception is GRANTED.


Frank Cavanaugh, Chairman


Louis Dorsey, Jr.


Meredith Watters


Jeff Adelman


Zakary A. Krebeck