



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

ZONING CERTIFICATE #: Z22-06-0259

Date of Application: 06/28/2022

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804073886	357 PIER ONE RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	BAY BRIDGE MARINA LLLP	TAX MAP 0056	BLOCK	PARCEL 0273
OWNER ADDRESS:	337 PIER ONE RD STEVENSVILLE, MD 21666	LOT 8	SECTION	ZONED NC-20, UC
HOME PHONE:	(410) 320-1969	CRITICAL AREA YES		ACREAGE 41.37
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	LISA TULL	ZONING FEE: \$55.00	FM FEE: \$100.00
ADDRESS:	905 Salisbury Way STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:	
PHONE:	(443) 988-3285	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:		PROPOSED USE: MOBILE FOOD TRUCK	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: MOBILE FOOD TRAILER "WATERMAN JOE COFFEE LLC"			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	07/08/2022 LA
FIRE MARSHAL	07/11/2022 JM
SANITARY DEPT	07/11/2022 JH
ZONING	07/08/2022 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: FOOD TRAILER MUST MAINTAIN 15 FT FROM MAIN BUILDING
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: *Karen J. Skunson* DATE APPROVED: 7-20-22



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

BUILDING PERMIT No.: BR22-06-0431

Date of Application: 06/08/2022

BUILDING PERMIT

BUILDING LOCATION 39 GREENWOOD SHLS GRASONVILLE TAX ACCOUNT 1805030838 SUBDIVISION CRITICAL AREA YES ACREAGE 1.07 TAX MAP 0072 GRID 0010 PARCEL 0110 SECTION 3 BLOCK WEST LOT 298 ZONED NC-1 FRONTAGE DEPTH		PROPERTY OWNERS: FURY, DANIEL 39 GREENWOOD SHLS GRASONVILLE, MD 21638 HOME PHONE: (410) 829-1541 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																					
EXISTING USE RESIDENCE PROPOSED USE RENOVATION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$9,000.00		FEES ELECT. ADMIN. \$10.00 ELECT. PERMIT \$65.00 RENOVATION \$63.00 ZONING \$55.00 PERMIT FEE																					
<table border="1"> <thead> <tr> <th>CONTRACTORS</th> <th>NAME</th> <th>LICENSE #</th> <th>PHONE#</th> <th>PERMIT#</th> </tr> </thead> <tbody> <tr> <td>MHIC</td> <td>VF BUILDERS LLC 208 MAPLE AVE, GREENSBORO, MD 21639</td> <td>MHIC-137877</td> <td>(410) 253-0807</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>MOTORHEAD ELECTRICAL SERVICES</td> <td>E-1001</td> <td>(410) 758-3067</td> <td>ER22-06-0431</td> </tr> <tr> <td>HVAC</td> <td>T MARK POTTER</td> <td>HR-109</td> <td>(410) 758-0569</td> <td>H-0921-22</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHIC	VF BUILDERS LLC 208 MAPLE AVE, GREENSBORO, MD 21639	MHIC-137877	(410) 253-0807		ELECTRICIAN	MOTORHEAD ELECTRICAL SERVICES	E-1001	(410) 758-3067	ER22-06-0431	HVAC	T MARK POTTER	HR-109	(410) 758-0569	H-0921-22
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																			
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HVAC	T MARK POTTER	HR-109	(410) 758-0569	H-0921-22																			
DESCRIPTION OF WORK: CONVERT EXISTING ATTACHED GARAGE SPACE INTO FINISHED LIVING AREA. REMOVE GARAGE DOOR AND INSTALL WINDOWS/WALL IN ITS PLACE, INSTALL NEW WINDOW IN BACK WALL, AND INSTALL NEW INSULATION AND DRYWALL.																							
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE:																					
UNFIN. BASEMENT: FIRST FLOOR: 494 THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA: 494	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE PUBLIC HEATING SYSTEM: HEAT P	# BATHROOMS: SPRINKLER: SEWER TYPE PUBLIC CENTRAL AIR: YES FIREPLACE:																				

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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE	
FRONT	FT	FRONT	FT
SIDE	FT	SIDE	FT
REAR	FT	REAR	FT
SIDE STREET	FT	SIDE STREET	FT
MAX. HGHT	FT	MAX. HGHT	FT

