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**STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

September 24, 2021

Mr. Harry Knight  
St. Mary's County Government  
Department of Land Use and Growth Management  
P O Box 653  
Leonardtown, Maryland 20650

Re: 47040 Christianna Lane, Drayden; Simms Variance #21-1886

Dear Mr. Knight:

Thank you for providing information on the above-referenced variance application to disturb the Buffer. The property is a 3-acre waterfront lot located entirely within the Resource Conservation Area (RCA). The applicant is proposing to regrade 585 square feet of an existing riparian access road using 190 square feet of soil from an adjacent vegetated bank. The entire proposed 855-square-foot Limit of Disturbance (LOD) is located within the Buffer.

In order to grant this variance request, the Board of Appeals must find that all variance standards have been met, including that of unwarranted hardship. If the Board grants this variance, the required mitigation ratio is 3:1 for all permanent disturbance in the Buffer, 1:1 for all temporary disturbance, and an additional 1:1 for the square footage of canopy coverage removed. We recommend mitigation be placed onsite and in the Buffer in order to provide the greatest water quality and habitat benefits.

Please include this letter as part of the record file and provide us with a copy of the Board's decision. If you have any questions about these comments, please feel free to contact me at (410) 260-3466 or [ann.sekerak@maryland.gov](mailto:ann.sekerak@maryland.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Annie Sekerak".

Annie Sekerak  
Natural Resources Planner

cc: SM 350-21