



Queen Anne's County
 Department of Planning and Zoning
 110 Vincit St, Suite 104
 Centreville, MD 21617
 410-758-4088

ZONING CERTIFICATE #: Z24-02-0066

Date of Application: 02/26/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804030575	303 N LAKE RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	FREAS, RICHARD & JOANNE	TAX MAP 0070	BLOCK Y	PARCEL 0099
OWNER ADDRESS:	9465 GLEN RIDGE DR LAUREL, MD 20723	LOT 32	SECTION 3	ZONED NC-20
HOME PHONE:	(301) 741-5944	CRITICAL AREA YES		ACREAGE 0.64
		SUBDIVISION KENT ISLAND ESTATES		
		BUILDING VALUE \$10,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	HEATHERWOOD CONSULTING	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	9879 Fox Hill Ct ELLICOTT CITY, MD 21042	ELECTRICAL PERMIT #:	
PHONE:	(410) 781-8282	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE: RESIDENCE	PROPOSED USE: PIER
-------------------------	--------------------

MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: CONSTRUCT 48' X 3' WALKWAY OVER VEGETATED WETLAND TO 25' X 6' PIER WITH 10' X 20' PLATFORM. TOTAL LENGTH OF PIER = 35'

AGENCY APPROVALS:

Name	Completed Date
FLOODPLAIN ZONE	03/01/2024 KN
SKI	03/01/2024 AC
ZONING	03/05/2024 RO

NOTE: Separate electrical and plumbing permits are required prior to permit being issued. Electrician & Plumber must have Queen Anne's County Licenses! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered valid if construction is continuous.

Conditions:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 ANY ELECTRICAL WORK ADDED TO THIS STRUCTURE WILL REQUIRE AN APPROVED QUEEN ANNE'S COUNTY ELECTRICAL PERMIT AND AN INSPECTION BY THE MIDDLE DEPARTMENT INSPECTION AGENCY.
 FLOOD ZONE: AE BFE: 5 ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET
 A PIER CANNOT EXTEND INTO A BODY OF WATER A DISTANCE GREATER THAN 150 FT NOR CAN A PIER EXCEED ONE-QUARTER THE DISTANCE OF A WATERWAY. OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE OR FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER.
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION.

ADMINISTRATOR APPROVAL: *Vron G Swinson* DATE APPROVED: 3-21-24