



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

ZONING CERTIFICATE #: Z23-03-0110

Date of Application: 03/28/2023

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805035694	300 COUNTRY LN	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	NORFOLK, DENISE	TAX MAP 0072	BLOCK	PARCEL 0130
OWNER ADDRESS:	300 COUNTRY LN GRASONVILLE, MD 21638	LOT 1	SECTION	ZONED NC-1
HOME PHONE:		CRITICAL AREA YES		ACREAGE 3.03
		SUBDIVISION		
		BUILDING VALUE \$80,000.00		
		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		
PHONE:	(410) 827-0888		

EXISTING USE: RESIDENCE	PROPOSED USE: POOL/SPA
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MINIMUM YARD REQUIREMENTS:				
FRONT: 35 FT	SIDE: 3 FT	REAR: 100 FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: INSTALL 570 SQFT IRREGULAR SHAPED INGROUND CONCRETE POOL WITH 400 SQFT PATIO.

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	04/18/2023 CLOWE-155
ENV. HEALTH	04/06/2023 GJH
S.W. MGT.	04/12/2023 KN
ZONING	04/12/2023 MO

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 PER ENVIRONMENTAL HEALTH, POOL MUST BE 15 FEET FROM EXISTING WELL, GJH.  
 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: *Manjiv Suresh* DATE APPROVED: 4-18-23





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

BUILDING PERMIT No.: BR23-03-0172

Date of Application: 03/15/2023

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 120 TOUHEY DR STEVENSVILLE  <b>TAX ACCOUNT</b> 1804000773 <b>SUBDIVISION</b> ROMANCOKE ON THE BAY <b>CRITICAL AREA NO</b> <b>ACREAGE</b> 0.47 <b>TAX MAP</b> 0076 <b>GRID</b> 0000 <b>PARCEL</b> 0068 <b>SECTION</b> <b>BLOCK</b> S <b>LOT</b> 5 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> ANDREWS, ANTHONY 152 LONG DR QUEENSTOWN, MD 21658  <b>HOME PHONE:</b> (410) 490-0427 <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> SINGLE FAMILY DWELLING  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$200,000.00		<b>FEES</b> <table border="0"> <tr> <td><b>BOCA FEE</b></td> <td>\$340.80</td> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> </tr> <tr> <td><b>PARKS &amp; REC</b></td> <td>\$1,318.64</td> <td><b>SINGLE LOT</b></td> <td>\$55.00</td> </tr> <tr> <td><b>SPRINKLER</b></td> <td>\$150.00</td> <td><b>ZONING</b></td> <td>\$55.00</td> </tr> <tr> <td><b>ELECT. PERMIT</b></td> <td>\$105.00</td> <td><b>SCHOOLS</b></td> <td>\$11,867.76</td> </tr> <tr> <td><b>FIRE DIST 9</b></td> <td>\$1,368.40</td> <td><b>MHB FEE</b></td> <td>\$50.00</td> </tr> </table>		<b>BOCA FEE</b>	\$340.80	<b>ELECT. ADMIN.</b>	\$10.00	<b>PARKS &amp; REC</b>	\$1,318.64	<b>SINGLE LOT</b>	\$55.00	<b>SPRINKLER</b>	\$150.00	<b>ZONING</b>	\$55.00	<b>ELECT. PERMIT</b>	\$105.00	<b>SCHOOLS</b>	\$11,867.76	<b>FIRE DIST 9</b>	\$1,368.40	<b>MHB FEE</b>	\$50.00										
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 38' X 48'1" OVERALL TO INCLUDE 24' X 22'6" GARAGE. SECOND FLOOR 38' X 48'1" OVERALL TO INCLUDE 7' X 4' FRONT PORCH. <b>FIRST FLOOR:</b> ONSITE BUILD <b>SECOND FLOOR:</b> MODULAR BUILD																																	
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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:**  
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN QUEEN ANNE'S COUNTY FIRE MARSHAL: THIS PERMIT IS APPROVED SUBJECT TO THE ENCLOSED STATED COMMENTS. NO INSPECTION WILL BE COMPLETED UNLESS APPROVED STAMPED PLANS AND COMMENTS ARE ON SITE. FOR INFORMATION OR TO ARRANGE AN INSPECTION CALL 410-758-4500 EXT. 1144. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

