



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

ZONING CERTIFICATE #: Z25-08-0397

Date of Application: 08/11/2025

ZONING CERTIFICATE

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME |
|---------------|------------------|-------------|
| 1802014351 | 105 RIVERVIEW PL | CHESTERTOWN |

| OWNER INFORMATION | | PROPERTY INFORMATION | | |
|-------------------|---|----------------------------|--------------------|--------------|
| OWNER: | MEEHAN, STEPHEN | TAX MAP 0009 | BLOCK | PARCEL 0029 |
| OWNER ADDRESS: | 105 RIVERVIEW RD CHESTERTOWN, MD 21620 | LOT | SECTION | ZONED NC-20 |
| HOME PHONE: | | CRITICAL AREA YES | | ACREAGE 0.57 |
| | | SUBDIVISION | | |
| | | BUILDING VALUE \$80,000.00 | | |
| | | WATER TYPE PRIVATE | SEWER TYPE PRIVATE | |

| APPLICANT INFORMATION | | PERMIT FEES | |
|-----------------------|--|--|---------|
| NAME: | CHESAPEAKE BOAT LIFTSERVICES LLC | ZONING FEE: \$55.00 | FM FEE: |
| ADDRESS: | 7015 Church Hill Rd CHESTERTOWN, MD 21620 | ELECTRICAL PERMIT #: EZ25-08-0397 WEBB E-000237-2022 | |
| PHONE: | (410) 708-1409 | 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: REMOVE EXISTING PIER AND ASSOCIATED STRUCTURES. INSTALL 140' X 6' PIER WITH 10' X 20' PLATFORM, 3' X 15' FINGER PIER, (1) BOAT LIFT WITH ASSOCIATED PILES, AND THREE MOORING PILES. TOTAL LENGTH OF PIER = 150'

AGENCY APPROVALS:

| Name | Completed Date |
|-----------------|----------------|
| ELECTRICAL | 10/16/2025 |
| FLOODPLAIN ZONE | 09/16/2025 |
| S.W. MGT. | 09/16/2025 |
| ZONING | 09/16/2025 |

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:
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION ONCE PLANTED.
 FLOOD ZONE: AE BFE: 7 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 9 FEET
 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.

ADMINISTRATOR APPROVAL: *V. Van G. Simpson* DATE APPROVED: 10-20-25



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ZONING CERTIFICATE #: Z25-08-0410

Date of Application: 08/20/2025

ZONING CERTIFICATE

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME |
|---------------|------------------------|------------|
| 1805026229 | 136 GREENWOOD CREEK RD | QUEENSTOWN |

| OWNER INFORMATION | | PROPERTY INFORMATION | | |
|-------------------|--|------------------------------|--------------------|--------------|
| OWNER: | LANGFORD, BRUCE | TAX MAP 0072 | BLOCK | PARCEL 0104 |
| OWNER ADDRESS: | 136 GREENWOOD CREEK RD Queenstown, MD 21658 | LOT 16 | SECTION | ZONED NC-1 |
| HOME PHONE: | (410) 827-7540 | CRITICAL AREA YES | | ACREAGE 1.32 |
| | | SUBDIVISION QUEEN ANNE ACRES | | |
| | | BUILDING VALUE \$100,000.00 | | |
| | | WATER TYPE PRIVATE | SEWER TYPE PRIVATE | |

| APPLICANT INFORMATION | | PERMIT FEES | |
|-----------------------|---|--|---------|
| NAME: | COASTAL POOLS | ZONING FEE: \$75.00 | FM FEE: |
| ADDRESS: | 500 Saddler Rd GRASONVILLE, MD 21638 | ELECTRICAL PERMIT #: | |
| PHONE: | (410) 827-0888 | PLUMBING PERMIT #: | |
| | | GAS PERMIT #: | |
| | | STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL | |

| | |
|-------------------------|------------------------|
| EXISTING USE: RESIDENCE | PROPOSED USE: POOL/SPA |
|-------------------------|------------------------|

| MINIMUM YARD REQUIREMENTS: | | | | |
|----------------------------|------------|------------|-----------------|------------|
| FRONT: FT | SIDE: 3 FT | REAR: 3 FT | SIDE STREET: FT | HEIGHT: FT |

WORK DESCRIPTION: INSTALL 38' X 20'3" IRREGULAR SHAPED INGROUND CONCRETE POOL WITH 1310 SQFT PATIO AND 40 SQFT POOL EQUIPMENT PAD.

AGENCY APPROVALS:

| | |
|----------------|-----------------------|
| Name | Completed Date |
| ELECTRICAL | 08/28/2025 CLOW E-155 |
| ENV. HEALTH BP | 09/26/2025 KK |
| S.W. MGT. | 09/29/2025 KN |
| ZONING | 09/26/2025 RO |

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:
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: Vivian J. Stinson DATE APPROVED: 10-20-25