



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

ZONING CERTIFICATE #: Z24-11-0489

Date of Application: 11/18/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1807002181	500 DOUBLE CREEK POINT RD	CHESTERTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	PCP-DUCK NECK LLC FISHER, ELLEN	TAX MAP 0005	BLOCK	PARCEL 0001
OWNER ADDRESS:	1400 E 4TH ST SANTA ANA, CA 92701	LOT	SECTION	ZONED CS
HOME PHONE:	(410) 708-1884	CRITICAL AREA YES		ACREAGE 89.77
		SUBDIVISION		
		BUILDING VALUE \$50,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	SHORELINE SOLUTIONS	ZONING FEE: \$55.00	FM FEE: \$168.00
ADDRESS:	278 Granny Branch Rd CHURCH HILL, MD 21623	ELECTRICAL PERMIT #:	
PHONE:	(410) 924-7432	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE: COMMERCIAL	PROPOSED USE: PIER
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: REMOVE EXISTING PIER AND ASSOCIATED STRUCTURES. INSTALL 15' X 6' WALKWAY LANDWARD OF MHW TO 97' X 6' PIER WITH 106' X 6' "T" PLATFORM, 102' X 6' ANGLED PLATFORM, AND (15) MOORING PILES. TOTAL LENGTH OF PIER = 145'

AGENCY APPROVALS:

Name	Completed Date
FIRE MARSHAL	01/06/2025 JM
FLOODPLAIN ZONE	12/17/2024 KN
ZONING	02/19/2025 WB

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:
 FLOOD ZONE:AE BFE:8 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 10 FEET
 PER FIRE MARSHAL- STANDPIPE REQUIRED.
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION ONCE PLANTED.
 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.
 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.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: Vivian G. Johnson DATE APPROVED: 2.27.25



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TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802016931	405 SOUTHEAST CREEK RD	CHURCH HILL

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SENER, ANN RUCINSKY, ANN	TAX MAP 0016	BLOCK	PARCEL 0045
OWNER ADDRESS:	405 SOUTH EAST CREEK RD CHURCH HILL 21623	LOT	SECTION	ZONED NC-5
HOME PHONE:	(410) 827-7788	CRITICAL AREA YES		ACREAGE 7.13
		SUBDIVISION		
		BUILDING VALUE \$25,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	SHORELINE SOLUTIONS	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	278 Granny Branch Rd CHURCH HILL, MD 21623	ELECTRICAL PERMIT #:	
PHONE:	(410) 924-7432	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: REPLACE IN KIND 16' X 6' WALKWAY LANDWARD OF MHW TO 80' X 6' PIER WITH 10' X 16' PLATFORM. TOTAL LENGTH OF PIER =90'			

AGENCY APPROVALS:

Name	Completed Date
FLOODPLAIN ZONE	01/14/2025 KN
ZONING	01/15/2025 WB

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.
 NON-WATER DEPENDENT STRUCTURES NOT PERMITTED IN THE BUFFER.
 FLOOD ZONE: AE BFE: 7 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 9 FEET
 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.
 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: Vivian J. Swanson DATE APPROVED: 2.27.25