

(I) DUE TO SPECIAL FEATURES OF A SITE, OR SPECIAL CONDITIONS OR CIRCUMSTANCES PECULIAR TO THE APPLICANT'S LAND OR STRUCTURE, A LITERAL ENFORCEMENT OF THE CRITICAL AREA PROGRAM WOULD RESULT IN UNWARRANTED HARDSHIP TO THE APPLICANT;

(II) THE LOCAL JURISDICTION FINDS THAT THE APPLICANT HAS SATISFIED EACH ONE OF THE VARIANCE PROVISIONS SET FORTH IN THE LOCAL JURISDICTION'S CRITICAL AREA PROGRAM; AND

(III) WITHOUT THE VARIANCE, THE APPLICANT WOULD BE DEPRIVED OF A USE OF LAND OR A STRUCTURE PERMITTED TO OTHERS IN ACCORDANCE WITH THE PROVISIONS OF THE JURISDICTION'S CRITICAL AREA PROGRAM.

(2) (2) IN CONSIDERING AN APPLICATION FOR A VARIANCE, A LOCAL JURISDICTION SHALL CONSIDER THE REASONABLE USE OF THE ENTIRE PARCEL OR LOT FOR WHICH THE VARIANCE IS REQUESTED.

(3) (3) THIS SUBSECTION DOES NOT APPLY TO BUILDING PERMITS OR ACTIVITIES THAT COMPLY WITH A BUFFER EXEMPTION PLAN OR BUFFER MANAGEMENT PLAN OF A LOCAL JURISDICTION WHICH HAS BEEN APPROVED BY THE COMMISSION.

[(d)] (E) (1) The Commission shall adopt by regulation on or before December 1, 1985 criteria for program development and approval, which are necessary or appropriate to achieve the standards stated in subsection (b) of this section. Prior to developing its criteria and also prior to adopting its criteria, the Commission shall hold at least 6 regional public hearings, 1 in each of the following areas:

- (i) Harford, Cecil, and Kent counties;
- (ii) Queen Anne's, Talbot, and Caroline counties;
- (iii) Dorchester, Somerset, and Wicomico counties;
- (iv) Baltimore City and Baltimore County;
- (v) Charles, Calvert, and St. Mary's counties; and
- (vi) Anne Arundel and Prince George's counties.

(2) During the hearing process, the Commission shall consult with each affected local jurisdiction.

[(e)] (F) Nothing in this section shall impede or prevent the dredging of any waterway in a critical area. However, dredging in a critical area is subject to other applicable federal and State laws and regulations.

8-1809.

(g) Each local jurisdiction shall review its entire program and propose any necessary amendments to its entire program, including local zoning maps, at least