



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

Agenda for August

08/03/2026 6:30 p.m. **Applicants: James and Loretta Ehrler**
Appeal No.: CAVR-26-12
Location: 12525 Mill Creek Lane, Wye Mills, MD 21679
Tax Map: 4, Grid: 21, Parcel: 64, Lot: 1 and p/o 2sm
Zone: Rural Conservation (RC)
Request: Applicants are requesting a Critical Area Variance of the 100' Shoreline Development Buffer to construct two (2) sections of retaining walls as follows: i.) 53'L x 4'H x 1'W at 30' from Mean High Water; and ii.) 50'L x 7'H x 1'W at 18' from mean high water. This project will result in 258 SF of new lot coverage within the Buffer.

08/10/2026 6:30 p.m. **Applicant: S M S Developers, LLC**
Appeal No.: CAVR-26-11
Location: 6347 Bozman Neavitt Road, Neavitt, MD 21652
Tax Map: 39, Grid: 20, Parcel: 64
Zone: Village Residential (VR)
Request: Applicant is requesting two (2) Critical Area Variances of the 100' Shoreline Development Buffer and two (2) Non-Critical Area Variances to permit: i.) a 153 SF deck at 39' from MHW, 50.7' from the front property line, and 3.7' from the side property line; and ii.) a 22 SF extension of a legal non-conforming walkway at 35.7' from MHW. At no point does this lot meet the 100' minimum lot width requirement for the zoning district. This property is in a Modified Buffer Area which reduces the 100' Shoreline Development Buffer to 60'.

08/17/2026 No Meeting

08/24/2026 6:30 p.m. **Applicant: Christine Phillips**
Appeal No.: CAVR-26-10
Location: 21944 Sherwood Landing Road, Sherwood, MD 21665
Tax Map: 30, Grid: 17, Parcel: 38
Zone: Village Residential (VR)
Request: Applicant is requesting a Critical Area Variance of the 100-foot Shoreline Development Buffer to replace a 119 SF existing wooden deck and steps with a 124 SF screened porch and steps located 42.5' from Mean High

(Continued)

Water. In addition, the applicant is requesting a Non-Critical Area Variance of the 20' side yard setback to construct the screened porch and steps 14.8' from the side yard property line and a Non-Critical Area Variance of the front building restriction line to construct the screened porch and steps 135.8' from the front property line. The property lies within a Buffer Management Area with a setback of 50".

08/31/2026 No Meeting – Subject to Change.

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