



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

ZONING CERTIFICATE #: Z19-10-0308

Date of Application: 10/29/2019

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804125298	171 CHESTERVIEW FARM LN	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	HILL, GEORGE	TAX MAP 0049	BLOCK	PARCEL 0005
OWNER ADDRESS:	171 CHESTERVIEW FARM LN STEVENSVILLE, MD 21666	LOT	SECTION	ZONED SMPD
HOME PHONE:	(443) 249-5332	CRITICAL AREA YES		ACREAGE 3.60
		SUBDIVISION		
		BUILDING VALUE \$5,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

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	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE: RESIDENCE		PROPOSED USE: ACCESSORY STRUCTURE <200SF	
MINIMUM YARD REQUIREMENTS:			
FRONT: 35 FT	SIDE: 3 FT	REAR: 100 FT	HEIGHT: 40 FT
SIDE STREET: FT			
WORK DESCRIPTION: INSTALL 10' X 18' SHED.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	11/06/2019 JPW
ZONING	11/04/2019 HW

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 ESTABLISHMENT PLAN.
 ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 80% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING.
 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.

ADMINISTRATOR APPROVAL: *Karen J. Swanson* DATE APPROVED: 11-13-19

ORIGINAL



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

BUILDING PERMIT No.: BR19-10-0610

Date of Application: 10/03/2019

BUILDING PERMIT

BUILDING LOCATION 340 QUEEN ANNE RD STEVENSVILLE TAX ACCOUNT 1804067878 SUBDIVISION KENT ISLAND ESTATES CRITICAL AREA YES ACREAGE 0.32 TAX MAP 0070 GRID 0000 PARCEL 0100 SECTION 1 BLOCK A LOT 21 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: GLACKEN, JOHN 340 QUEEN ANNE RD STEVENSVILLE, MD 21666 HOME PHONE: (301) 520-4483 APPLICANT: 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 \$4,500.00		FEES BOCA FEE \$35.00 ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: REMOVE EXISTING WOOD DECK AND CONSTRUCT NEW 5' X 16'6 2ND STORY WOOD DECK IN SAME LOCATION AT FRONT OF EXISTING RESIDENCE.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: 0 FIRST FLOOR: 0 THIRD FLOOR: 0 GARAGE: 0 DECK: 80 OTHER: 0 TOTAL FLOOR AREA: 80	FIN BASEMENT: 0 SECOND FLOOR: 0 FOURTH FLOOR: 0 CARPOR: 0 PORCH: 0	# BEDROOMS: ROAD TYPE: COUNTY WATER TYPE: PRIVATE HEATING SYSTEM: NONE FIREPLACE: NONE	# BATHROOMS: SPRINKLER: NO SEWER TYPE: PRIVATE CENTRAL AIR: NO

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:
 FLOOD ZONE: VE6. ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 9 FEET. NON-SUBSTANTIAL IMPROVEMENT OF 2%.
 3% TOTAL IMPROVEMENTS TO DATE. 46% IMPROVEMENTS REMAINING.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE	
FRONT	FT	FRONT	35 FT
SIDE	FT	SIDE	15/35 F
REAR	FT	REAR	50 FT
SIDE STREET	FT	SIDE STREET	FT
MAX. HGHT	FT	MAX. HGHT	40 FT

APPROVALS:

BUILDING	<i>PAC</i>	10/11/2019	FLOODPLAIN ZONE	<i>JK</i>	10/24/2019
ZONING	<i>HLV</i>	10/16/2019	PLUMBING		N/A
SEDIMENT		N/A	ENV. HEALTH	<i>JFW</i>	11/08/2019
PUB. SEWER	<i>LG</i>	10/17/19	HISTORIC		N/A
S.W. MGT.		N/A	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: 11-13-19

ADMINISTRATOR APPROVAL: *Ryan J. Swanson*