



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

ZONING CERTIFICATE #: Z25-01-0042

Date of Application: 01/28/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804094778	401 SULLIVAN FARM LN	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: LONERGAN, JOHN	TAX MAP 0063 BLOCK PARCEL 0185
OWNER ADDRESS: 401 SULLIVAN FARM LN STEVENSVILLE, MD 21666	LOT SECTION ZONED CS, NC-5
HOME PHONE: (410) 320-0138	CRITICAL AREA YES ACREAGE 15.87
	SUBDIVISION BUILDING VALUE
	WATER TYPE PRIVATE SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME: FETCH CONSULTING GROUP	ZONING FEE: \$55.00 FM FEE:
ADDRESS: 326 First St SUITE 16 ANNAPOLIS, MD 21403	ELECTRICAL PERMIT #:
PHONE: (410) 756-0885	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
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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. CONSTRUCT 6' X 35' WALKWAY LANDWARD OF MHW TO 6' X 188' PIER WITH 23' X 17' IRREGULAR SHAPED MID-PIER PLATFORM, (1) 29' X 3' FINGER PIER, (1) 7' X 3' FINGER PIER (2) BOAT LIFTS WITH ASSOCIATED PILES, (2) PWC LIFTS WITH ASSOCIATED PILES, (1) DAVIT HOIST, AND (6) MOORING PILES. TOTAL LENGTH OF PIER = 205'

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	05/21/2025 LAWSON E-638
FLOODPLAIN ZONE	02/18/2025 KN
ZONING	06/18/2025 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:
 OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE AND FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER.
 FLOOD ZONE: VE BFE7 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE:9 FEET
 OWNER MUST COMPLY WITH BOARD OF APPEALS CASE NUMBER BOA-25-02-0209 APPROVED 06/18/2025.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION ONCE PLANTED.

ADMINISTRATOR APPROVAL: Vivian Johnson DATE APPROVED: 6-18-25