







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

ZONING CERTIFICATE #: Z20-06-0247

Date of Application: 06/29/2020

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805004446	1421 JOHN BROWN RD	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	DENNIS, WILLIS	TAX MAP 0052	BLOCK	PARCEL 0059
		LOT 9	SECTION	ZONED NC-1
OWNER ADDRESS:	1421 JOHN BROWN RD QUEENSTOWN, MD 21658	CRITICAL AREA NO		ACREAGE 1.00
HOME PHONE:		SUBDIVISION JOHN BROWN ROAD LOTS		
		BUILDING VALUE \$4,200.00		
		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: FT	SIDE: 3 FT      REAR: 3 FT      SIDE STREET: FT      HEIGHT: 20 FT
WORK DESCRIPTION: INSTALL 12' X 16' SHED.	

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	07/02/2020 <i>GJH</i>
S.W. MGT.	07/15/2020 <i>JK</i>
ZONING	07/02/2020 <i>KS</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:**

ANY ELECTRICAL WORK ADDED TO THIS STRUCTURE WILL REQUIRE AN APPROVED QUEEN ANNE'S COUNTY ELECTRICAL PERMIT AND 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.  
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

ADMINISTRATOR APPROVAL: *Van G Swain*      DATE APPROVED: *7-20-2020*