

PERMIT GUIDE

PIER



www.talbotcountymd.gov

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



The Office of Permits and Inspections
Talbot County, Maryland

Zoning Certificate

- A zoning certificate is required prior to construction of a pier in Talbot County. A zoning certificate application may be obtained from the Talbot County Office of Permits and Inspections located at 215 Bay Street, Suite 3, Easton, Maryland. Applications are accepted from 8:00 a.m. and 4:00 p.m. Monday – Friday. A fee is required for the permit. Each applicant is required to fill out the **entire** permit application and sign and date the bottom.
- The permit application must be accompanied by **two (2)** copies of a plot plan (a drawing of the property also referred to as a site plan). Must be drawn a standard scale (ex: 1"=10', 20', 30', 40', 50', 100') The plot plan shall show all property lines and dimensions, primary residence and location of other structures on property, the proposed location of the pier in relation to the property lines of the property, showing setbacks from property and lateral lines. County zoning regulations restrict the length of piers to the lesser of 150 feet channel ward or one-quarter of the distance across the water body. Outboard piling associated with the pier will be included in the overall length. The plot plan may be prepared by the applicant or the applicant's surveyor provided the drawing is accurate, legible and to scale. In addition to County requirements the applicant must also submit one copy of an approved Maryland Department of Environment Wetlands license and Army Corps of Engineering Permit for the pier.
- After a stakeout inspection is completed by a building inspector and approved, the zoning certificate will be issued.
- An applicant is required to contact the Office of Permits and Inspections at 410-770-6840 for a final inspection upon completion of the pier construction.
- Construction must begin within nine months and be completed within eighteen months.

- A Certificate of Completion will be issued only after the project has passed all required inspections.

This permit guide *may not* address all situations but is intended to provide general information for the permitting process.

Please contact the office of Planning & Zoning at 410-770-8030 for more information.