



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

ZONING CERTIFICATE #: Z22-05-0188

Date of Application: 05/10/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804011819	1765 HARBOR DR	CHESTER

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: PLUMMER, TYLER	TAX MAP 0057    BLOCK D    PARCEL 0508
OWNER ADDRESS: 1765 HARBOR DR CHESTER, MD 21619	LOT 33P32    SECTION    ZONED NC-15
HOME PHONE: (443) 790-3575	CRITICAL AREA YES    ACREAGE 0.80
	SUBDIVISION HARBOR VIEW
	BUILDING VALUE \$21,000.00
	WATER TYPE PUBLIC    SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$55.00    FM FEE:
ADDRESS:	ELECTRICAL PERMIT #:
PHONE:	PLUMBING PERMIT #:
	GAS PERMIT #:
EXISTING USE: RESIDENCE	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
MINIMUM YARD REQUIREMENTS:	PROPOSED USE: PIER
FRONT: FT    SIDE: 6 FT    REAR: FT    SIDE STREET: FT    HEIGHT: FT	
WORK DESCRIPTION: REMOVE EXISTING PIER AND CONSTRUCT 60' X 6' PIER WITH 10' X 20' PLATFORM. TOTAL LENGTH OF PIER = 70'	

**AGENCY APPROVALS:**

Name: \_\_\_\_\_ Completed Date: 06/23/2022 JP  
 ZONING

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:**  
 A PIER CANNOT EXTEND INTO A BODY OF WATER A DISTANCE GREATER THAN 150 FT NOR CAN A PIER EXCEED ONE-QUARTER THE DISTANCE OF A WATERWAY. OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE OR FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER.  
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 WHEN PLANTED.  
 FLOOD ZONE: AE 5, FPE 7.0 FEET  
 NON SUBSTANTIAL IMPROVEMENT OF 32%. LESS THAN 18% REMAINING.  
 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: *Kieran J. Swanson*    DATE APPROVED: 7-1-22



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ZONING CERTIFICATE #: Z22-06-0226

Date of Application: 06/09/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804035232	400 WOODS POINT RD	CHESTER

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: GARCIA, ROBERTO	TAX MAP 0064    BLOCK    PARCEL 0001
OWNER ADDRESS: 400 WOODS POINT RD CHESTER, MD 21619	LOT    SECTION    ZONED CS
HOME PHONE:	CRITICAL AREA YES    ACREAGE 99.86
	SUBDIVISION
	BUILDING VALUE
	WATER TYPE PRIVATE    SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$55.00    FM FEE:
ADDRESS:	ELECTRICAL PERMIT #:
PHONE:	PLUMBING PERMIT #:
	GAS PERMIT #:
EXISTING USE: RESIDENCE/AGRICULTURE	STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
MINIMUM YARD REQUIREMENTS:	PROPOSED USE: PIER
FRONT: FT    SIDE: 6 FT    REAR: FT    SIDE STREET: FT    HEIGHT: FT	
WORK DESCRIPTION: REPLACE IN-KIND 200' X 5' SECTION OF EXISTING 380' PIER AND 16' X 16' PLATFORM. WORK TO BE COMPLETED BY WATER	

**AGENCY APPROVALS:**

Name: \_\_\_\_\_ Completed Date: 08/23/2022 JP  
 ZONING

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: *Kevin J. Swinson*    DATE APPROVED: 7-1-22



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ZONING CERTIFICATE #: Z22-06-0223

Date of Application: 06/08/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805052289	235 SLIPPERY HILL FARMS	QUEENSTOWN

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: VERBOS, JOSEPH & REBECCA	TAX MAP 059A BLOCK PARCEL 0226
OWNER ADDRESS: 235 SLIPPERY HILL FARMS QUEENSTOWN, MD 21658	LOT 3 SECTION ZONED CS
HOME PHONE: (240) 925-0501	CRITICAL AREA YES ACREAGE 4.43
	SUBDIVISION
	BUILDING VALUE \$10,000.00
	WATER TYPE PRIVATE SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME: LANE ENGINEERING LLC	ZONING FEE: \$55.00 FM FEE:
ADDRESS: 117 Bay St EASTON, MD 21601	ELECTRICAL PERMIT #:
PHONE: (410) 822-8003	PLUMBING PERMIT #:
	GAS PERMIT #:
EXISTING USE: RESIDENCE	STAKED? <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL
MINIMUM YARD REQUIREMENTS:	PROPOSED USE: PIER
FRONT: FT SIDE: 6 FT REAR: FT SIDE STREET: FT HEIGHT: FT	
WORK DESCRIPTION: CONSTRUCT 90' X 6' PIER WITH 10' X 20' PLATFORM AND 3 MOORING PILES. BOAT LIFT NOT BEING INSTALLED AT THIS TIME. TOTAL LENGTH OF PIER = 100'	

**AGENCY APPROVALS:**

Name Completed Date  
 ZONING 06/23/2022 CB

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**Conditions:**  
 A PIER CANNOT EXTEND INTO A BODY OF WATER A DISTANCE GREATER THAN 150 FT NOR CAN A PIER EXCEED ONE-QUARTER THE DISTANCE OF A WATERWAY. OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE OR FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER.  
 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.  
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 WHEN PLANTED.

