

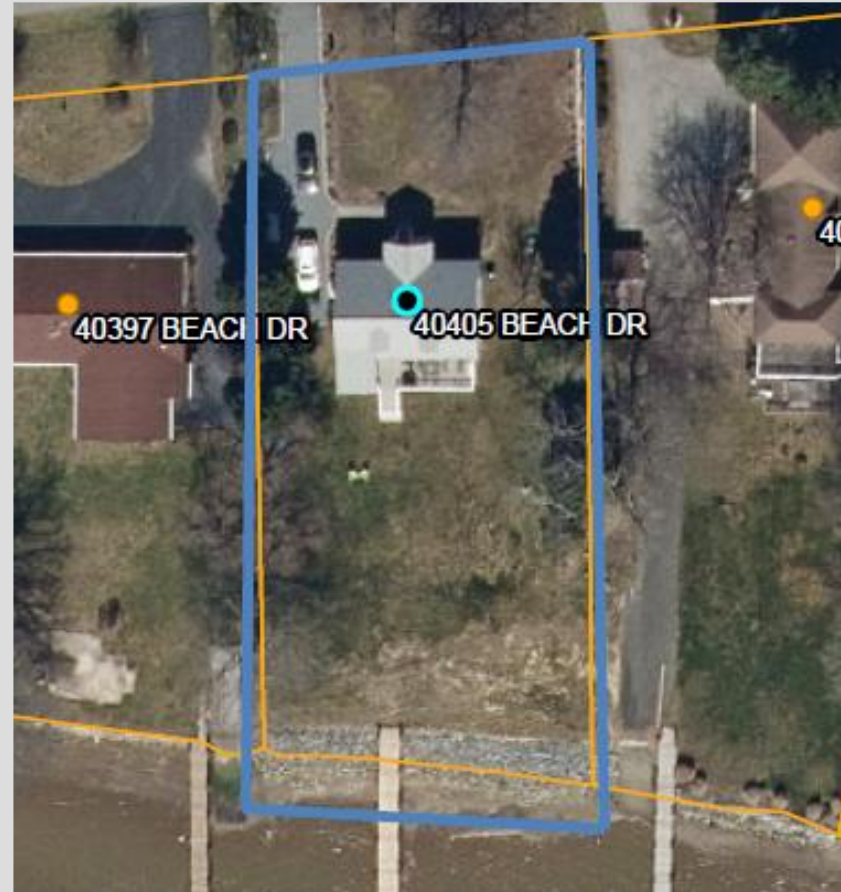
MCLAUGHLIN PROPERTY
VAAP 23-0534

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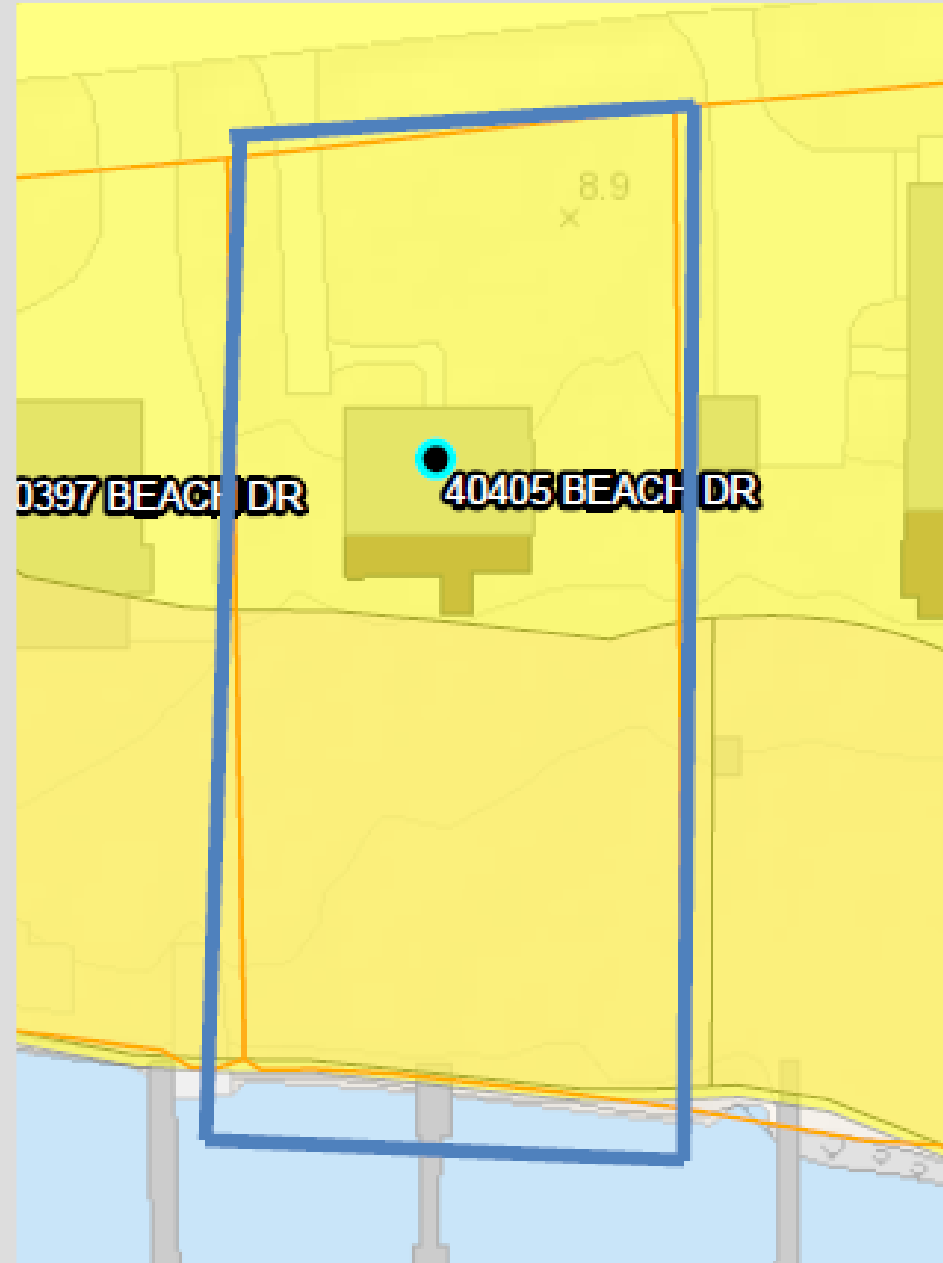
SUMMARY OF REQUEST

- Applicant is requesting an after-the-fact variance from the Critical Area provisions of the Comprehensive Zoning Ordinance, including 71.8.3, to disturb the 100' Critical Area Buffer for placement of fill material and stone
- The request relates to shore erosion control measures (revetment)
- The revetment was originally installed to repair the prior erosion control measures and, unknown to the Applicant, approvals were necessary that were not obtained prior to that original work
- Applicant has spent considerable time and resources working with MDE, LUGM and the County Attorney's office to resolve this matter

