



CHARLES COUNTY GOVERNMENT
Department of Planning & Growth Management

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**SPEX-240002 (SPECIAL EXCEPTION)
DOCKET # 1465 – DUNKIN DONUTS DRIVE THRU
USE # 6.02.310
Restaurant, fast-food, drive-in and drive-thru and mobile food services
facilities with direct access to the public roadway.**

The applicant Nitin Patel of SSN Waldorf, Inc. is requesting Special Exception use approval from the Board of Appeals to establish a Restaurant, fast-food, drive-in or drive-thru with direct highway access to a public road in the form of a Dunkin Donuts fast-food restaurant with drive-thru, as provided in Article XIII, §297-212, Use #6.02.310 and Article XXV, §297-415, of the *Charles County Zoning Ordinance*. The proposed project site is located at 3425 Leonardtown Road (MD Route 5), designated as Tax Map 15, Grid 4, Parcel 204, consisting of approximately .812 acres of land. The property is located within the Central Business (CB) Zone.

Public Hearing scheduled for **Tuesday, January 14, 2025, 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**. Citizen can view the live meeting virtually via Microsoft Teams online at: [Click here to join the meeting](#). This link can be used to view the live meeting only. Otherwise, you may click [HERE](#) to submit Public Comment for the Board of Appeals Public Hearing or register to speak.

Staff Contacts:

[Sherri Davis, Planner I](#)

[Lisa Cureton, Clerk to the Board of Appeals](#)

Please click the blue links below to view the documents.

[Staff Report](#)

[Location Map](#)

[Zoning Map](#)

[Aerial Map](#)

[Adjacent Property Map](#)

[Adjacent Property Owners List](#)

[Statement of Justification](#)

[Conceptual Site Plan](#)

Note: Supplemental documentation received prior to the Public Hearing will be posted to the agenda no later than 5:00 pm, Monday, December 30, 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.