

# Instructions for Notification Packet



Queen Anne's County Department of Planning and Zoning  
110 Vincit Street, Suite 104, Centreville, MD 21617  
Telephone: 410-758-1255 Fax: 410-758-2509  
E-Mail: [PlanningApplications@qac.org](mailto:PlanningApplications@qac.org)

## Who to notify and When:

All adjacent property owners  
Volunteer Fire Department\*  
Fire and EMS Commission  
Homeowners / Condominium Associations  
Incorporated Towns

**Notification must be done prior to submittal in order to include the documents in the packet however, do not notify more than 1 week before submittal.**

## What to include in the Notification Packet:

Certificate of Mailing  
Small format plan of proposed development  
A tax map or GIS map with all the notified properties identified as well as the subject property  
Notification to Adjacent Property Owners letter (pg 2)  
Contact and Direction Information for P&Z (pg 3 and 4)

## Proof of Notification:

1. A "Certificate of Mailing" from the United States Postal Service for each property to be notified.
2. All Certificates must be included and attached to the Notification letter for each property notified.

## \*Volunteer Fire Department:

If the submittal is a Minor or Major Subdivision or Site Plan development proposal, it is required to contact the local VFD per the code [§18:1-160.D](#) or [§18:1-148.D](#) and provide evidence of this contact to the Department of Planning & Zoning. Do not send a separate Notification letter in this case. A sample letter is provided with this packet.

## Identifying adjacent property owners:

1. All properties with common property lines and all properties across any road that would otherwise be a common property line, except US Route 50/301.
2. All properties across a body of water (creek, stream, waterway) less than 1,000 feet wide.
3. Volunteer Fire Departments\* are notified based on the Fire District map and only for proposals that are Administrative with no new lots or development.
4. Incorporated Towns include Queenstown, Sudlersville, Barclay, Centreville, Church Hill, Millington, Queen Anne, and Templeville and only when the proposal is within a [1 mile radius](#).
5. Homeowners / Condominium Associations also include open space, community areas, etc.

## Additional information:

A project that has received Preliminary Subdivision approval, which has been revised prior to requesting Final Subdivision approval, must re-notify adjacent properties prior to a request for final approval from the Planning Commission.

A Notification packet for multiple applications related to each other requires only one original submittal provided that the documents adequately describe the multiple applications. At least one of the packets must include the original receipt from the Post Office, others with a copy. Example: A Site Pan submittal that also requires an Administrative Subdivision. The Notification submittal may include the original Certificates in either application as long as the other application is referenced or contains a copy.

# Notification to Adjacent Property Owners



Queen Anne's County Department of Planning and Zoning  
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Dear Adjacent Property Owner,

In accordance with County regulations, your property has been identified as being adjacent to a proposed project or development. As part of the requirements of Queen Anne's County, this notification is part of the application package required by the Planning Department for any subdivision or site plan approval. This notification must be in writing and prior to the submittal of the application to the County.

The application package will be submitted to the Planning Department on \_\_\_\_\_.

### Identification of Property:

Tax Map: \_\_\_\_\_ Block: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_

### Property Address:

(if no street address is available because the property is vacant, provide a description of the location)

### Intent and purpose of the proposed development to be submitted:

### Applicant Information:

Applicant(s) Name: \_\_\_\_\_  
Project Name: \_\_\_\_\_  
Applicant(s) Address: \_\_\_\_\_  
Applicant Phone/Email: \_\_\_\_\_  
Applicant's Agent: \_\_\_\_\_  
Agent's Address: \_\_\_\_\_  
Agent's Phone/Email: \_\_\_\_\_

### Property Owner:

(If not the same as the applicant listed above)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

This is a notification and does not require a response. All applications are public information once submitted and may be reviewed at the Department of Planning & Zoning during regular business hours from 8:00am – 4:30 pm. Please see attached information on how to contact the Department of Planning & Zoning.

# Contact and General Information



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## Web links:

[Fire District Map](#)

[Applications](#)

[Google Map to P&Z Office](#)

## General Information and Terms that may be included with the Notification packet:

**Applicant** may include a person or company that is the property owner, contract purchaser, or lessee of the property.

**Administrative subdivision** is used generally to relocate or reconfigure an existing property line. This application is also called a lot line adjustment. This subdivision can also be used to remove lot lines to combine properties into single lots of record. Typically Administrative subdivisions are approved by the Planning Director and do not require approval by the Planning Commission.

