



CHARLES COUNTY GOVERNMENT
Department of Planning & Growth Management

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VAR-250003 (VARIANCE)

DOCKET # 1469 – MICHAEL BOWLING

Variance approval for the encroachment into the front building restriction line of the property, to allow placement of the proposed solar energy system.

The applicant Michael Bowling, is requesting variance approval for the encroachment into the front building restriction line of the property, to allow placement of the proposed solar energy system, as outlined in Chapter §297-29 Accessory uses and structures, B(4); § 297-212, Uses Corresponding with Table of Permissible Uses, Use Code 7.07.100 Solar energy system, small, (C) Setbacks, and Article XXV, § 297-416, of the *Charles County Zoning Ordinance*. The proposed project site is located at 10445 Edgewater Drive in Faulkner, Maryland, designated as Tax Map 73, Grid 11, Parcel 157, consisting of approximately 3 acres of land. The property is located within the Agricultural Conservation (AC) Zone.

Public Hearing scheduled for **Tuesday, August 26, 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:

[Tetchiana Anderson, Planner III](#)

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

Please click the blue links below to view the documents.

[Staff Report](#)

[Location Map](#)

[Zoning Map](#)

[Adjacent Property Owners Map](#)

[Adjacent Property Owners List](#)

[Aerial Map](#)

[Justification Statement](#)

[Plat of Subdivision](#)

[Revised Solar Plans](#)

Note: Supplemental documentation received prior to the Public Hearing will be posted to the agenda no later than 5:00 pm, Monday, August 11, 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.