



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

ZONING CERTIFICATE #: Z24-07-0317

Date of Application: 07/30/2024

ZONING CERTIFICATE

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME |
|---------------|---------------------|-----------|
| 1804124251 | 0 QUEENS LANDING DR | CHESTER |

| OWNER INFORMATION | | PROPERTY INFORMATION | | |
|-------------------|---|-----------------------------------|-------------------|---------------|
| OWNER: | KIFF, COLIN | TAX MAP 0049 | BLOCK | PARCEL 0026 |
| OWNER ADDRESS: | 7 QUEEN VICTORIA WAY CHESTER, MD 21619 | LOT D29 | SECTION | ZONED UR, WVC |
| HOME PHONE: | (443) 871-7417 | CRITICAL AREA YES | | ACREAGE |
| | | SUBDIVISION QUEEN'S LANDING CONDO | | |
| | | BUILDING VALUE \$4,500.00 | | |
| | | WATER TYPE PUBLIC | SEWER TYPE PUBLIC | |

| APPLICANT INFORMATION | | PERMIT FEES | |
|-----------------------|-------------------------------------|--|---------|
| NAME: | BOAT LIFTS UNLIMITED | ZONING FEE: \$55.00 | FM FEE: |
| ADDRESS: | 1901 Betson Ct Odenton, MD 21113 | ELECTRICAL PERMIT #: EZ24-07-0317 | |
| PHONE: | (240) 695-4930 | PLUMBING PERMIT #: | |
| | | GAS PERMIT #: | |
| | | STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL | |
| EXISTING USE: | BOAT SLIP | PROPOSED USE: PIER ADDITION | |

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

WORK DESCRIPTION: INSTALL BOAT LIFT WITH ASSOCIATED PILES EXTENDING MAXIMUM 24' CHANNELWARD OF MHW LINE ON SLIP D-29 AT QUEENS LANDING MARINA.

AGENCY APPROVALS:

| Name | Completed Date |
|-----------------|--------------------------|
| ELECTRICAL | 08/02/2024 HERLIHY E-605 |
| FIRE MARSHAL | 08/15/2024 JM |
| FLOODPLAIN ZONE | 08/15/2024 KN |
| ZONING | 02/13/2025 MO |

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.
 FLOOD ZONE: AE 5 FPE: 7 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE:7 FEET
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO USE. CALL 410-758-4500 FOR INSPECTION.

ADMINISTRATOR APPROVAL: Vivian J. Sunson DATE APPROVED: 2-13-25



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

BUILDING PERMIT No.: BR24-08-0656

Date of Application: 08/23/2024

BUILDING PERMIT

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|--|--|-------------------|---------------|----------------|-------------|----------------------|----------|--------------------|------------|------------------|---------------|---------------|----------------|---------------------|------|---------------------------------|--------|-------------------|-----------|---------|-----------------|-------------------|----------------|-----------|-----------|-------------------------|----------|------------------------|------------|------------------|----------|----------------------|---------|----------------|---------|-----------------|----------|
| BUILDING LOCATION 469 EAGLE MANOR DR CHURCH HILL TAX ACCOUNT 1802028441 SUBDIVISION CONDOR MANOR CRITICAL AREA NO ACREAGE 1 TAX MAP 0023 GRID 0013 PARCEL 0158 SECTION BLOCK LOT 14 ZONED AG FRONTAGE DEPTH | | PROPERTY OWNERS: SCEARCE, LINDA 104 THOMPSON AVE QUEENSTOWN, MD 21658 HOME PHONE: (443) 298-9704 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$125,000.00 | | FEES <table border="0"> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>SCHOOLS</td> <td>\$13,360.77</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$155.00</td> <td>FIRE DIST 5</td> <td>\$1,540.55</td> </tr> <tr> <td>3 PERCENT</td> <td>\$245.79</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>ADMIN FEE TO</td> <td></td> <td></td> <td></td> </tr> <tr> <td>BALANCE OF</td> <td></td> <td></td> <td></td> </tr> <tr> <td>IMPACT FEE</td> <td></td> <td></td> <td></td> </tr> <tr> <td>ROADS FEE</td> <td>\$500.00</td> <td>PARKS & REC</td> <td>\$1,484.53</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>BOCA FEE</td> <td>\$409.20</td> </tr> </table> | | SINGLE LOT | \$55.00 | SCHOOLS | \$13,360.77 | ELECT. PERMIT | \$155.00 | FIRE DIST 5 | \$1,540.55 | 3 PERCENT | \$245.79 | ZONING | \$55.00 | ADMIN FEE TO | | | | BALANCE OF | | | | IMPACT FEE | | | | ROADS FEE | \$500.00 | PARKS & REC | \$1,484.53 | SPRINKLER | \$150.00 | ELECT. ADMIN. | \$10.00 | MHB FEE | \$50.00 | BOCA FEE | \$409.20 |
| SINGLE LOT | \$55.00 | SCHOOLS | \$13,360.77 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECT. PERMIT | \$155.00 | FIRE DIST 5 | \$1,540.55 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 PERCENT | \$245.79 | ZONING | \$55.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ADMIN FEE TO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BALANCE OF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| IMPACT FEE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ROADS FEE | \$500.00 | PARKS & REC | \$1,484.53 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SPRINKLER | \$150.00 | ELECT. ADMIN. | \$10.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MHB FEE | \$50.00 | BOCA FEE | \$409.20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="0"> <tr> <td>CONTRACTORS</td> <td>NAME</td> <td>LICENSE #</td> <td>PHONE#</td> <td>PERMIT#</td> </tr> <tr> <td>OWNER</td> <td>OWNER</td> <td>QAC1000</td> <td></td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>CECO ELECTRIC</td> <td>E-000240-2022</td> <td>(410) 995-6270</td> <td>ER24-08-0656</td> </tr> <tr> <td>HVAC</td> <td>SOUTHERN MARYLAND HTG & AIR INC</td> <td>HM-594</td> <td>(301) 645-6928</td> <td>H-0120-25</td> </tr> <tr> <td>PLUMBER</td> <td>JW SHEPHERD INC</td> <td>PR-154</td> <td>(410) 827-6778</td> <td>P-0122-25</td> </tr> <tr> <td>SPRINKLER</td> <td>BAYSIDE FIRE PROTECTION</td> <td>MSC-#49</td> <td>(410) 286-3314</td> <td>BF-0123-25</td> </tr> </table> | | CONTRACTORS | NAME | LICENSE # | PHONE# | PERMIT# | OWNER | OWNER | QAC1000 | | | ELECTRICIAN | CECO ELECTRIC | E-000240-2022 | (410) 995-6270 | ER24-08-0656 | HVAC | SOUTHERN MARYLAND HTG & AIR INC | HM-594 | (301) 645-6928 | H-0120-25 | PLUMBER | JW SHEPHERD INC | PR-154 | (410) 827-6778 | P-0122-25 | SPRINKLER | BAYSIDE FIRE PROTECTION | MSC-#49 | (410) 286-3314 | BF-0123-25 | | | | | | | | |
| CONTRACTORS | NAME | LICENSE # | PHONE# | PERMIT# | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| OWNER | OWNER | QAC1000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECTRICIAN | CECO ELECTRIC | E-000240-2022 | (410) 995-6270 | ER24-08-0656 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HVAC | SOUTHERN MARYLAND HTG & AIR INC | HM-594 | (301) 645-6928 | H-0120-25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PLUMBER | JW SHEPHERD INC | PR-154 | (410) 827-6778 | P-0122-25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SPRINKLER | BAYSIDE FIRE PROTECTION | MSC-#49 | (410) 286-3314 | BF-0123-25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 70' X 60' OVERALL TO INCLUDE 22' X 26' GARAGE, 8' X 26' COVERED FRONT PORCH WITH STEPS TO GRADE, AND 12' X 20' REAR COVERED PORCH WITH STEPS TO GRADE. SECOND FLOOR 34'8" X 60' OVERALL TO INCLUDE 213 SQFT ATTIC STORAGE. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) | | CONSTRUCTION TYPE: WOOD FRAME | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UNFIN. BASEMENT: FIRST FLOOR: 2,080 THIRD FLOOR: GARAGE: 572 DECK: 448 OTHER: 213 ATTIC UNFINISHED SPACE TOTAL FLOOR AREA: 3,821 | FIN BASEMENT: SECOND FLOOR: 508 FOURTH FLOOR: CARPORT: PORCH: | # BEDROOMS: 3 ROAD TYPE: WATER TYPE PRIVATE HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE: GAS | # BATHROOMS: 4 SPRINKLER: YES SEWER TYPE PRIVATE AIR: YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