**Minor Subdivision** is the creation of no more than 7 lots from a tract of land since 1987 when the current zoning ordinance was created. A minor subdivision is approved by the Planning Director administratively and does not require approval by the Planning Commission. In limited circumstances the Planning Director has the option to forward the application to the Planning Commission for approval based on the proposed impacts.

**Major Subdivision** is the creation of more than 8 lots on a tract of land since 1987 when the current zoning ordinance was created. A major subdivision is approved by the Planning Commission during an open public meeting. The property will be posted with the time and place of the meeting 10 days prior to the meeting.

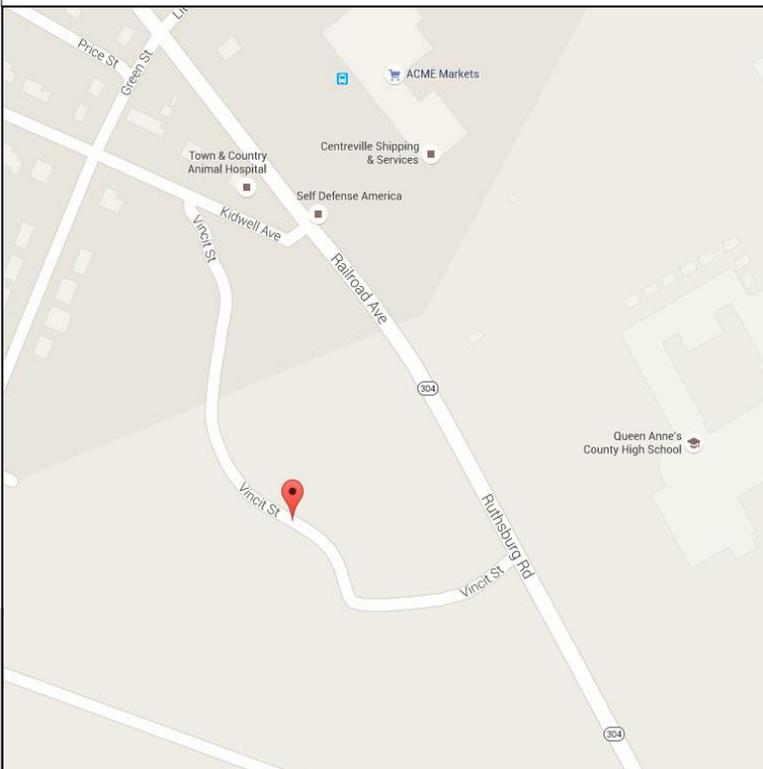
**Minor Site Plan** is required for all new nonresidential freestanding buildings and additions to existing buildings under 10,000 sq. feet. A minor site plan is also required for multi-family housing, such as townhomes, apartments, or condominiums, with 5 or less dwelling units. A minor site plan can be approved by the Planning Director or forwarded to the Planning Commission for approval based on the proposed impacts.

**Major Site Plan** is required for all new nonresidential freestanding buildings and additions to existing buildings over 10,000 sq. feet. A major site plan is also required for multi-family housing, such as townhomes, apartments, or condominiums, with more than 5 dwelling units. A major site plan is approved by the Planning Commission during an open public meeting. The property will be posted with the time and place of the meeting 10 days prior to the meeting.

# Directions to Planning & Zoning



Queen Anne's County Department of Planning and Zoning  
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Telephone: 410-758-1255 Fax: 410-758-2509  
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## From West:

Take US 301/50 E to US 301 N to MD 213 N into Centreville. Stay left onto S Commerce Street and turn R onto Kidwell Avenue then turn R onto Vincit Street.

## From North/East:

Take US 301 S to MD 304/Ruthsburg Road N and then turn L onto Vincit Street.

## From South:

Take US 50 W to MD 213 N into Centreville. Follow West directions once in Centreville.



The following instructions are for the preparation and use of the firm mailing book for Adult Signature Required, Adult Signature Restricted Delivery, Certified Mail®, Certified Mail Restricted Delivery, Collect on Delivery (COD), Insured Mail, Priority Mail Express®, Priority Mail® (bearing an IMpb), Registered Mail™, Signature Confirmation™, and Signature Confirmation Restricted Delivery:

1. Complete or print all forms in ink.
2. The name and address of the sender must appear at the top of each form.
3. A complete return address must appear on each article.
4. Make sure the articles are properly packaged.
5. Enter the postage, fees, and all other services in the appropriate columns on the forms.
6. These additional extra services may also be added when available by standards [see *Mailing Standards of the U.S. Postal Service*, Domestic Mail Manual (DMM®) 503.0] and under the following conditions:
  - a. **Return Receipt service** — The “Return Receipt Requested” endorsement must be placed above the delivery address and to the right of the return address on the article. For a hardcopy signature, you must fill in the return address and article number on the PS Form 3811 (green return receipt card) before attaching it to the article.
  - b. **Restricted Delivery or Special Handling-Fragile service** — The applicable endorsement must be placed above the delivery address and to the right of the return address on the article.
7. When the mailer describes and lists three or more individual pieces on PS Form 3877, but does not present the pieces in the order shown on the sheets, the mailer must consecutively number each entry line on the sheet and lightly number each piece to show both the corresponding sheet and line number.
8. The total number of articles listed must be entered in the proper space at the bottom of the form.
9. Complete a duplicate form for COD, Priority Mail Express, and Registered Mail articles. One copy serves as the mailer’s receipt, the other as the acceptance Post Office™ copy. See DMM 215.3.0.c.
10. All unused portions of the “Addressee” column must be obliterated by drawing a diagonal line through the unused portion on each form.
11. **Insured Articles:**
  - a. **Coverage** — Postal insurance covers (1) the value to the contents at the time of mailing, if lost or damaged, or (2) the cost of repairs. It does not cover spoilage of perishable items. Coverage may not exceed the limit fixed for the insurance fee paid or the indemnity coverage if insurance is included in the product at no additional charge. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Priority Mail Express

document reconstruction insurance is \$100 per piece subject to additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Priority Mail Express merchandise is \$100 for domestic mail and \$200 for international mail, but optional insurance is available for up to \$5,000 domestically and to some, but not all countries. Consult either the DMM or the International Mail Manual (IMM) for details of insurance limits and coverage online at <http://pe.usps.com/>.

1. **Domestic** — Domestic insurance covers the actual (depreciated) value of the contents or the cost of repairs. The limitations on coverage include, but are not limited to the following: No coverage is provided for consequential losses, delay, concealed damage, spoilage of perishable items, articles improperly packaged, or articles too fragile to withstand normal handling in the mail. (See DMM 609.4.3 for a complete list of non-payable claims.)
  2. **International** — International insurance coverage is subject to both U.S. Postal Service® regulations and the domestic regulations of the destination country. Insurance coverage varies by country and is not available to some countries. The addressee must report damage of an insured article’s contents to the delivering Post Office immediately. No coverage is provided for delay, prohibited articles, concealed damage, or consequential losses.
- b. **Filing Claims** — Domestic indemnity claims must be filed within 60 days from the date the article was mailed. Visit [www.usps.com/domestic-claims](http://www.usps.com/domestic-claims). International indemnity claims for Registered Mail and Insured Mail may be filed after an inquiry has been completed. Visit [www.usps.com/international-claims](http://www.usps.com/international-claims). (Inquiry must be made within six (6) months from the date the article was mailed). APO/FPO: Indemnity claims for Priority Mail Express Military Service must be filed within 180 days from the date of mailing. Indemnity claims for all other classes of APO/FPO/DPO mail must be filed within one (1) year from the date of mailing. Retain the original mailing receipt as proof of insurance until the claim is resolved. File a claim for damage or for complete or partial loss of contents immediately but no later than 60 days from the mailing date. Retain the mailing container, including wrapping, packaging, and any contents received, and you must make them available to the Post Office for inspection, retention, and disposition until the claim is resolved. Submit sales slips, receipts, bills, or repair estimates to substantiate your claim.

**Appeals** — Appeals of Postal Service™ decisions on claims must be made within 30 days of the date of the original decision to Domestic Claims Appeals. Submit appeals to the Accounting Service Center (see DMM 608.8.0).
  - c. Only customers filing online may appeal a decision online through [www.usps.com/insuranceclaims/online.htm](http://www.usps.com/insuranceclaims/online.htm).

## Additional Instructions and Declaration of Value of Registered Mail

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Senders of all domestic and international Registered Mail are required to declare the full value of articles presented for registration. Neither the Postal Service nor its postal employees are authorized to waive this requirement or to permit or condone any violation or evasion of it.

### Registered Mail Articles:

- a. Avoid listing Registered Mail articles on the same form with any other non-registered articles.
- b. Affix red Label 200, *Registered Mail*, above the address and to the right of the return address. Commercial mailers generating IMpb shipping labels must use Label 200-N or USPS-approved facsimile in lieu of Label 200.
- c. Avoid using tapes that will not absorb postmarking ink to seal Registered Mail articles. See DMM 503.2.3.3.