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

**APPROVALS:**

BUILDING <i>HD</i>	03/20/2023	FLOODPLAIN ZONE <i>KN</i>	03/20/2023
ZONING <i>JP</i>	03/20/2023	PLUMBING <i>Ch</i>	04/14/2023
SEDIMENT <i>AR</i>	03/15/2023	ENV. HEALTH <i>JFW</i>	04/06/2023
PUB. SEWER <i>LH</i>	04/04/2023	HISTORIC	N/A
S.W. MGT. <i>KN</i>	04/03/2023	SHA	N/A
ENTRANCE <i>DPS</i>	03/20/2023	MECHANICAL <i>Ch</i>	04/14/2023
FIRE MARSHAL <i>JB</i>	04/06/2023	ELECTRICAL	04/11/2023
BACKFLOW <i>Ch</i>	04/14/2023	FOOD SERVICE	N/A

DATE APPROVED: 4-18-23

ADMINISTRATOR APPROVAL: *Vernon 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.: BR23-04-0241  
 Date of Application: 04/06/2023

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 110 OAK ST STEVENSVILLE  <b>TAX ACCOUNT</b> 1804058852 <b>SUBDIVISION</b> KENT ISLAND ESTATES <b>CRITICAL AREA NO</b> <b>ACREAGE</b> 0.532 <b>TAX MAP</b> 0070 <b>GRID</b> 0000 <b>PARCEL</b> 0078 <b>SECTION</b> 3 <b>BLOCK</b> C <b>LOT</b> 2 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> MOSSMAN, LARRY & VIVIAN 110 OAK ST STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (410) 829-8889 <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> ADDITION TO RESIDENCE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$5,000.00		<b>FEES</b> <b>BOCA FEE</b> \$35.00 <b>ZONING</b> \$55.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> <b>OWNER</b> <b>OWNER</b> QAC1000			
<b>DESCRIPTION OF WORK:</b> CONSTRUCT ADDITION TO EXISTING SFD OF A 7' X 22' FRONT PORCH			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 154	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 154	<b># BEDROOMS:</b> <b>ROAD TYPE:</b> <b>WATER TYPE</b> PRIVATE <b>HEATING SYSTEM:</b> <b>FIREPLACE:</b>	<b># BATHROOMS:</b> <b>SPRINKLER:</b> <b>SEWER TYPE</b> PUBLIC <b>CENTRAL AIR:</b>

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.

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OFFICE USE ONLY

<b>MINIMUM YARD REQUIREMENTS</b>				<b>APPROVALS:</b>			
<b>ACCESSORY STRUCTURE</b>		<b>PRINCIPLE STRUCTURE</b>		<b>BUILDING</b> HD	04/12/2023	<b>FLOODPLAIN ZONE</b>	N/A
<b>FRONT</b>	FT	<b>FRONT</b>	35 FT	<b>ZONING</b> KS	04/12/2023	<b>PLUMBING</b>	N/A
<b>SIDE</b>	FT	<b>SIDE</b>	15/35 FT	<b>SEDIMENT</b>	N/A	<b>ENV. HEALTH</b> JFW	04/13/2023
<b>REAR</b>	FT	<b>REAR</b>	50 FT	<b>PUB. SEWER</b>	04/13/2023	<b>HISTORIC</b>	N/A
<b>SIDE STREET</b>	FT	<b>SIDE STREET</b>	35 FT	<b>S.W. MGT.</b>	N/A	<b>SHA</b>	N/A
<b>MAX. HGHT</b>	FT	<b>MAX. HGHT</b>	40 FT	<b>ENTRANCE</b>	N/A	<b>MECHANICAL</b>	N/A
				<b>FIRE MARSHAL</b>	N/A	<b>ELECTRICAL</b>	N/A
				<b>BACKFLOW</b>	N/A	<b>FOOD SERVICE</b>	N/A

**DATE APPROVED:** 4-18-23                      **ADMINISTRATOR APPROVAL:** *Karen J Swinson*



