



Tuesday, August 12, 2025
Charles County Board of Appeals Meeting

[Link: Live Streaming \(Day of Meeting\)](#)

[Link: Meetings on Demand \(Previously Recorded\)](#)

1. Welcome-Chairperson's Announcements

Call to Order

2. Approval of the Minutes

Approval of the Meeting Minutes for June 10, 2025

3. Public Notices

3.a Docket #1468 - Variance Relief from Setback Requirements for a Proposed Swimming Pool

THE BOARD OF APPEALS FOR CHARLES COUNTY, MARYLAND has been petitioned by Dwayne Ennis and T. Randolph-Ennis requesting variance relief from the required side and rear setback requirements for a proposed swimming pool. This request is made under: Chapter § 297-29: Accessory Uses and Structures – B (16) Recreation Facilities and Article XXV, § 297-416 of the Charles County Zoning Ordinance. The proposed project site is located at 10345 Whittier Court in White Plains, Maryland, designated as Tax Map 14, Grid 10, Parcel 5, consisting of approximately 8,964 square feet of land. The property is located within the Medium Density Residential (RM) Zone.

[Docket #1468 - Public Notice](#)

3.b Docket #1472 - Variance Relief from the Use Standards of Section 297-212, 3.04.220 C, Requiring the Building of Play Area Facilities to be at Least 50-ft from any Adjacent Residential Lot or Use.

THE BOARD OF APPEALS FOR CHARLES COUNTY, MARYLAND has been petitioned by Bridget Delmar-McPherson, requesting Variance relief from the use standards of Section 297-212. (32) 3.04.220. C of the *Charles County Zoning Ordinance*, which states that, “The building and play area facilities shall be at least 50 feet from any adjacent residential lot or use.” The proposed project site is located at 3325 Middletown Rd in Waldorf, Maryland, designated as Tax Map 14, Grid 3, Parcel 75, in the 6th Election District, consisting of approximately 4.70 acres of land. The property is located within the Watershed Conservation District (WCD).

[Docket #1472 - Public Notice](#)

3.c Docket #1470: Special Exception – Use Approval to Establish a Day-care Center, Day Nursery (between nine and 30 care recipients).

THE BOARD OF APPEALS FOR CHARLES COUNTY, MARYLAND has been petitioned by Bridget Delmar-McPherson requesting Special Exception approval to establish a day-care center, day nursery (between nine and 30 care recipients), as provided in Article XIII, § 297-212, Use #3.04.220 and Article XXV, § 297-415, of the *Charles County Zoning Ordinance*. The proposed project site is located at 3325 Middletown Rd in Waldorf, Maryland, designated as Tax Map 14, Grid 3, Parcel 75, in the 6th Election District, consisting of approximately 4.70 acres of land. The property is located within the Watershed Conservation District (WCD).

[Docket #1470 - Public Notice](#)

4. Public Hearings

4.a Docket #1468 - Variance Relief from Setback Requirements for a Proposed Swimming Pool

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[Docket #1468 - Staff Report](#)
[Docket #1468 - Location Map](#)
[Docket #1468 - Zoning Map](#)
[Docket #1468 - Adjacent Property Map](#)
[Docket #1468 - Adjacent Property Owners List](#)
[Docket #1468 - Aerial Map](#)
[Docket #1468 - Justification Statement \(Part 1\)](#)
[Docket #1468 - Justification Statement \(Part 2\)](#)
[Docket #1468 - Revised Site Plan](#)
[Docket #1468 - Homeowners Association \(HOA\) Approval](#)
[Docket #1468 - Worthington Subdivision Plat Book 54, pp. 360-362](#)
[Docket #1468 - Item 10 Photo](#)
[Docket #1468 - Item 11 Photo](#)
[Docket #1468 - Item 12 Photo](#)
[Docket #1468 - Item 13 Photo](#)
[Docket #1468 - Item 14 Photo](#)
[Docket #1468 - Item 15 Photo](#)
[Docket #1468 - Item 16 Photo](#)
[Docket #1468 - Item 17 Photo](#)
[Docket #1468 - Item 18 Photo](#)

4.b Docket #1472 - Variance Relief from the Use Standards of Section 297-212, 3.04.220 C, Requiring the Building of Play Area Facilities to be at Least 50-ft from any Adjacent Residential Lot or Use.

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[Docket #1472 - Adjacent Property Map](#)
[Docket #1472 - Adjacent Property List](#)
[Docket #1472 - Aerial Map](#)
[Docket #1472 - Conceptual Site Plan with 50' Setback](#)

4.c

Docket #1470: Special Exception – Use Approval to Establish a Day-care Center, Day Nursery (between nine and 30 care recipients).

THE BOARD OF APPEALS FOR CHARLES COUNTY, MARYLAND has been petitioned by Bridget Delmar-McPherson requesting Special Exception approval to establish a day-care center, day nursery (between nine and 30 care recipients), as provided in Article XIII, § 297-212, Use #3.04.220 and Article XXV, § 297-415, of the *Charles County Zoning Ordinance*. The proposed project site is located at 3325 Middletown Rd in Waldorf, Maryland, designated as Tax Map 14, Grid 3, Parcel 75, in the 6th Election District, consisting of approximately 4.70 acres of land. The property is located within the Watershed Conservation District (WCD).

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[Docket #1470 - Aerial Map](#)
[Docket #1470 - Justification Statement](#)
[Docket #1470 - Proposed Site Plan](#)

Approval Items

All or a portion of this session may be closed pursuant to Section 3-305 (b)(7) of the General Provision Article of the Annotated Code of Maryland to receive legal advice on the resolution of a Court case.

5. New Business

6. Adjournment

7. Virtual Meeting Information

Public Content

Board of Appeals Virtual Meeting Information

The Board of Appeals meetings will be held in a hybrid format. The live meeting link is listed at the top of the agenda. This link will enable you to listen to the live meeting only. You will not be able to submit comments via this platform. Those unable to view or participate in the live meeting, may view the full recording of the Public Hearing at <https://reflect-charlescountymd.cablecast.tv/CablecastPublicSite/?channel=1> the following business day.

If you would like to submit public comments for inclusion in the record, they can be submitted in the following ways:

- In Person
- Register to speak on this item for inclusion in the meeting record. To register, please fill out the Public Comment Form. This form can be located on the Charles County website here: <https://www.charlescountymd.gov/government/boards-commissions/board-of-appeals/board-of-appeals-public-comment-and-speaker-registration-form>
- Comments can also be submitted in the form of a voicemail by calling 240-776-6686.
- Written comments can be emailed to BoardofAppeals@CharlesCountyMD.gov.
- Comments should be received by 4:30 pm, the Monday before the scheduled Board of Appeals meeting to ensure that the Board of Appeals members have adequate time to review the comments.

8. Decision and Order
