



CHARLES COUNTY GOVERNMENT
Department of Planning & Growth Management

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VAR-250002 (VARIANCE)

DOCKET # 1472 – MISSION EDUCATE LEARNING CENTER

Variance from use standards of Section 297-212 (32) 3.04.220 C requiring building and play area facilities to be 50-ft away from adjacent residential use.

The applicant Bridget Delmar-McPherson owner of Mission Educate Learning Center is requesting a variance 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, consisting of approximately 4.70 acres of land. The property is located within the Watershed Conservation District (WCD).

Public Hearing scheduled for **Tuesday, August 12, 2025, at 6:30 p.m.**

The Public Hearing will be conducted in an in-person format at the **Charles County Government Building located at 200 Baltimore Street, La Plata, MD 20646**. The hearing is open to the public. The live meeting can be viewed virtually via Microsoft Teams: Click [HERE](#). Kindly note that this link can only be used to view the live meeting. Click [HERE](#) to submit Public Comment for the Board of Appeals Public Hearing or register to speak.

Staff Contacts:

[Kelly Palmer, Planning Supervisor](#)

[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](#)

[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, July 28, 2025. 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.