



Tuesday, December 9, 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 Meeting Minutes

Approval of Meeting Minutes - 10/28/2025

3. Public Notice

3.a

Docket #1474: Duke 925, LLC - Administrative Appeal of a Zoning Officers Decision for a Legal Non-Conforming Use

Notice is hereby given that the Board of Appeals for Charles County, Maryland, has received a petition from Steve Scott, on behalf of Duke 925, LLC, appealing a Zoning Officer's Decision issued by letter dated February 14, 2025. In that decision, the Zoning Officer determined that the Applicant's properties do not meet the criteria for a legal non-conforming use or situation within the Waldorf Central (WC) Zone of Charles County, Maryland. The subject properties are located at 2995 and 2985 Old Washington Road, Waldorf, Maryland, and are further identified as Tax Map 8, Grid 21, Parcel 570 (Lot 9) and Parcel 124 (Lot 10), consisting of approximately 1.52 acres of land.

[Public Notice - Docket #1474](#)

3.b Docket #1459: Rivers Edge - Administrative Appeal of a Zoning Officers Decision for Abandonment of a Legal Non-Conforming Use

Notice is hereby given that the Board of Appeals for Charles County, Maryland, has received a petition from Zachary S. Gilreath, on behalf of George Holmes, appealing a Zoning Officer's Decision issued by letter dated February 8, 2023. In that decision, the Zoning Officer determined that the Applicant's

non-conforming use had ceased for more than one year and, pursuant to the applicable zoning regulations, the non-conforming use is considered abandoned. The subject property is located at 7320 Benedict Avenue, Benedict, Maryland, and is further identified as Tax Map 49, Grid 4, Parcel 20, Lot 15, consisting of approximately 23,744 square feet. The property is zoned Village Commercial (CV).

[Public Notice - Docket #1459](#)

4. Public Hearings

4.a Docket #1474: Duke 925, LLC - Administrative Appeal of a Zoning Officers Decision for a Legal Non-Conforming Use

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[Docket #1474 - Duke 925 Appeal](#)
[Docket #1474 - Zoning Officer Letter](#)
[Docket #1474 - Location Map](#)
[Docket #1474 - Zoning Map](#)
[Docket #1474 - Adjacent Properties Owner Map](#)
[Docket #1474 - Adjacent Properties Owner List](#)
[Docket #1474 - Aerial Map](#)

4.b Docket #1459: Rivers Edge - Administrative Appeal of a Zoning Officers Decision for Abandonment of a Legal Non-Conforming Use

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[Docket #1459 - Rivers Edge Appeal](#)
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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. Other Business

6. Adjournment

7. Virtual Meeting Information

Public Content

Board of Appeals Virtual Meeting Information

The Board of Appeals meetings will be held in an In-Person format only. 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 join 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 301-645-0632.
- 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 Orders

Request approval of the Decision and Orders for: Docket # 1469 - Michael Bowling Solar Variance