



Tuesday, March 24, 2026
Charles County Board of Appeals Meeting

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

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

1. Welcome-Chairperson's Announcements

Call to Order

2. Approval of the Minutes

Approval of Meeting Minutes 3/10/2026

3. Public Notices

3.a Docket #1483: Riverside Shores Variance to Reduce Side Building Restriction Line (BRL)

THE BOARD OF APPEALS FOR CHARLES COUNTY, MARYLAND has been petitioned by Margaret M. McInnis of Riverside Shores Subdivision, requesting a Variance filed under Docket #1483 (VAR-250007) to allow for the reduction of side building restriction lines (BRL) to half the current required distances of 15' minimum and 35' total, to 7.5' minimum and 17.5' total – a 50% reduction to provide a usable site area to allow for home construction, in accordance with Article VI, Base Zone Regulations, Figure VI-2, and Article XXV, § 297-416, of the *Charles County Zoning Ordinance*. The proposed project site is located at 1408 Riverside Drive, Bryans Road, MD, designated as Tax Map 1, Grid 8, Parcel 221, Lot 9 (0.26+/- acres). The property is located within the Rural Conservation (RC) Zone and within the Resource Conservation Zone (RCZ) overlay of the Critical Area.

[Docket #1483 - Public Notice](#)

3.b Docket #1484: Riverside Shores Variance 100-ft Critical Area Buffer

THE BOARD OF APPEALS FOR CHARLES COUNTY, MARYLAND has been petitioned by Margaret M. McInnis of Riverside Shores Subdivision, requesting a Variance to allow for impacts and development within the 100-ft Critical Area Buffer. Variance approval is required as outlined in Article IX, §297-131.C, of the Charles County Zoning Ordinance and Article XXV of the *Charles County Zoning Ordinance*. The proposed project site is located at 1408 Riverside Drive, Bryans Road, MD, designated as Tax Map 1, Grid 8, Parcel 221, Lot 9 (0.26+/- acres). The property is located within the Rural Conservation (RC) Zone and within the Resource Conservation Zone (RCZ) overlay of the Critical Area.

3.c Docket #1478 - Special Exception Request for Modification/enlargement to Previously Approved SPEX-190015 (Docket # 1417) - WAWA with Fuel Sales

THE BOARD OF APPEALS FOR CHARLES COUNTY, MARYLAND has been petitioned by Waldorf Leonardtown Developers, LLC, requesting a modification/enlargement to the previously approved Special Exception aka SPEX-190015 (Docket #1417). The proposed modification/enlargement, filed under SPEX-250003 (Docket #1478), would allow the construction of a WAWA with fuel sales; eliminating the previously approved car wash, increasing the size of the convenience store to 6,372 square feet and reducing the number of fueling stations to 6, under Special Exception use approval for motor vehicle fuel sales associated with commercial uses > 3,500 square feet, Use #6.03.321, as provided in Article XIII, §297-212, Article XXV, §297-415 of the Charles County Zoning Ordinance. The subject property is approximately 3.199 acres +/-, identified as Lot 1, Tax ID# 0906037119, Parcel 48 within Tax Map 15, Grid 5, and is zoned Central Business (CB) within the Highway Corridor (HC) overlay zone.

[Docket #1478 - Public Notice](#)

4. Public Hearings

4.a Docket #1483: Riverside Shores Variance to Reduce Side Building Restriction Line (BRL)

THE BOARD OF APPEALS FOR CHARLES COUNTY, MARYLAND has been petitioned by Margaret M. McInnis of Riverside Shores Subdivision, requesting a Variance filed under Docket #1483 (VAR-250007) to allow for the reduction of side building restriction lines (BRL) to half the current required distances of 15' minimum and 35' total, to 7.5' minimum and 17.5' total – a 50% reduction to provide a usable site area to allow for home construction, in accordance with Article VI, Base Zone Regulations, Figure VI-2, and Article XXV, § 297-416, of the *Charles County Zoning Ordinance*. The proposed project site is located at 1408 Riverside Drive, Bryans Road, MD, designated as Tax Map 1, Grid 8, Parcel 221, Lot 9 (0.26+/- acres). The property is located within the Rural Conservation (RC) Zone and within the Resource Conservation Zone (RCZ) overlay of the Critical Area.

[Docket #1483 - Staff Report](#)

[Docket #1483 - Location Map](#)

[Docket #1483 - Zoning Map](#)

[Docket #1483 - Aerial Map](#)

[Docket #1483 - Adjacent Property Owners Map](#)

[Docket #1483 - Adjacent Property Owners List](#)

[Docket #1483 - Justification Statement](#)

[Docket #1483 - Variance Exhibit and Site Plan](#)

[Docket #1483 - Owner Authorization Memorandum](#)

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County Zoning Ordinance. The proposed project site is located at 1408 Riverside Drive, Bryans Road, MD, designated as Tax Map 1, Grid 8, Parcel 221, Lot 9 (0.26+/- acres). The property is located within the Rural Conservation (RC) Zone and within the Resource Conservation Zone (RCZ) overlay of the Critical Area.

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- [Docket #1484 - Adjacent Property Owners List](#)
- [Docket #1484 - Justification Statement](#)
- [Docket #1484 - Variance Exhibit & Site Plan Sheets 1-3](#)
- [Docket #1484 - Critical Area Review Response Email Dated 11.25.25](#)

4.c Docket #1478 - Special Exception Request for Modification/enlargement to Previously Approved SPEX-190015 (Docket # 1417) - WAWA with Fuel Sales

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- [Docket #1478 - Staff Report](#)
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- [Docket #1478 - Adjacent Property Owners Map](#)
- [Docket #1478 - Adjacent Property Owners List](#)
- [Docket #1478 - Plat of Subdivision](#)
- [Docket #1478 - Signed Special Exception Application](#)
- [Docket #1478 - Special Exception Modification Request Justification Statement](#)
- [Docket #1478 - Signed Decision and Order \(SPEX-190015/Docket 1417\)](#)
- [Docket #1478 - Staff Report 2-9-21 \(SPEX-190015/Docket 1417\)](#)
- [Docket #1478 - Amended Needs Analysis](#)
- [Docket #1478 - Conceptual Site Plan](#)
- [Docket #1478 - Architectural Building Elevations](#)
- [Docket #1478 - Architectural Building Perspectives](#)
- [Docket #1478 - Architectural Trash Compound and Fuel Canopy](#)
- [Docket #1478 - Traffic Impact Study](#)
- [Docket #1478 - Traffic Impact Study PGM Approval Letter](#)
- [Docket #1478 - State Highway Administration Access Permit](#)
- [Docket #1478 - Offsite Sewer Study](#)
- [Docket #1478 - Sewer Allocation Analysis](#)
- [Docket #1478 - Verification of Capacity Letter for Previous 7-Eleven](#)
- [Docket #1478 - Certificate of Good Standing](#)

5. Other Business

6. Adjournment

7. Hybrid Meeting Information

Public Content

The Board of Appeals meetings will be held in a Hybrid format only.

The Board of Appeals meetings will be held in a Hybrid 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 view or participate in the live meeting, may view the full recording of the Public Hearing at <https://reflectcharlescountymd.cablecast.tv/CablecastPublicSite/?channel=1> the following business day. If you would like to provide a public comment for inclusion in the record, you must appear in person and be sworn in.

8. Signed Decision and Orders
