



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

BUILDING PERMIT No.: BR25-07-0651
 Date of Application: 07/29/2025

BUILDING PERMIT

BUILDING LOCATION 319 FAIRVIEW DR CHESTERTOWN TAX ACCOUNT 1802006774 SUBDIVISION CHESTER HARBOR CRITICAL AREA YES ACREAGE 0.485 TAX MAP 0010 GRID 0002 PARCEL 0046 SECTION 1 BLOCK 17 LOT 530 ZONED NC-20 FRONTAGE DEPTH			PROPERTY OWNERS: SHAW, DEBRA LYNN, JULIE 319 FAIRVIEW DR CHESTERTOWN, MD 21620 HOME PHONE: (443) 928-7035 APPLICANT: JOHN HUTCHISON ARCHITECTURE 302 Park Row FLOOR (1) CHESTERTOWN, MD 21620 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
EXISTING USE RESIDENCE PROPOSED USE ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$40,000.00			FEES BOCA FEE \$35.00 ZONING \$55.00		
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000					
DESCRIPTION OF WORK: CONSTRUCT ADDITION TO EXISTING SFD OF A 9'6" X 19'8" SCREENED PORCH WITH (2) 3'4" LANDINGS WITH STEPS TO GRADE.					
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)			CONSTRUCTION TYPE: WOOD FRAME		
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA: 211		FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH: 211.00		# BEDROOMS: ROAD TYPE: WATER TYPE: PRIVATE HEATING SYSTEM: FIREPLACE:	
		# BATHROOMS: SPRINKLER: SEWER TYPE: PRIVATE CENTRAL AIR:			

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:
 BUFFER MODIFIED. 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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE		BUILDING	09/02/2025 HD	FLOODPLAIN ZONE	09/02/2025 KN
FRONT	FT	FRONT	35 FT	ZONING	09/03/2025 WB	PLUMBING	N/A
SIDE	FT	SIDE	15/35 FT	SEDIMENT	N/A	PUB. SEWER	N/A
REAR	FT	REAR	100 FT	HISTORIC	N/A	S.W. MGT.	N/A
SIDE STREET	FT	SIDE STREET	FT	SHA	N/A	ENTRANCE	N/A
MAX. HGHT	FT	MAX. HGHT	40 FT	MECHANICAL	N/A	FIRE MARSHAL	N/A
				ELECTRICAL	N/A	BACKFLOW	N/A
				FOOD SERVICE	N/A	ENV. HEALTH BP	09/04/2025 CS

DATE APPROVED: 10-2-25 ADMINISTRATOR APPROVAL: [Signature]



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ZONING CERTIFICATE #: Z25-06-0275

Date of Application: 06/03/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804040678	1708 BAYSIDE DR	CHESTER

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: LUI, RUI & JINGQIAO	TAX MAP 0064 BLOCK PARCEL 0268
OWNER ADDRESS: 1708 BAYSIDE DR CHESTER, MD 21619	LOT 3 SECTION 8 ZONED NC-20
HOME PHONE: (240) 421-1062	CRITICAL AREA YES ACREAGE 0.66
	SUBDIVISION MARLING FARMS
	BUILDING VALUE \$45,000.00
	WATER TYPE PUBLIC SEWER TYPE PUBLIC

APPLICANT INFORMATION	PERMIT FEES
NAME: LANE ENGINEERING LLC	ZONING FEE: \$55.00 FM FEE:
ADDRESS: 117 Bay St EASTON, MD 21601	ELECTRICAL PERMIT #: EZ25-06-0275
PHONE: (410) 822-8003	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. INSTALL 70' X 6' PIER WITH 10' X 20' PLATFORM, (1) BOATLIFT, (2) PWC LIFTS, AND (2) MOORING PILES. TOTAL LENGTH OF PIER = 80'

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	09/08/2025 CARRION E-1293
FLOODPLAIN ZONE	07/10/2025 KN
ZONING	07/18/2025 JM

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: VE BFE: 7 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 9 FEET ELEVATION CERTIFICATE REQUIRED
 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. FINAL ELECTRICAL INSPECTION REQUIRED.
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION.

ADMINISTRATOR APPROVAL: *Vivian J. Sunson* DATE APPROVED: 10-2-25



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ZONING CERTIFICATE #: Z25-04-0218

Date of Application: 04/30/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1807007779	334 BROAD ST	CRUMPTON

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	WOOD, NATHANIEL	TAX MAP 005C	BLOCK	PARCEL 0021
OWNER ADDRESS:	1597 ETON WAY CROFTON, MD 21114	LOT	SECTION	ZONED VC
HOME PHONE:	(410) 507-7898	CRITICAL AREA YES		ACREAGE 0.15
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	NATHANIEL WOOD	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	1597 Eton Way CROFTON, MD 21114	ELECTRICAL PERMIT #:	
PHONE:	(410) 507-7898	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: RESIDENTIAL PROPOSED USE: PIER

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

WORK DESCRIPTION: CONSTRUCT 6' X 4' WOODEN PLATFORM CONNECTED TO 3' X 5' PORTION OF GANGWAY LANDWARD OF MHW AND 20' X 3' PORTION OF GANGWAY AND 40' X 5' FLOATING PIER CHANNELWARD OF MHW. TOTAL LENGTH OF PIER = 60'

AGENCY APPROVALS:

Name	Completed Date
FLOODPLAIN ZONE	09/22/2025 KN
ZONING	09/09/2025 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.
 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.
 FLOOD ZONE: AE BFE: 5 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE:7 FEET ELEVATION CERTIFICATE REQUIRED
 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.
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION.

ADMINISTRATOR APPROVAL: *Nathan G. Sunson* DATE APPROVED: 10.2.25