



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

## **Agenda for November**

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**11/04/24      No Meeting**

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**11/11/24      No Meeting – Veterans Day**

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**11/18/24      Applicant: Barbara Villone, et al**  
**6:30 p.m.      Appeal No.: SPEX-24-4**  
**Location:** 26690 Presquile Road, Easton, MD 21601  
**Tax Map:** 9, **Grid:** 9, **Parcel:** 3, **Lot:** 2  
**Zone:** Rural Conservation (RC) and Western Rural Conservation (WRC) Zone  
**Request:** Requesting approval through the special exception process to permit the expansion and major modification of a nonconforming additional primary residence. The existing 3,689 square foot residence will be demolished and replaced with a residence not to exceed 6,600 sq. ft.

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**11/25/24      Applicant: Zachary and Faith Roes**  
**6:30 p.m.      Appeal No.: VAR-24-5**  
**Location:** 5319 Oxford Rd, Oxford, MD 21654  
**Tax Map:** 48, **Grid:** 20, **Parcel:** 150  
**Zone:** Western Rural Residential (WRC)  
**Request:** Requesting five (5) non-critical area variances of the required 150' state highway setback from Oxford Road to (1) construct a 22' x 8' addition on the front of the nonconforming dwelling with an 8' x 4' covered stoop at a distance of 122'; (2) construct an expanded rear deck and 18' x 20' screened porch with steps at 122'; (3) permit an existing 12' x 8' storage shed located at 79.5'; (4) permit an existing 20.2' x 11.5' storage shed located at 69.26' and (5) permit a variance of the maximum 4' fence height for an existing 6' tall privacy fence in the front yard located 73.2' from the state highway.

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