

Glebe Harbor-Cabin Point Guide Sheet for Waterfront Structures										
Structure	Virginia Marine Resource (VMRC)	County Wetlands Board	Public Hearing/ Wetlands	Land Use Office (LUO)	County Building Permit	Zoning Permit	Electrical Permit	Landscape Plan	Land Disturbance Permit & Bond	GHCP Board Approval
Covered Boathouse/ Boat Slip (no enclosed sides)	X	X	X	X	X	X	X			X
Some structures are grandfathered. Check whether open-sided, covered boat slips are permitted in your body of water.	Submit plans first to VMRC.	May be required.	If project extends over wetlands (deadline 6 weeks before Wetlands Board). Applications available at LUA.	May be required.	After VMRC and either Land Use or County Wetlands.		May be required. Example: Boat Lift/ Lights.			Consult the Board before project as regulations vary per body of water.
Pier	X	X	X	X	X	X	X	X		X
	Submit plans first to VMRC.	May be required.	Same as above.	May be required.	After VMRC and either Land Use or County Wetlands.		May be required. Example: Boat Lift/ Lights.	May be required if significant grading was needed, may be hand-drawn.		If property is located in Cabin Point Creek or Betty's Pond.
Shoreline Stabilization Riprap, Bulkhead, Living Shoreline	X	X	X	X	X	X			X	X
Living Shorelines are the preferred method of shoreline stabilization.	Submit plans first to VMRC.	May be required.	Same as above.	May be required.	After VMRC and either Land Use or County Wetlands.				Detailed plan may be required, requirement may be waved. Plan may be hand-drawn.	If property is located in Cabin Point Creek or Betty's Pond.

Terminology

MLW – Mean Low Water

MHW – Mean High Water

MTR – Mean Tide Range (difference between MLW and MHW measured in feet)

VMRC – Virginia Marine Resource

LUA – Land Use Office

Riprap – Human-placed rock or material used to protect shoreline structures against scour and water, wave or ice erosion.

Bulkhead – A wall or partition to resist pressure or a retaining wall along a waterfront.

Groin – A long, narrow structure built out into the water from a beach in order to prevent beach erosion or to trap and accumulate sand.

Living Shoreline – A protected, stabilized coastal edge made of natural materials such as plants, sand, rock or oyster shells.

Permit Resources: WWW.Westmoreland-County.org/resources/forms