



CHARLES COUNTY GOVERNMENT

Department of Planning & Growth Management

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Director

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**VAR-250008 (VARIANCE)  
DOCKET # 1484 – RIVERSIDE SHORES SUBDIVISION  
100-ft CRITICAL AREA BUFFER VARIANCE**

The applicant Margaret M. McInnis of Riverside Shores Subdivision is requesting Variance approval to allow for impacts and development within the 100-ft Critical Area Buffer. Variance approval is required as outlined in Article IX, §297-131.C, of the Charles County Zoning Ordinance and Article XXV 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:**

[Kyle Redden, 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](#)

[Adjacent Property Owners Map](#)

[Adjacent Property Owners List](#)

[Aerial Map](#)

[Statement of Justification](#)

[Site Plan](#)

[Critical Area Review Response Email](#)

**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.**