The undersigned hereby certifies and agrees as follows: (1) That he/she is authorized to make this application; (2) that the information is correct; (3) that he/she will comply with all regulations of Queen Anne's County which are applicable thereto; (4) that he/she will perform no work on the above referenced property not specifically described in this application; (5) that he/she grants County Officials the right to enter onto this property for the purpose of inspecting the work permitted and posting notices.

NOTE: Separate electrical and plumbing permits are required! 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 if construction is continuous.

Conditions:
 AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN THE SCHOOL, FIRE, AND PARK LAND IMPACT FEES OF \$8,192.91 HAVE BEEN DEFERRED. NO TEMPORARY OR FINAL OCCUPANCY CERTIFICATE WILL BE ISSUED UNTIL FEES HAVE BEEN PAID. QUEEN ANNE'S COUNTY FIRE MARSHAL: THIS PERMIT IS APPROVED SUBJECT TO THE ENCLOSED STATED COMMENTS. NO INSPECTION WILL BE COMPLETED UNLESS APPROVED STAMPED PLANS AND COMMENTS ARE ON SITE. FOR INFORMATION OR TO ARRANGE AN INSPECTION CALL 410-758-4500 EXT. 1144.

OFFICE USE ONLY

| | | | |
|----------------------------------|----------------------------|----------------------------------|------------|
| MINIMUM YARD REQUIREMENTS | | APPROVALS: | |
| ACCESSORY STRUCTURE | PRINCIPLE STRUCTURE | BUILDING <i>HD</i> | 01/29/2025 |
| FRONT FT | FRONT 40 FT | ZONING <i>NBS</i> | 01/30/2025 |
| SIDE FT | SIDE 20 FT | SEDIMENT <i>TR</i> | 09/28/2023 |
| REAR FT | REAR 50 FT | PUB. SEWER | N/A |
| SIDE STREET FT | SIDE STREET FT | S.W. MGT. <i>KN</i> | 01/29/2025 |
| MAX. HGHT FT | MAX. HGHT 40 FT | ENTRANCE <i>ATM</i> | 01/30/2025 |
| | | FIRE MARSHAL <i>JM</i> | 01/29/2025 |
| | | BACKFLOW <i>Ch</i> | 02/11/2025 |
| | | FLOODPLAIN ZONE <i>KN</i> | 01/29/2025 |
| | | PLUMBING <i>Ch</i> | 02/11/2025 |
| | | ENV. HEALTH <i>JEN</i> | 02/10/2025 |
| | | HISTORIC | N/A |
| | | SHA | N/A |
| | | MECHANICAL <i>Ch</i> | 02/11/2025 |
| | | ELECTRICAL | 12/20/2024 |
| | | FOOD SERVICE | N/A |

DATE APPROVED: 2-13-25 ADMINISTRATOR APPROVAL: Vivian J. Swanson