



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

ZONING CERTIFICATE #: Z23-04-0118

Date of Application: 04/05/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803026361	209 HUNTERS RIDGE RD	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CAVENDER, JOHN & NICOLE	TAX MAP 0043	BLOCK	PARCEL 0091
OWNER ADDRESS:	209 HUNTERS RIDGE RD CENTREVILLE, MD 21617	LOT 3	SECTION	ZONED AG
HOME PHONE:	(443) 822-0738	CRITICAL AREA NO		ACREAGE 1.93
		SUBDIVISION HUNTERS RIDGE		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	JOHN & NICOLE CAVENDER	ZONING FEE: \$130.00	FM FEE: \$100.00
ADDRESS:	209 Hunters Ridge Rd CENTREVILLE, MD 21617	ELECTRICAL PERMIT #:	
PHONE:	(443) 822-0738	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE: RESIDENCE		PROPOSED USE: HOME OCCUPATION	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: HOME OCCUPATION FOR "CAVCO CANVAS" -SEWING OF MARINE BOAT CANVAS			
EMPLOYEES: 1			
SQFT: 1040 SQFT AREA WITHIN HOBBY SHOP.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	04/12/2023 GJH
FIRE MARSHAL	04/12/2023 JM
ZONING	04/13/2023 KS

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:
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: Vivian J. Swanson DATE APPROVED: 4-19-23



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BUILDING PERMIT No.: BR23-02-0099
 Date of Application: 02/16/2023

BUILDING PERMIT

BUILDING LOCATION 101 BALTIMORE DR STEVENSVILLE TAX ACCOUNT 1804042867 SUBDIVISION SUNNY ISLE OF KENT CRITICAL AREA YES ACREAGE 0.413 TAX MAP 0063 GRID 0013 PARCEL 0092 SECTION BLOCK J LOT 8 10 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: CRAIG, JANET & ROBIN 309 BAY DR STEVENSVILLE, MD 21666 HOME PHONE: (301) 938-7959 APPLICANT: JANET & ROBIN CRAIG 309 Bay 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 ACCESSORY BLDG REVISED PROPOSED USE CONSTRUCTION VALUE \$15,000.00		FEES BOCA FEE \$46.08 ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: CONSTRUCT 12' X 16' FIRST FLOOR ADDITION AND 16' X 24' SECOND FLOOR ADDITION TO EXISTING 12' X 16' SHED.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: 192 TOTAL FLOOR AREA: 576	FIN BASEMENT: SECOND FLOOR: 384 FOURTH FLOOR: CARPORT: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE PRIVATE HEATING SYSTEM: FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE PRIVATE CENTRAL AIR:

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:
 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. 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. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:					
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	ZONING	SEDIMENT	PUB. SEWER	S.W. MGT.	ENTRANCE	FLOODPLAIN ZONE	N/A
FRONT	FRONT	TD	JP	N/A	N/A	KN	N/A	N/A	N/A
FT	FT	02/28/2023	02/28/2023	N/A	N/A	02/28/2023	N/A	N/A	N/A
SIDE	SIDE							ENV. HEALTH	JFW 04/11/2023
3 FT	3 FT							HISTORIC	N/A
REAR	REAR							SHA	N/A
3 FT	3 FT							MECHANICAL	N/A
SIDE STREET	SIDE STREET							ELECTRICAL	N/A
FT	FT							FOOD SERVICE	N/A
MAX. HGHT	MAX. HGHT								
20 FT	20 FT								

DATE APPROVED: 4-19-23 **ADMINISTRATOR APPROVAL:** *Vernon J. Swinson*

