



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

ZONING CERTIFICATE #: Z21-08-0403

Date of Application: 08/05/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804010809	353 DORCHESTER RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	BROUSE, TIMOTHY	TAX MAP 0070	BLOCK D	PARCEL 0103
		LOT 27	SECTION 1	ZONED NC-20
OWNER ADDRESS:	353 DORCHESTER RD STEVENSVILLE, MD 21228	CRITICAL AREA YES		ACREAGE 0.50
HOME PHONE:	(410) 504-2020	SUBDIVISION KENT ISLAND ESTATES		
		BUILDING VALUE \$30,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	SUNRISE PREMIERE POOL BUILDERS	ZONING FEE: \$75.00	FM FEE:	
ADDRESS:	1517 Ritchie Hwy STE 103 ARNOLD, MD 21012	ELECTRICAL PERMIT #: ER-28869		
PHONE:	(877) 349-7665	PLUMBING PERMIT #:		
		GAS PERMIT #:		
		STAKED?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	RESIDENCE	PROPOSED USE: POOL/SPA		
MINIMUM YARD REQUIREMENTS:				
FRONT:	35 FT	SIDE:	3 FT	REAR: 100 FT
		SIDE STREET:	FT	HEIGHT: FT
WORK DESCRIPTION: INSTALL 37' X 19' INGROUND CONCRETE POOL WITH 600 SQ.FT. PATIO				

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	08/06/2021 LAWSON E-638
ENV. HEALTH	09/09/2021 JFW
S.W. MGT.	09/03/2021 JK
SKI	09/14/2021 LG
ZONING	10/26/2021 HLV

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:
SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN
OWNER MUST PLANT (8) 4'-6" TALL CONTAINER GROWN NATIVE TREES WITHIN 45 DAYS CALL 410-758-4088 FOR INSPECTION
EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.

ADMINISTRATOR APPROVAL: *Vivian J. Sunson* DATE APPROVED: 11-18-21



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ZONING CERTIFICATE #: Z21-09-0479

Date of Application: 09/28/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804120604	133 HENRY STOUPE WAY	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MARY C MCGOLDRICK MCGOLDRICK, PETER	TAX MAP 0057	BLOCK	PARCEL 0045
OWNER ADDRESS:	133 HENRY STOUPE WAY CHESTER, MD 21619	LOT 188	SECTION	ZONED CMPD
HOME PHONE:		CRITICAL AREA NO		ACREAGE 0.22
		SUBDIVISION GIBSON'S GRANT		
		BUILDING VALUE \$30,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	KAREN ROWLEY	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	1571 Ritchie Hwy ARNOLD, MD 21012	ELECTRICAL PERMIT #: ER-29031	
PHONE:	(301) 490-1919	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENTIAL	PROPOSED USE: POOL/SPA	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 3 FT	REAR: 3 FT	SIDE STREET: FT 10 HEIGHT: FT
WORK DESCRIPTION: INSTALL 38' X 19' IN GROUND CONCRETE POOL WITH 700 SQFT PATIO.			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	09/28/2021 LAWSON E-638
ENV. HEALTH	10/07/2021 JEN
S.W MGT.	10/28/2021 JK
ZONING	11/08/2021 HLV

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:

DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Karen J. Swinson* DATE APPROVED: 11-18-21



Queen Anne's County
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 410-758-4088

ZONING CERTIFICATE #: Z21-07-0365

Date of Application: 07/16/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802015846	512 KENNERSLEY FARM LN	CHURCH HILL

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	WALSH, DANIEL	TAX MAP 0022	BLOCK	PARCEL 0176
OWNER ADDRESS:	512 KENNERSLEY FARM LN CHURCH HILL, MD 21623	LOT 1	SECTION	ZONED NC-5
HOME PHONE:	(410) 591-3925	CRITICAL AREA YES		ACREAGE 5.08
		SUBDIVISION KENNERSLEY		
		BUILDING VALUE \$100,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	INNOVATION FABRICATION, INC	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	Sabrina Way BLDG 4-11 HEADINGLY 0A7	ELECTRICAL PERMIT #: ER-29108	
PHONE:	(833) 743-222	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE: RESIDENTIAL		PROPOSED USE: POOL/SPA	
MINIMUM YARD REQUIREMENTS:			
FRONT: 35 FT	SIDE: 3 FT	REAR: 100 FT	HEIGHT: FT
WORK DESCRIPTION: INSTALL A 40' X 8' STEEL POOL, 5' WILL BE UNDER GROUND AND 3' ABOVE GROUND.			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	10/20/2021 PINDER E-1276
ENV HEALTH	10/14/2021 CS
S.W. MGT.	10/29/2021 JK
ZONING	10/12/2021 KS

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Conditions:
 MUST COMPLY WITH APPROVED BUFFER ESTABLISHMENT PLAN. PLEASE CALL WHEN PLANTED 410-758-4088
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.

