



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

Revised 10/09/25 - Agenda for October

10/06/25
6:30 p.m.

Applicant: David & Krista Ross

Appeal No.: CAVR-24-2 (Extension Request)

Location: 21207 Hickory Lane Tilghman

Tax Map: 51, Grid: 3, Parcel: 99, Lot: 7

Zone: Village Residential (VR)

Request: Applicants are requesting an extension of the deadline for a variance approved by the Board of Appeals. The request was a variance of the 300' expanded Shoreline Development Buffer (the "Buffer") including: (1) a 3,361 sq. ft. single family residence no further than 200' into the Buffer, with porches, steps, and a driveway. Proposed improvements are depicted by the Lot 7 Site Plan submitted with this Application. Total proposed lot coverage is 12,518 sq. ft. which was granted by the Board of Appeals which expires on October 29, 2025. Request is made in accordance with Rule 13 of the Talbot County Board of Appeals Rules of Procedure.

Applicant: David & Krista Ross

Appeal No.: CAVR-24-3 (Extension Request)

Location: 21211 Hickory Lane Tilghman

Tax Map: 51, Grid: 3, Parcel: 99, Lot: 6

Zone: Village Residential (VR)

Request: Applicants are requesting an extension of the deadline for a variance approved by the Board of Appeals. The request was a variance to permit residential construction within the 300' expanded Shoreline Development Buffer (the "Buffer") including: (1) a 1,835 sq. ft. single family residence encroaching no closer than 199' into the Buffer, including accessory structures such as outdoor shower and steps; (2) a 648 SF pool encroaching no further than 180' into the Buffer; (3) a 1,512 SF pool patio encroaching no further than 193' into the Buffer; and (4) a 640 SF pool cabana encroaching no further than 150' into the Buffer. Total proposed lot coverage is 9,360 sq. ft. which was granted by the Board of Appeals which expires on October 29, 2025. Request is made in accordance with Rule 13 of the Talbot County Board of Appeals Rules of Procedure.

Applicant: Robert Ewing, Jr.

Appeal No.: SPEX-25-4

Location: Marengo Road

Tax Map: 24, Grid: 9, Parcel: 78

Zone: Western Rural Conservation (WRC)

Request: Applicant, Robert Ewing, Jr., is requesting special exception approval to permit the construction of a 30' W x 48' L x 18' H residential pole building for agricultural/personal storage only on a parcel where there is no imminent plan for the establishment of a principal use.

(Continued)

10/13/25 **Columbus Day – No Meeting**

10/20/25 **Applicant: James and Konstantina Watson**
6:30 p.m. **Appeal No.: RADC-25-1**
 Location: 26490 Presquile Drive N, Easton, Maryland 21601
 Tax Map: 9, **Grid:** 14, **Parcel:** 32, Lot 18
 Zone: Rural Conservation (RC)
 Request: James and Konstantina Watson in conjunction with Thomas and Sallie Watson, (collectively “Applicants”) are requesting Reasonable Accommodations for the needs of a Disabled Citizen to permit the retention of a 50 square portion of an existing ramp with railings 0’ from MHW and a 75 square foot platform which were constructed during a permitted dock replacement and shoreline stabilization on property located at 26490 Presquile Drive, Easton, Maryland (“Property”). The requested accommodation will result in a net increase of approximately 125 square feet of lot coverage within the Buffer.

10/27/25 **Applicant: Jonathan Leeb (Extension Request)**
6:30 p.m. **Appeal No.: CAVR-24-1**
 Location: 8533 Deep Cove Road, Easton, MD 21601
 Tax Map: 33, **Grid:** 3, **Parcel:** 13
 Zone: Rural Conservation (RC)
 Request: are requesting an 18-month extension of a Critical Area Variance, CAVR-24-1, previously approved by the Board of Appeals. This variance is to permit the connection of their residence to an existing accessory structure located partially within the Shoreline Development Buffer (located 75.4’ from MHW), which existing accessory structure will be renovated and converted into conditioned space. No new or additional encroachment into the Shoreline Development Buffer is proposed. The deadline to commence construction under the current variance expires on October 10, 2025.

Applicant: Ali and Kimberly Shoraka
 Appeal No.: CAVR-25-8
 Location: 5530 Leeward Lane, Tilghman, MD 21671
 Tax Map: 44, **Grid:** 15, **Parcel:** 35, Lot 13B
 Zone: Village Mixed (VM)
 Request: Applicants, Ali and Kimberly Shoraka, are requesting a Critical Area Variance to permit 18.2% lot coverage where a maximum lot coverage of 15% is ordinarily permitted; and a Non-Critical Area Variance of the front yard setback to permit the construction of a dwelling with attached garage at 205.4’ from the front property line. Since the entire parcel does not meet the 100’ lot width minimum requirement of the VM zoning district, 88.4 square feet of the proposed dwelling will encroach closer to the front property line than the portion of the property that is 100’ wide.

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