



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

ZONING CERTIFICATE #: Z22-01-0019

Date of Application: 01/11/2022

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804095774	206 LONG CREEK CT	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	READ, ANDREW	TAX MAP 0063	BLOCK	PARCEL 0190
		LOT 2A	SECTION	ZONED CS
OWNER ADDRESS:	206 LONG CREEK CT STEVENSVILLE, MD 21666	CRITICAL AREA YES		ACREAGE 5.64
HOME PHONE:	(410) 936-3546	SUBDIVISION		
		BUILDING VALUE \$40,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	KAREN ROWLEY	ZONING FEE: \$75.00	FM FEE:	
ADDRESS:	293 Southland Ct DUNKIRK, MD 20754	ELECTRICAL PERMIT #: ER-29317		
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:	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 39' X 18' INGROUND CONCRETE POOL WITH 700 SQFT PATIO.				

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	02/15/2022 LAWSON E-636
ENV. HEALTH	02/16/2022 JW
FLOODPLAIN ZONE	03/15/2022 JK
S.W. MGT.	03/15/2022 JK
ZONING	02/16/2022 JP

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 MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION.
 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: *Vivian J. Sunson* DATE APPROVED: 4-28-22



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		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

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ADMINISTRATOR APPROVAL: *Vivian J. Sumson* DATE APPROVED: *4-28-22*



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BUILDING PERMIT No.: BR22-02-0132

Date of Application: 02/18/2022

BUILDING PERMIT

BUILDING LOCATION 308 OXBOW DR STEVENSVILLE TAX ACCOUNT 1804072316 SUBDIVISION TOWER GARDENS CRITICAL AREA YES ACREAGE 1.05 TAX MAP 0076 GRID 0008 PARCEL 0014 SECTION BLOCK P LOT 5 ZONED NC-1 FRONTAGE DEPTH		PROPERTY OWNERS: CONNER, JANET CONNER, JAMES 308 OXBOW RD STEVENSVILLE, MD 21666 HOME PHONE: (252) 312-3013 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 \$35,000.00		FEES ZONING \$55.00 BOCA FEE \$96.00		
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#
OWNER	OWNER	QAC1000		
DESCRIPTION OF WORK: CONSTRUCT ONE STORY 40' X 30' DETACHED GARAGE.				
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)			CONSTRUCTION TYPE:	
UNFIN. BASEMENT:	FIN BASEMENT:	# BEDROOMS:	# BATHROOMS:	
FIRST FLOOR:	SECOND FLOOR:	ROAD TYPE:	SPRINKLER:	
THIRD FLOOR:	FOURTH FLOOR:	WATER TYPE PRIVATE	SEWER TYPE PRIVATE	
GARAGE: 1,200	CARPORT:	HEATING SYSTEM:	CENTRAL AIR:	
DECK:	PORCH:	FIREPLACE:		
OTHER:				
TOTAL FLOOR AREA: 1,200				

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. OWNER MUST PLANT (1) 4'-6'- TALL CONTAINER GROWN NATIVE TREES PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR INSPECTION 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.

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	04/08/2022	FLOODPLAIN ZONE	N/A
ZONING	03/09/2022	PLUMBING	N/A
SEDIMENT	N/A	ENV. HEALTH	03/09/2022
PUB. SEWER	03/10/2022	HISTORIC	N/A
S.W. MGT.	04/05/2022	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: 4-22-22

ADMINISTRATOR APPROVAL: *Karen J. Swinson*