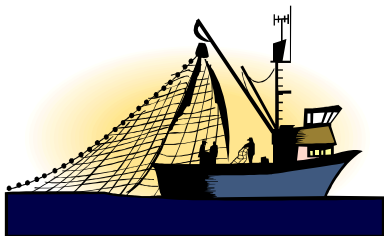


REPLACEMENT MARINE CONSTRUCTION PERMIT GUIDE (PIERS, BOATHOUSES, BULKHEAD, RIP-RAP, ETC.)



www.talbotcountymd.gov

215 Bay Street, Suite 3
Easton, MD 21601
410-770-6840



The Department of Permits and Inspections Talbot County, Maryland **Zoning Certificate**

- A zoning certificate must be obtained before commencing with shoreline revetment, replacement of bulkhead, dredging, or shoreline/marsh restoration work. A zoning certificate application may be obtained from the Talbot County Department of Permits and Inspections located at 215 Bay Street, Suite 3, Easton, Maryland. Office hours are between 8:00 a.m. and 4:30 p.m. Monday – Friday. A fee of \$35 is required for the permit. Each applicant is required to fill out the **entire** permit application and sign and date the bottom.

SITE DRAWINGS (For Building Permits & Zoning Certificates)

Submit **three (3)** Site Plans showing the following: DRAWN TO A STANDARD ENGINEERING SCALE OF 1"=10', 1"=20', 1"=50', ETC. WITH SCALE NOTED ON PLAN.

- The site plan and all existing and proposed structures and improvements including

accessory utility equipment (ex: HVAC, generators) shall be drawn to the same scale.

- Location and dimensions of all roads, easements, property lines and natural features.
- Setbacks from property boundary lines, shorelines, streams, and wetlands to the proposed structure(s).
- All structures shall be shown on site plans and be properly labeled in order to be accepted.
- The location of the existing septic system and the Sewage Disposal Area (SDA) if applicable. Include the location of the septic tank(s) and the location of the distribution system (tile fields & distribution box or dry well). *If the applicant is unclear as to the location of the SDA, the applicant may contact the Office of Environmental Health to review the records. If an approved SDA exists on site, both the SDA and septic system must be shown on the plan.*
- The location of the well, labeled as existing or proposed. The location of the driveway, labeled as existing or proposed

EXEMPTIONS FROM MDE/ARMY CORPS LICENSE REQUIREMENT:

- Pursuant to the *Code of Maryland* (COMAR 26.24.02.01C), Talbot County zoning permit applications for repair or in-kind replacement of

existing piers or parts of piers, boathouses, bulkheads, rip rap, or any other marine construction are exempt from the requirement of securing an MDE/Army Corps license ONLY when the existing structure is performing at least 85% of the function it was originally designed to perform.

- To qualify for this exemption, currently dated photo documentation of the subject structure shall be submitted along with a site plan and a Talbot County zoning permit application.
- If, upon review, the functionality is in question, it will then be the applicant's responsibility to contact the Maryland Department of the Environment (MDE) to determine whether an MDE/Army Corps license will be required. If not required, the applicant shall obtain written authorization from MDE and submit it to the Talbot County Department of Permits & Inspections before a zoning permit can be approved.
- **The applicant is required to contact the Department of Permits and Inspections at 410-770-6840 for a final inspection upon completion of marine construction.**
- Construction must begin within nine months and be completed within eighteen months.