AERIAL PHOTO



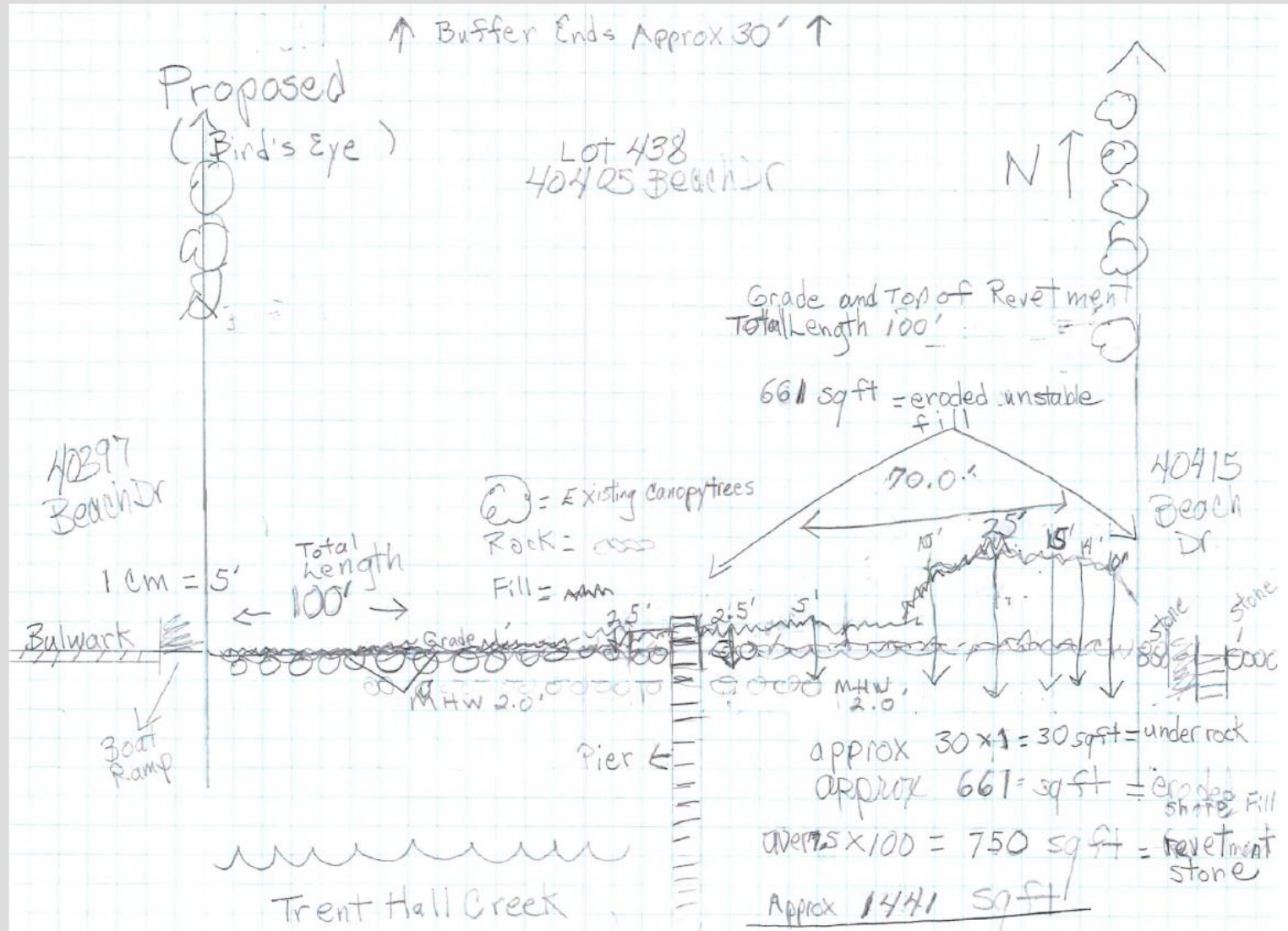
GIS MAP OF
PROPERTY
WITH 100
FOOT BUFFER



PRIOR CONDITIONS OF SHORELINE



SITE PLAN



SUMMARY

- Entire grandfathered lot within the Critical Area
- Applicant has entered into an appropriate planting agreement and is mitigating all disturbance to the buffer
- Only purpose of disturbance is to protect property from erosion
- Has obtained all necessary approvals and inspections from MDE
- Has resolved all pre-requisites, including resolution of civil citation relating to after-the fact request
- Meets all requirements for a Critical Area Variance as set forth in Standards Letter