



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

ZONING CERTIFICATE #: Z18-09-0054

Date of Application: 09/18/2018

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804048334	460 MAIN ST	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CHESAPEAKE VILLAGE CENTER	TAX MAP 0056	BLOCK	PARCEL 0071
OWNER ADDRESS:	PO BOX 144 CHESTER, MD 21619	LOT	SECTION	ZONED UC
HOME PHONE:		CRITICAL AREA NO		ACREAGE 2.20
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	PERET & MOY THERAPY ASSOCIATES	ZONING FEE: \$130.00	FM FEE: \$100.00
ADDRESS:	460 Main St STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #: N/A	
PHONE:		PLUMBING PERMIT #: N/A	
		GAS PERMIT #: N/A	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	COMMERCIAL	PROPOSED USE: USE PERMIT	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	HEIGHT: FT
WORK DESCRIPTION: USE PERMIT FOR "PERET & MOY THERAPY ASSOCIATES" 2500 SQ FT 6 EMPLOYEES			

AGENCY APPROVALS:

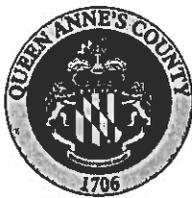
Name	Completed Date
ENV. HEALTH	10/03/2018 <i>JEN</i>
FIRE MARSHAL	12/17/2019 <i>GJ</i>
SANITARY DEPT	10/05/2018 <i>JH</i>
ZONING	10/02/2018 <i>HLV</i>

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:

FINAL INSPECTION BY FIRE MARSHAL APPROVED 05/31/19.

ADMINISTRATOR APPROVAL: *Marion G. Swinson* DATE APPROVED: *12-18-19*



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

ZONING CERTIFICATE #: Z18-09-0070

Date of Application: 09/28/2018

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804048334	460 MAIN ST	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CHESAPEAKE VILLAGE CENTER	TAX MAP 0056	BLOCK	PARCEL 0071
OWNER ADDRESS:	PO BOX 144 CHESTER, MD 21619	LOT	SECTION	ZONED UC
HOME PHONE:		CRITICAL AREA NO		ACREAGE 2.20
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	DEBRA KELLY	ZONING FEE: \$130.00	FM FEE: \$100.00
ADDRESS:	304 Prospect Bay Dr E GRASONVILLE, MD 21638	ELECTRICAL PERMIT #: N/A	
PHONE:	(410) 991-0578	PLUMBING PERMIT #: N/A	
		GAS PERMIT #: N/A	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	VACANT UNIT	PROPOSED USE:	USE PERMIT
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: USE PERMIT FOR "KENT ISLAND YOGA & WELLNESS, LLC"			
900 SQ FT			
0 EMPLOYEES			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	10/04/2018 JEN
FIRE MARSHAL	05/31/2019 GJ
SANITARY DEPT	08/13/2019 JH
ZONING	10/05/2018 HLW

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:

FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.
 Swr lateral conflict possible

ADMINISTRATOR APPROVAL: *Vivian J. Sunson* DATE APPROVED: 12-18-19



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

ZONING CERTIFICATE #: Z18-09-0057

Date of Application: 09/19/2018

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804048334	460 MAIN ST	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CHESAPEAKE VILLAGE CENTER	TAX MAP 0056	BLOCK	PARCEL 0071
OWNER ADDRESS:	PO BOX 144 CHESTER, MD 21619	LOT	SECTION	ZONED UC
HOME PHONE:		CRITICAL AREA NO		ACREAGE 2.20
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	LURIE MASTROBERTI	ZONING FEE: \$130.00	FM FEE: \$100.00
ADDRESS:	460 Main St STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #: N/A	
PHONE:	(410) 507-7998	PLUMBING PERMIT #: N/A	
		GAS PERMIT #: N/A	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	VACANT UNIT	PROPOSED USE: USE PERMIT	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: USE PERMIT FOR GIFT SHOP "HALF FULL" 980 SQ FT 2 EMPLOYEES			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	10/01/2018 JEN
FIRE MARSHAL	05/31/2019 GJ
SANITARY DEPT	10/05/2018 JH
ZONING	10/03/2018 HLW

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:

FINAL FIELD INSPECTION BY FIRE MARSHAL APPROVED 5/31/19.

ADMINISTRATOR APPROVAL: *Vivian J. Sumner* DATE APPROVED: 12-12-19



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

BUILDING PERMIT No.: BR19-11-0709

Date of Application: 11/13/2019

BUILDING PERMIT

BUILDING LOCATION 220 JARMAN BRANCH DR CENTREVILLE TAX ACCOUNT 1806007406 SUBDIVISION JARMAN BRANCH ESTATES CRITICAL AREA NO ACREAGE 0.882 TAX MAP 0054 GRID 0006 PARCEL 0012 SECTION BLOCK LOT 33 ZONED AG FRONTAGE DEPTH		PROPERTY OWNERS: MITCHELL JR, KENNETH 220 JARMAN BRANCH DR CENTREVILLE, MD 21617 HOME PHONE: (240) 687-6692 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE ACCESSORY STRUCTURE REVISED PROPOSED USE CONSTRUCTION VALUE \$9,600.00		FEES BOCA FEE \$102.40 ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# MHIC DIAMOND STATE POLE BUILDING MHIC#103938 (302) 387-1710			
DESCRIPTION OF WORK: CONSTRUCT 24' X 40' POLE BUILDING WITH 8' X 40' LEAN-TO.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: 0 FIRST FLOOR: 0 THIRD FLOOR: 0 GARAGE: 960 DECK: 0 OTHER: 0 TOTAL FLOOR AREA: 1,280	FIN BASEMENT: 0 SECOND FLOOR: 0 FOURTH FLOOR: 0 CARPORT: 0 PORCH: 320	# 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:
 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. EXISTING 10' X 12' 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.

