



CHARLES COUNTY GOVERNMENT  
**Department of Planning & Growth Management**

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Director

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**VAR-250007 (VARIANCE)  
DOCKET # 1483 – RIVERSIDE SHORES SUBDIVISION  
SETBACK VARIANCE**

The applicant Margaret M. McInnis of Riverside Shores Subdivision is requesting Variance approval to allow for the reduction of the side building restriction line (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**.

Public Hearing scheduled for **Tuesday, March 24, 2026, at 6:30 p.m.**

This hearing will be conducted in an in-person format only, no virtual option will be available. In-person attendees should report to the **Charles County Government Building Auditorium** located at **200 Baltimore Street, La Plata, MD 20646**. The hearing is open to the public, and public testimony is encouraged.

The live meeting link for Microsoft Teams can be found [HERE](#). Kindly note 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 join the live meeting, may view the full recording of the public hearing [HERE](#). Click [HERE](#) to register to speak at the Board of Appeals Public Hearing.

**Staff Contacts:**

[Kirby Blass, 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  
Statement of Justification  
Certificate of Good Standing  
Site Plan

**Note: Supplemental documentation received prior to the Public Hearing will be posted to the agenda no later than 5:00 pm, Monday, March 9, 2026. 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.**