APPROVALS:

BUILDING	JAD	06/27/2022	FLOODPLAIN ZONE	N/A
ZONING	JCB	06/28/2022	PLUMBING	N/A
SEDIMENT		N/A	ENV. HEALTH	SEN 06/28/2022
PUB. SEWER	JH	06/28/2022	HISTORIC	N/A
S.W. MGT.		N/A	SHA	N/A
ENTRANCE		N/A	MECHANICAL	N/A
FIRE MARSHAL		N/A	ELECTRICAL	07/14/2022
BACKFLOW		N/A	FOOD SERVICE	N/A

DATE APPROVED: 7-20-22

ADMINISTRATOR APPROVAL: *Man J. Swinson*



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

BUILDING PERMIT No.: BR22-06-0492
 Date of Application: 06/30/2022

BUILDING PERMIT

BUILDING LOCATION 101 N LAKE DR STEVENSVILLE TAX ACCOUNT 1804071417 SUBDIVISION TOWER GARDENS CRITICAL AREA YES ACREAGE 0.94 TAX MAP 0076 GRID 0008 PARCEL 0014 SECTION BLOCK N LOT 1 ZONED NC-1 FRONTAGE DEPTH		PROPERTY OWNERS: 1626 CHERRY LLC 235 LIGHTHOUSE VIEW DR STEVENSVILLE, MD 21666 HOME PHONE: APPLICANT: CHAD MILLER 101 N Lake Dr STEVENSVILLE, MD 21666 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 \$12,000.00		FEES BOCA FEE \$35.00 ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: CONSTRUCT AN ADDITION TO EXISTING SFD OF A 12' X 32' DECK WITH GAPS			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA:	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE PRIVATE HEATING SYSTEM: FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE PRIVATE CENTRAL AIR:

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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:

MUST COMPLY WITH S21-04-0208. CALL 410-758-4098 WHEN PLANTED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE	
FRONT	FT	FRONT	35 FT
SIDE	FT	SIDE	20 FT
REAR	FT	REAR	50 FT
SIDE STREET	FT	SIDE STREET	35 FT
MAX. HGHT	FT	MAX. HGHT	40 FT

APPROVALS:

BUILDING	07/12/2022	FLOODPLAIN ZONE	N/A
ZONING	07/12/2022	PLUMBING	N/A
SEDIMENT	N/A	ENV. HEALTH	JFW 07/14/2022
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	N/A
BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 7-20-22

ADMINISTRATOR APPROVAL: *Kieran J. Skirson*



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

BUILDING PERMIT No.: BR22-06-0451
 Date of Application: 06/16/2022

BUILDING PERMIT

BUILDING LOCATION 65 PROSPECT BAY DR W GRASONVILLE TAX ACCOUNT 1805028493 SUBDIVISION PROSPECT PLANTATION CRITICAL AREA YES ACREAGE 1 TAX MAP 0072 GRID 0004 PARCEL 0109 SECTION 2 BLOCK WEST LOT 99 ZONED NC-1 FRONTAGE DEPTH		PROPERTY OWNERS: POCHRON, JAMES & TRACEY 65 W PROSPECT BAY DR GRASONVILLE, MD 21638 HOME PHONE: (410) 827-0888 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 \$30,000.00		FEES BOCA FEE \$58.40 ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# MHIC GMC CONTRACTORS 51532			
DESCRIPTION OF WORK: CONSTRUCT ADDITION TO EXISTING SFD OF 54' X 40' OPEN DECK AROUND EXISTING POOL			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: 730 OTHER: TOTAL FLOOR AREA: 730	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE PUBLIC HEATING SYSTEM: FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE PUBLIC CENTRAL AIR:

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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:
 BUFFER MODIFIED. 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 20 FT
REAR FT	REAR 100 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

APPROVAL	DATE	OFFICE USE ONLY
BUILDING <i>JH</i>	06/30/2022	FLOODPLAIN ZONE N/A
ZONING <i>CP</i>	06/30/2022	PLUMBING N/A
SEDIMENT	N/A	ENV. HEALTH <i>JEN</i> 07/07/2022
PUB SEWER <i>JH</i>	07/11/2022	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: 7-20-22

ADMINISTRATOR APPROVAL: *Walter J. Simpson*