For domestic articles, postal insurance is included in the fee for articles with a value of at least \$0.01 up to a maximum insured value of \$50,000. Postal insurance is not available for articles with no value (\$0.00). The fees for articles valued over \$50,000 include insurance up to \$50,000, and increasingly higher fees for handling costs. The full value of the article must be declared at the time of mailing, as shown in DMM 503.2.2.1, and the corresponding fee must be paid.

Indemnity for international Registered Mail (except to Canada) is extremely limited, and is set by the Universal Postal Union. See IMM 333.

The maximum indemnity is \$50,000 for domestic Registered Mail.

Domestically the fees for articles valued over \$50,000 include insurance up to \$50,000, and charges for handling costs. These charges do not increase the liability of the Postal Service.

Additional fees will be collected on domestic Registered COD Mail under the same conditions as outlined for regular Registered Mail, except that the additional fee shall be based on the amount by which the declared value of the article exceeds the limit of indemnity payable for the Registered COD Mail fee paid.

See Notice 123, *Price List*, for fee schedules.

The following standards are furnished as guides in declaring the value of representative types of matter commonly sent as Registered Mail:

Kind of Mail Matter	Value to Be Declared
<i>Negotiable Instruments</i> Instruments payable to bearer, including stock certificates endorsed in blank.	Market value. (All values are based on the value at the time of mailing.)
<i>Nonnegotiable Instruments</i> All registered bonds, warehouse receipts, checks, drafts, deeds, wills, abstracts, and similar documents. Certificates of stock are considered nonnegotiable so far as declaration of value is concerned unless they are endorsed in blank.	No value, or replacement cost if postal insurance coverage is desired. (See <i>Note</i> below.)
<i>Money</i>	Full value.
<i>Jewelry, Gems, Precious Metals</i>	Market value or cost.
<i>Merchandise</i>	Market value or cost.
<i>Nonvaluables</i> Matter not having intrinsic value such as letters, files, records, etc.	No value, or replacement cost if postal insurance coverage is desired. (See <i>note</i> below.)

**Note:** Mailers who do not know replacement costs should contact a person or firm familiar with such documents and determine replacement costs before the articles are mailed.



Name and Address of Sender		Check type of mail or service <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail		<b>Affix Stamp Here</b> <i>(for additional copies of this receipt).</i> <b>Postmark with Date of Receipt.</b>												
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1.					Handling Charge - if Registered and over \$50,000 in value											
2.																
3.																
4.										Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
5.																
6.																
7.																
8.																
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)														

## Mailer's Approval for Privately Printed Facsimile PS Form 3877

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For three or more pieces with extra services presented for mailing at one time, the mailer may use PS Form 3877 (firm sheet) or privately printed firm sheets in lieu of the receipt portion of the individual form.

The Postal Service allows mailers to use privately printed or computer-generated firm sheets that contain the same information and that are nearly identical to the USPS-provided PS Form 3877, *Firm Mailing Book For Accountable Mail*. For the locations where you are presenting your mailings, the local postmaster or manager of Business Mail Entry provides approval of the form in writing. On the mailer's approved form, you may omit columns that are not applicable to the extra service requested. For additional information, see DMM 503.1.10.

Mailers must retain their original written approvals by the postmaster or manager of Business Mail Entry, as evidence that their privately prepared facsimile of PS Form 3877 was approved by the Postal Service. The Postal Service does not retain documentation of the facsimile approval. Mailers using privately printed forms must periodically verify them against the USPS-provided versions, make routine updates, and obtain approval of the updated facsimile form.

When using an approved, privately prepared form, a mailer who wants the firm sheets postmarked by the Postal Service must present the books with the articles to be mailed at a Post Office. The sheets of the books become the mailer's only receipt; the Postal Service does not retain a copy.

For Registered Mail and COD, the mailer submits the forms in duplicate and receives one copy as the mailer's receipt after the USPS employee accepting the mailing has verified the entries.

For Certificates of Mailing with domestic or international mailings, the mailer must use either PS Form 3665, *Certificate of Mailing – Firm*, or PS Form 3817, *Certificate of Mailing*. For Certificates of Bulk Mailing, the mailer must use either PS Form 3606-D, *Certificate of Bulk Mailing — Domestic*, or PS Form 3606, *Certificate of Bulk Mailing — International*.