



CHARLES COUNTY GOVERNMENT
Department of Planning & Growth Management

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Acting Director

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VARIANCE FOR VAR-230004
DOCKET # 1464 – COOKSEY SETBACK VARIANCE

Mark and Denise Cooksey are requesting a Variance to the “Minimum Yard Requirements” on the property. This property was originally created by a plat recorded on March 6, 1998. Currently per Figure VI-1 “Schedule of Zone Regulations: Agricultural Conservation Zone” of the Charles County Zoning Ordinance, the Property must adhere to the following building restriction lines: Front = 75-ft., Rear = 50-ft, and Side = 40-ft. This variance request is to allow the Applicant to encroach thirty feet into the required front yard setback to construct a detached garage for storage. This would reduce the front yard setback from 75 feet to 45 feet.

Public Hearing scheduled for **Tuesday, May 14, 2024, at 6:00 p.m.**

To participate in the meeting, we ask that you attend in person at the **Charles County Government Building located at 200 Baltimore Street, La Plata, MD 20646**. Otherwise, you may click [HERE](#) to submit Public Comment for the Board of Appeals Public Hearing or register to speak.

Staff Contacts:

[Kelly Palmer, Planner III](#)

Please click the blue links below to view the documents.

[Justification Statement](#)

[Adjacent Property Map](#)

[Adjacent Property Owners List](#)

[Zoning Map](#)

[Aerial Map](#)

Note: Supplemental documentation received prior to the Public Hearing will be posted to the agenda no later than 5:00 pm, Monday, April 29, 2024. Agendas can be found [HERE](#). Additional written comments received prior to the Public Hearing will also be posted on the agenda. Unless otherwise noted, written comments should be received by 4:30 p.m. the Monday before the Board of Appeals meeting in order to provide adequate time and access for Board members to review.