



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

BUILDING PERMIT No.: BR23-11-0781

Date of Application: 11/01/2023

BUILDING PERMIT

BUILDING LOCATION 132 RIVER RUN QUEENSTOWN TAX ACCOUNT 1805026121 SUBDIVISION GOVERNOR GRASON MANOR CRITICAL AREA YES ACREAGE 1.2 TAX MAP 0066 GRID 0002 PARCEL 0083 SECTION BLOCK LOT 105 ZONED NC-1 FRONTAGE DEPTH			PROPERTY OWNERS: MCLENDON, VALERIE & CARTER 132 RIVER RUN QUEENSTOWN, MD 21658 HOME PHONE: (410) 926-4446 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 \$4,500.00			FEES ZONING \$55.00 BOCA FEE \$35.00		
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000					
DESCRIPTION OF WORK: INSTALL 12' X 24' PRE-FAB SHED					
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)			CONSTRUCTION TYPE: WOOD FRAME		
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: 288 TOTAL FLOOR AREA: 288		FIN BASEMENT: SECOND FLOOR: 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:
 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. 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. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE		BUILDING <i>TD</i>	11/14/2023	FLOODPLAIN ZONE	N/A
FRONT	FT	FRONT	FT	ZONING <i>MO</i>	12/18/2023	PLUMBING	N/A
SIDE	3 FT	SIDE	FT	SEDIMENT	N/A	ENV. HEALTH <i>GJT</i>	11/20/2023
REAR	3 FT	REAR	FT	PUB. SEWER	N/A	HISTORIC	N/A
SIDE STREET	FT	SIDE STREET	FT	S.W. MGT. <i>KN</i>	01/03/2024	SHA	N/A
MAX. HGHT	20 FT	MAX. HGHT	FT	ENTRANCE	N/A	MECHANICAL	N/A
				FIRE MARSHAL	N/A	ELECTRICAL	N/A
				BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 1-5-24

ADMINISTRATOR APPROVAL: *Vivian G. Surinca*



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

ZONING CERTIFICATE #: Z23-12-0391

Date of Application: 12/07/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805025109	301 HAPPY CAMPER LN	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	R&H FARM LLC	TAX MAP 0059	BLOCK	PARCEL 0151
OWNER ADDRESS:	301 SPORTSMAN NECK CIR QUEENSTOWN, MD 21658	LOT	SECTION	ZONED CS
HOME PHONE:	(410) 370-0685	CRITICAL AREA YES		ACREAGE 20.66
		SUBDIVISION		
		BUILDING VALUE \$52,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	CONOWNGO BUILDERS	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	220 Clearview Dr QUARRYVILLE, PA 17566	ELECTRICAL PERMIT #:	
PHONE:	(717) 725-2534	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	AGRICULTURE/RESIDENCE	PROPOSED USE:	FARM BLDG
MINIMUM YARD REQUIREMENTS:			
FRONT:	35 FT	SIDE:	10 FT
REAR:	10 FT	SIDE STREET:	FT
		HEIGHT:	135 FT
WORK DESCRIPTION: CONSTRUCT 30' X 40' POLE BUILDING FOR FARM EQUIPMENT STORAGE.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	12/15/2023 KK
SOIL CONSERVATION - PERMITTING	12/21/2023 DS
ZONING	12/14/2023 RO

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:

OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 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.

ADMINISTRATOR APPROVAL: *Vivian J. Swanson* DATE APPROVED: 1-5-24



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

ZONING CERTIFICATE #: Z23-11-0361

Date of Application: 11/02/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805026121	132 RIVER RUN	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MCLENDON, VALERIE & CARTER	TAX MAP 0066	BLOCK	PARCEL 0083
OWNER ADDRESS:	132 RIVER RUN QUEENSTOWN, MD 21658	LOT 105	SECTION	ZONED NC-1
HOME PHONE:	(410) 926-4446	CRITICAL AREA YES		ACREAGE 1.20
		SUBDIVISION GOVERNOR GRASON MANOR		
		BUILDING VALUE \$2,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	VALERIE & CARTER MCLENDON	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	132 River Run QUEENSTOWN, MD 21658	ELECTRICAL PERMIT #:	
PHONE:	(410) 926-4446	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENCE	PROPOSED USE:	ACCESSORY STRUCTURE <200SF
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 3 FT	REAR: 3 FT	HEIGHT: 20 FT
WORK DESCRIPTION: INSTALL 8' X 7' SHED			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	11/20/2023 GJH
S.W. MGT.	11/14/2023 KN
ZONING	12/18/2023 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:

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

ADMINISTRATOR APPROVAL: *Vivian J. Swinson* DATE APPROVED: 1-5-24



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

ZONING CERTIFICATE #: Z22-02-0066

Date of Application: 02/28/2022

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804113144	206 DUKE ST	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	LARAWAY ENTERPRISES REAL ESTATE LLC	TAX MAP 0056	BLOCK	PARCEL 0436
OWNER ADDRESS:	7210 KENT POINT RD STEVENSVILLE, MD 21666	LOT	SECTION	ZONED VC
HOME PHONE:	(443) 282-5309	CRITICAL AREA NO		ACREAGE 0.46
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	ROBERT LARAWAY	ZONING FEE: \$130.00	FM FEE: \$100.00
ADDRESS:	7210 Kent Point Rd STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:	
PHONE:	(717) 579-3741	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	VACANT BUILDING	PROPOSED USE:	USE PERMIT
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: USE PERMIT FOR "KENT ISLAND ORTHODONTICS"			
UNIT: 1467 SQFT			
# OF EMPLOYEES: 3			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	03/10/2022 JFW
FIRE MARSHAL	03/08/2022 JCM
SANITARY DEPT	03/07/2022 BD
ZONING	03/04/2022 JP

NOTE: Separate electrical and plumbing permits are required prior to permit being issued. Electrician & Pumber 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:

Margaret Johnson

DATE APPROVED:

1-5-24