ADMINISTRATOR APPROVAL: Maureen J. Stinson DATE APPROVED: 7-1-22



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ZONING CERTIFICATE #: Z22-04-0161

Date of Application: 04/21/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804047451	1169 SHOPPING CENTER RD	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: RIANN PROPERTIES LLC	TAX MAP 0057 BLOCK PARCEL 0446
OWNER ADDRESS: 30174 FOSKEY LN DELMAR, MD 21875	LOT SECTION ZONED TC
HOME PHONE: (410) 430-6134	CRITICAL AREA YES ACREAGE 2.31
	SUBDIVISION
	BUILDING VALUE \$67,000.00
	WATER TYPE PUBLIC SEWER TYPE PUBLIC

APPLICANT INFORMATION	PERMIT FEES
NAME: PASADENA SIGNS	ZONING FEE: \$55.00 FM FEE:
ADDRESS: 6300 Arundel Cove Ave BALTIMORE, MD 21226	ELECTRICAL PERMIT #: ez22-04-0161
PHONE: (410) 355-5400	PLUMBING PERMIT #:
	GAS PERMIT #:
	STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE: BREWERY	PROPOSED USE: FREESTANDING SIGN
MINIMUM YARD REQUIREMENTS:	
FRONT: FT SIDE: FT REAR: FT SIDE STREET: FT HEIGHT: FT	
WORK DESCRIPTION: INSTALL 8' X 12'3" FREE STANDING SIGN. SIGN READS "CULT CLASSIC" WITH 5' X 12' MESSAGE CENTER ON (2) 12' STEEL POLES. TOTAL SIGN AREA = 98SQFT. SIGN HEIGHT = 30'.	

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	06/24/2022 GAGLIANO E-000232-2022
ZONING	05/10/2022 JP

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**Conditions:**  
 ALL FREESTANDING SIGNS SHALL HAVE AN ARCHITECTURAL BASE OR A LANDSCAPED AREA CONSISTING OF LOW SHRUBS, ORNAMENTAL GRASSES OR SIMILAR VEGETATION AT THE BASE OF THE SIGN AT LEAST AS LONG AS THE SIGN FACE AREA & A MINIMUM OF 4TH IN WIDTH, A FREESTANDING SIGN MAY NOT CONSIST OF BARE POLES OR POST ENTERING THE GROUND. SECTION 18.1-81(C) [4]

ADMINISTRATOR APPROVAL: *Vincent G. Gagnano* DATE APPROVED: 7-1-22



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ZONING CERTIFICATE #: Z22-03-0103

Date of Application: 03/21/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805034256	240 QUARTER CREEK DR	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KAHOUN, JOHN	TAX MAP 0066	BLOCK	PARCEL 0094
OWNER ADDRESS:	240 QUARTER CREEK RD QUEENSTOWN, MD 21658	LOT 1	SECTION	ZONED NC-5
HOME PHONE:		CRITICAL AREA YES		ACREAGE 7.24
		SUBDIVISION CHESTON ON WYE		
		BUILDING VALUE \$75,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	COASTAL POOLS	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	6608 Ocean Gtwy QUEENSTOWN, MD 21658	ELECTRICAL PERMIT #: 22-03-0103	
PHONE:	(410) 827-0888	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" 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 36' INGROUND CONCRETE POOL WITH 650 SQFT PAVER PATIO.			

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	03/25/2022 CLOW E-155
ENV. HEALTH	03/23/2022 JEN
S.W. MGT.	04/04/2022 JK
ZONING	06/24/2022 JCB

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Conditions:
DO NOT INHIBIT EXISTING DRAINAGE PATTERNS
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: *Wang Simpson* DATE APPROVED: 7-1-22



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ZONING CERTIFICATE #: Z22-06-0222

Date of Application: 06/08/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1806002285	1905 RUTHSBURG RD	QUEEN ANNE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: MASON LEGACY LLC	TAX MAP 0054    BLOCK    PARCEL 0010
OWNER ADDRESS: 1905 RUTHSBURG RD QUEEN ANNE, MD 21658	LOT    SECTION    ZONED AG, NC-2
HOME PHONE: (410) 708-8597	CRITICAL AREA NO    ACREAGE 270.14
	SUBDIVISION
	BUILDING VALUE
	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: FARM	PROPOSED USE: TEMPORARY PRODUCE STAND
MINIMUM YARD REQUIREMENTS:	
FRONT: FT    SIDE: FT    REAR: FT	SIDE STREET: FT    HEIGHT: FT
WORK DESCRIPTION: PRODUCE STAND	

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	06/21/2022 JEN
ZONING	06/17/2022 JCB

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**Conditions:**  
 MUST COMPLY WITH SECTION 18:1-53 (A)-(D) SEE ATTACHED

ADMINISTRATOR APPROVAL: Vivian E. Sunson    DATE APPROVED: 7-1-22