



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

Agenda for May

05/04/2026 **Applicant: Kevin H. Metz**
6:30 p.m. **Appeal No.: CAVR-26-2**
Location: 24083 Porters Creek Lane, St. Michaels, MD 21663
Tax Map: 22, Grid: 6, Parcel: 306, Lot: G
Zone: Rural Residential (RR)
Request: Applicant is requesting five (5) Critical Area Variances of the 100' Shoreline Development Buffer to: (1) construct a two-story 11.2' x 15.5' addition (127 SF in the Buffer) to the front of the existing residence and measuring 88.3' from Mean High Water (MHW) which will not encroach closer than the existing residence at 52' from MHW, (2) construct (after-the fact) a 10.25' x 24.5' shed and wood ramp (261 SF) measuring 34.9' from MHW, (3) construct (after-the-fact) a 40 SF retaining wall measuring 6.9' from MHW, (4) construct (after-the-fact) 39 SF of slate walkways measuring 88' from MHW and (5) install (after-the-fact) 19 LF of fence screening around HVAC units measuring 87.3' from MHW.

05/11/2026 **No Meeting**

05/18/2026 **Applicant: Kay and William Clear**
6:30 p.m. **Appeal No.: VAR-26-2**
Location: 8665 Mullet Branch Road, Easton, MD 21601
Tax Map: 26, Grid: 23, Parcel: 184
Zone: Agricultural Conservation (AC)
Request: Applicants are requesting four (4) Non-Critical Area Variances of the 100' Expanded Stream Buffer for Steep Slopes to (1) construct a one-story 2,507 SF addition to the existing residence located entirely within the Expanded Buffer and measuring 184' to the perennial stream, (2) construct a 325 SF rear deck and steps measuring 194.4' to the perennial stream, (3) construct 241 SF of walkways measuring 199.6' to the perennial stream, and (4) construct 1,522 SF of driveway measuring 217.6' to the perennial stream. The proposed improvements will not encroach closer to the stream than the existing improvements at 158.8'.

05/25/2026 **Memorial Day – No Meeting County Offices Closed**

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