



# *Caroline County Board of Zoning Appeals*

## AGENDA

**TUESDAY, October 21, 2025**

6:00 p.m. - 10:00 p.m.

To view the meeting: <https://www.carolinemd.org/667/Live-Meetings>  
Select *Board of Zoning Appeals*

### 1) PUBLIC HEARINGS

Applicant: **Mark & Lisa Marianelli – Variance No. 25-0025**  
Location: 23260 Holly Park Drive, Preston, MD 21655  
Request: Variance to add a 103 sq. ft. sunroom over an existing concrete patio within the Chesapeake Bay Critical Area 100-foot Buffer and a 20'x30' pole building that will exceed the Chesapeake Bay Critical Area lot coverage limit.

*Meetings are conducted in Open Session unless otherwise indicated. All or part of the meetings can be held in closed session under the authority of the state open meetings law by vote of the Board members. Breaks are at the call of the Board Chairman. Please note that the order of agenda items may change as time dictates or allows.*

*Karen Hardy, Chair | Ben Butler, Vice-Chair | William Eric Smith, Member | Lauren Collins, Alternate*