



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

BUILDING PERMIT No.: BR19-04-0242

Date of Application: 04/25/2019

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 108 MONROE MANOR RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804024567 <b>SUBDIVISION</b> CLOVERFIELDS <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 0.38 <b>TAX MAP</b> 0049 <b>GRID</b> 0000 <b>PARCEL</b> 0039 <b>SECTION</b> <b>BLOCK</b> G <b>LOT</b> 6 <b>ZONED</b> NC-15 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> TRYON, ANDREW 108 MONROE MANOR RD STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (410) 490-3337 <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> ACCESSORY STRUCTURE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$13,000.00		<b>FEES</b> <b>ZONING</b> \$55.00 <b>BOCA FEE</b> \$96.00		
<b>CONTRACTORS</b>	<b>NAME</b>	<b>LICENSE #</b>	<b>PHONE#</b>	<b>PERMIT#</b>
MHIC	DESHIELDS CONSTRUCTION	96773		
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 40' X 30' DETACHED GARAGE.				
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME		
<b>UNFIN. BASEMENT:</b> 0	<b>FIN BASEMENT:</b> 0	<b># BEDROOMS:</b>	<b># BATHROOMS:</b>	
<b>FIRST FLOOR:</b> 0	<b>SECOND FLOOR:</b> 0	<b>ROAD TYPE:</b> COUNTY	<b>SPRINKLER:</b> NO	
<b>THIRD FLOOR:</b> 0	<b>FOURTH FLOOR:</b> 0	<b>WATER TYPE:</b> PUBLIC	<b>SEWER TYPE:</b> PUBLIC	
<b>GARAGE:</b> 1,200	<b>CARPOR:</b> 0	<b>HEATING SYSTEM:</b> NONE	<b>CENTRAL AIR:</b> NO	
<b>DECK:</b> 0	<b>PORCH:</b> 0	<b>FIREPLACE:</b> NONE		
<b>OTHER:</b> 0				
<b>TOTAL FLOOR AREA:</b>				

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:**  
 ANY PROPOSED DRIVEWAY TO MONROE MANOR RD MAY CONFLICT WITH SEWER LATERAL. SEWER LINE REQUIRES 3' OF COVER IN TRAFFIC AREAS SUCH AS A DRIVEWAY. ANY PROPOSED SEWER WATER CONNECTION MAY REQUIRE ALLOCATION, PERMIT & INSPECTION. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. INSTALL 6 INCH PIPE PER APPROVED PLAN. EXISTING SHED MUST BE REMOVED PRIOR TO CERTIFICATE OF OCCUPANCY. 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. ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 60% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING ASSOCIATION REVIEW APPROVAL - NO RESPONSE.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE	
FRONT	FT	FRONT	FT
SIDE	3 FT	SIDE	FT
REAR	3 FT	REAR	FT
SIDE STREET	35 FT	SIDE STREET	FT
MAX. HGHT	20 FT	MAX. HGHT	FT

**APPROVALS:**

BUILDING	RAC	05/10/2019	FLOODPLAIN ZONE	N/A
ZONING	HLV	05/10/2019	PLUMBING	N/A
SEDIMENT		N/A	ENV. HEALTH	JEN 05/10/2019
PUB. SEWER		N/A	HISTORIC	N/A
S.W. MGT.	JH	06/06/2019	SHA	N/A
ENTRANCE		N/A	MECHANICAL	N/A
FIRE MARSHAL		N/A	ELECTRICAL	N/A
BACKFLOW		N/A	FOOD SERVICE	N/A

DATE APPROVED:

6-10-19

ADMINISTRATOR APPROVAL:

*Kieran J. Swinson*



Queen Anne's County  
 Department of Planning and Zoning  
 110 Vincit St, Suite 104  
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ZONING CERTIFICATE #: Z19-05-0147

Date of Application: 05/31/2019

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804117220	1614 POSTAL RD	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	FREW, WILLIAM	TAX MAP 0057	BLOCK	PARCEL 0382
OWNER ADDRESS:	1614 POSTAL RD CHESTER, MD 21619	LOT 9	SECTION	ZONED TC
HOME PHONE:		CRITICAL AREA NO		ACREAGE 0.31
		SUBDIVISION		
		BUILDING VALUE \$1,600.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$55.00
ADDRESS:	FM FEE:
PHONE:	ELECTRICAL PERMIT #: N/A
EXISTING USE: RESIDENCE	PLUMBING PERMIT #: N/A
MINIMUM YARD REQUIREMENTS:	GAS PERMIT #: N/A
FRONT: FT	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
SIDE: 3 FT	PROPOSED USE: ACCESSORY STRUCTURE <200SF
REAR: 3 FT	
SIDE STREET: FT	
HEIGHT: 20 FT	
WORK DESCRIPTION: CONSTRUCT 11'6 X 16' SHED.	

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	06/05/2019 JEN
SANITARY DEPT	06/04/2019 JH
ZONING	06/04/2019 HLK

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: TREE REMOVAL NOT PERMITTED IN FOREST PROTECTION AREA.  
 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.  
 ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 60% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING.

ADMINISTRATOR APPROVAL: Karen Johnson DATE APPROVED: 6-10-19

ORIGINAL



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ZONING CERTIFICATE #: Z19-05-0146

Date of Application: 05/31/2019

**ZONING CERTIFICATE**

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1804117220	1614 POSTAL RD	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	FREW, WILLIAM	TAX MAP 0057	BLOCK	PARCEL 0382
OWNER ADDRESS:	1614 POSTAL RD CHESTER, MD 21619	LOT 9	SECTION	ZONED TC
HOME PHONE:		CRITICAL AREA NO		ACREAGE 0.31
		SUBDIVISION		
		BUILDING VALUE \$100.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$55.00      FM FEE:
ADDRESS:	ELECTRICAL PERMIT #: N/A
PHONE:	PLUMBING PERMIT #: N/A
	GAS PERMIT #: N/A
EXISTING USE: RESIDENCE	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
MINIMUM YARD REQUIREMENTS:	PROPOSED USE: ACCESSORY STRUCTURE <200SF
FRONT: FT      SIDE: 3 FT      REAR: 3 FT      SIDE STREET: FT      HEIGHT: 20 FT	
WORK DESCRIPTION: CONSTRUCT 7' X 7' SHED.	

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	06/07/2019 <i>JEN</i>
SANITARY DEPT	06/04/2019 <i>JH</i>
ZONING	06/04/2019 <i>HLW</i>

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ADMINISTRATOR APPROVAL: *Karen J. Simpson*      DATE APPROVED: *6-10-19*

ORIGINAL