ADMINISTRATOR APPROVAL: *Mary J. Swanson* DATE APPROVED: 11-18-21



Queen Anne's County
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BUILDING PERMIT No.: BR19-11-0740

Date of Application: 11/27/2019

BUILDING PERMIT

BUILDING LOCATION 113 CHESTNUT RD STEVENSVILLE TAX ACCOUNT 1804042182 SUBDIVISION CHESAPEAKE ESTATES CRITICAL AREA YES ACREAGE 0.761 TAX MAP 0063 GRID 0013 PARCEL 0098 SECTION BLOCK D LOT 8 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: MOSSCROP, JOHN 113 CHESTNUT RD STEVENSVILLE, MD 21666 HOME PHONE: (202) 345-5026 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 \$80,000.00		FEES ZONING \$55.00 ELECT. PERMIT \$95.00 PERMIT \$55.00 ELECT. ADMIN. \$10.00 REVISION FEE BOCA FEE \$213.44	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000 ELECTRICIAN BOWLING ELECTRIC E-#1116 (410) 604-3077 ER-28177			
DESCRIPTION OF WORK: 2 STORY ADDITION OF AN ATTACHED GARAGE WITH 24'X40' & 32'X20' SECTIONS. 2ND FLOOR TO INCLUDE 24'X32' UNFINISHED STORAGE AND 20'X24' ATTIC.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: 0 FIN BASEMENT: 0 FIRST FLOOR: 0 SECOND FLOOR: 1248 THIRD FLOOR: FOURTH FLOOR: 0 GARAGE: 1,440 CARPOR: 0 DECK: 0 PORCH: 0 OTHER: TOTAL FLOOR AREA: 2,668		# BEDROOMS: # BATHROOMS: ROAD TYPE: COUNTY SPRINKLER: NO WATER TYPE: PRIVATE SEWER TYPE: PRIVATE HEATING SYSTEM: NONE CENTRAL AIR: NO FIREPLACE: NONE	

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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. OWNER MUST PLANT (5) 4'-6-TALL CONTAINER GROWN NATIVE TREES PRIOR TO CERTIFICATE OF OCCUPANCY.

OFFICE USE ONLY

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

APPROVALS:				
BUILDING	PAC	10/21/2021	FLOODPLAIN ZONE	N/A
ZONING	HLW	10/21/2021	PLUMBING	N/A
SEDIMENT		N/A	ENV. HEALTH	JFW 11/02/2021
PUB. SEWER		N/A	HISTORIC	N/A
S.W. MGT.		N/A	SHA	N/A
ENTRANCE		N/A	MECHANICAL	N/A
FIRE MARSHAL		N/A	ELECTRICAL	06/03/2020
BACKFLOW		N/A	FOOD SERVICE	N/A

DATE APPROVED: 11-18-21

ADMINISTRATOR APPROVAL: [Signature]



Queen Anne's County
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BUILDING PERMIT No.: BR21-09-0757
 Date of Application: 09/15/2021