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	FT	SIDE STREET	FT
MAX. HGHT	20 FT	MAX. HGHT	FT

APPROVALS:

BUILDING	RAC	11/25/2019	FLOODPLAIN ZONE	N/A
ZONING	KS	12/03/2019	PLUMBING	N/A
SEDIMENT		N/A	ENV. HEALTH	CS
PUB. SEWER		N/A	HISTORIC	N/A
S.W. MGT.	JK	12/16/2019	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: 12-18-19

ADMINISTRATOR APPROVAL: Ryan J. Swinson



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

BUILDING PERMIT No.: BR19-08-0527

Date of Application: 09/12/2019

BUILDING PERMIT

BUILDING LOCATION 7810 ROMANCOKE RD STEVENSVILLE TAX ACCOUNT 1804043367 SUBDIVISION KENT ISLAND ESTATES CRITICAL AREA NO ACREAGE 0.174 TAX MAP 0070 GRID 0000 PARCEL 0079 SECTION 3 BLOCK D LOT 4 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: CROWN HOMES LLC 17435 MILL BRANCH PL BOWIE, MD 20716 HOME PHONE: (301) 464-7660 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																					
EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$125,000.00		FEES <table border="0"> <tr> <td>BOCA FEE</td> <td>\$191.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>ELECT. PERMIT</td> <td>\$185.00</td> </tr> <tr> <td>FIRE DIST 9</td> <td>\$676.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>SCHOOLS</td> <td>\$5,928.00</td> <td>PARKS & REC</td> <td>\$650.00</td> </tr> </table>		BOCA FEE	\$191.00	ELECT. ADMIN.	\$10.00	MHB FEE	\$50.00	ELECT. PERMIT	\$185.00	FIRE DIST 9	\$676.00	SINGLE LOT	\$55.00	SPRINKLER	\$150.00	ZONING	\$55.00	SCHOOLS	\$5,928.00	PARKS & REC	\$650.00
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SCHOOLS	\$5,928.00	PARKS & REC	\$650.00																				
CONTRACTORS		LICENSE # PHONE# PERMIT#																					
MHBR	CROWN HOMES LLC 17435 MILL BRANCH PL, BOWIE, MD 20716	MHBL 7649	(301) 464-7660																				
HVAC	WILLIAM H METCALFE & SONS	HM#105	(301) 868-6330	H98619																			
PLUMBER	JW SHEPHERD INC	PR#154	(410) 827-6778	P97919																			
SPRINKLER	FAMILY FIRE PROTECTION SERV.	MSC-#187	(301) 390-3500	BF980-19																			
ELECTRICIAN	C & R ELECTRIC	E-#732	(410) 760-4224	ER27665																			
DESCRIPTION OF WORK: CONSTRUCT 1-STORY SFD 60'2 X 28'8 OVERALL INCLUDING 6' X 14' FRONT PORCH AND 8' X 18'6 SCREENED PORCH.																							
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																					
UNFIN. BASEMENT: 0	FIN BASEMENT: 0	# BEDROOMS: 3	# BATHROOMS: 2																				
FIRST FLOOR: 1,300	SECOND FLOOR: 0	ROAD TYPE: COUNTY	SPRINKLER: YES																				
THIRD FLOOR: 0	FOURTH FLOOR: 0	WATER TYPE PRIVATE	SEWER TYPE PUBLIC																				
GARAGE: 0	CARPOR: 0	HEATING SYSTEM: HEAT P	CENTRAL AIR: YES																				
DECK: 0	PORCH: 232	FIREPLACE: GAS																					
OTHER: 0																							
TOTAL FLOOR AREA: 1,532																							

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:

DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. DOWNSPOUTS MUST SHEETFLOW 60' PER SITE SKETCH, DRIVEWAY SHEETFLOW MUST EQUAL WIDTH. DO NOT OVERLAP DISCONNECTS. QUEEN ANNE'S COUNTY FIRE MARSHAL: THIS PERMIT IS APPROVED SUBJECT TO THE ENCLOSED STATED COMMENTS. NO INSPECTION WILL BE COMPLETED UNLESS APPROVED STAMPED PLANS AND COMMENTS ARE ON SITE. FOR INFORMATION OR TO ARRANGE AN INSPECTION CALL 410-758-4500 EXT. 1144. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. THE SCHOOL, FIRE, AND PARK LAND IMPACT FEES OF \$7,254.00 HAVE BEEN DEFERRED. NO TEMPORARY OR FINAL OCCUPANCY CERTIFICATE WILL BE ISSUED UNTIL FEES HAVE BEEN PAID.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE	
FRONT	FT	FRONT	25 FT
SIDE	FT	SIDE	3/18 FT
REAR	FT	REAR	35 FT
SIDE STREET	FT	SIDE STREET	FT
MAX. HGHT	FT	MAX. HGHT	40 FT

APPROVALS:

BUILDING	RAC	09/13/2019	FLOODPLAIN ZONE	JK	09/19/2019
ZONING	HV	10/10/2019	PLUMBING	CC	12/16/19
SEDIMENT	DS	12/03/2019	ENV. HEALTH	JPW	12/06/2019
PUB. SEWER	LG	12/13/19	HISTORIC		N/A
S.W. MGT.	JK	11/26/2019	SHA		12/11/2019
ENTRANCE	BL	09/17/2019	MECHANICAL	CC	12/16/19
FIRE MARSHAL	JM	11/26/2019	ELECTRICAL		10/16/2019
BACKFLOW	CC	12/16/19	FOOD SERVICE		N/A

DATE APPROVED: 12-17-19

ADMINISTRATOR APPROVAL: *Ryan J. Swanson*