BUILDING PERMIT

BUILDING LOCATION 120 COLLIER RD GRASONVILLE			PROPERTY OWNERS: MID ATLANTIC SVCS LLC 120 COLLIER RD GRASONVILLE, MD 21638		
TAX ACCOUNT 1805009375			HOME PHONE: (410) 200-8527		
SUBDIVISION			APPLICANT:		
CRITICAL AREA YES		ACREAGE 0.452			
TAX MAP 058H GRID 0012		PARCEL 0281			
SECTION BLOCK		LOT			
ZONED NC-20T FRONTAGE		DEPTH			
EXISTING USE RESIDENCE			FEES		
PROPOSED USE ADDITION TO RESIDENCE			ZONING \$55.00 BOCA FEE \$35.00		
REVISED PROPOSED USE			STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
CONSTRUCTION VALUE \$2,000.00			CONTRACTORS		
NAME		LICENSE #		PHONE#	
MHIC CASPER SORENSEN		37420		(443) 822-3407	
PERMIT#					
DESCRIPTION OF WORK: ADDITION OF OPEN COVERED PORCH 12' X 20'					
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)			CONSTRUCTION TYPE: WOOD FRAME		
UNFIN. BASEMENT:		FIN BASEMENT:		# BEDROOMS:	
FIRST FLOOR:		SECOND FLOOR:		# BATHROOMS:	
THIRD FLOOR:		FOURTH FLOOR:		ROAD TYPE:	
GARAGE:		CARPORT:		WATER TYPE PRIVATE	
DECK:		PORCH: 240		SEWER TYPE PUBLIC	
OTHER:		FIREPLACE:		HEATING SYSTEM:	
TOTAL FLOOR AREA: 240		CENTRAL AIR:		OTHER:	

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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 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. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

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

APPROVALS:

BUILDING <i>HP</i>	10/01/2021	FLOODPLAIN ZONE	N/A
ZONING <i>HW</i>	09/30/2021	PLUMBING	N/A
SEDIMENT	N/A	ENV. HEALTH <i>JEN</i>	10/01/2021
PUB. SEWER <i>BD</i>	11/01/2021	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: 11-18-21

ADMINISTRATOR APPROVAL: *Vivian J. Sullivan*



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ZONING CERTIFICATE #: Z21-09-0469

Date of Application: 09/21/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805029929	28 GREENWOOD SHLS	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KIERNAN, JUSTIN	TAX MAP 0072	BLOCK WEST	PARCEL 0110
OWNER ADDRESS:	28 GREENWOOD SHLS GRASONVILLE, MD 21638	LOT 217	SECTION 3	ZONED NC-1
HOME PHONE:	(410) 924-2410	CRITICAL AREA YES		ACREAGE 1.49
		SUBDIVISION PROSPECT PLANTATION		
		BUILDING VALUE \$30,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	RIVER VIEW POOLS	ZONING FEE: \$75.00	FM FEE:	
ADDRESS:	1107 Old Love Point Rd STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #: ER-29081		
PHONE:	(410) 340-4857	PLUMBING PERMIT #:		
		GAS PERMIT #:		
		STAKED?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	RESIDENCE	PROPOSED USE: POOL/SPA		
MINIMUM YARD REQUIREMENTS:				
FRONT:	35 FT	SIDE:	3 FT	REAR: 100 FT
		SIDE STREET:	FT	HEIGHT: FT
WORK DESCRIPTION: INSTALL 18' X 44' IN GROUND CONCRETE POOL. 800 SQFT WALKWAY AROUND POOL.				

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	10/08/2021 DAVIS E-606
ENV. HEALTH	11/04/2021 JEN
FLOODPLAIN ZONE	11/17/2021 JK
S.W. MGT.	11/17/2021 JK
ZONING	11/05/2021 HLV

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Conditions:
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: Vincent J. Stinson DATE APPROVED: 11-18-21



Queen Anne's County
 Department of Planning and Zoning
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 410-758-4088

ZONING CERTIFICATE #: Z20-10-0414

Date of Application: 10/01/2020

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804042182	113 CHESTNUT RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MOSSCROP, JOHN	TAX MAP 0063	BLOCK D	PARCEL 0098
OWNER ADDRESS:	113 CHESTNUT RD STEVENSVILLE, MD 21666	LOT 8	SECTION	ZONED NC-20
HOME PHONE:	(202) 345-5026	CRITICAL AREA YES		ACREAGE 0.77
		SUBDIVISION CHESAPEAKE ESTATES		
		BUILDING VALUE \$1,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	JOHN MOSSCROP	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	113 Chestnut Rd STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #: N/A	
PHONE:	(202) 345-5026	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: 35 FT HEIGHT: 20 FT
WORK DESCRIPTION: MOVE EXISTING 12' X 14' SHED TO NEW LOCATION.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	10/15/2020 JW
S.W. MGT.	12/04/2020 JK
ZONING	10/09/2020 HLV

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.

ADMINISTRATOR APPROVAL: *Walter J. Sunson* DATE APPROVED: 11-18-21