



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

BUILDING PERMIT No.: BR23-07-0541

Date of Application: 07/28/2023

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 214 BELLE POINT DR QUEENSTOWN  <b>TAX ACCOUNT</b> 1805033624 <b>SUBDIVISION</b> BELLE POINT FARM <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 3.07 <b>TAX MAP</b> 0066 <b>GRID</b> 0008 <b>PARCEL</b> 0086 <b>SECTION</b> 1 <b>BLOCK</b> <b>LOT</b> 16 <b>ZONED</b> NC-1 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> BONCICH, GARY 360 MACUM CREEK DR CHESTER, MD 21619  <b>HOME PHONE:</b> (240) 676-6852  <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> RENOVATION/ADDITION TO RESIDENCE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$500,500.00		<b>FEES</b> <table border="0"> <tr> <td><b>RENOVATION</b></td> <td>\$3,503.50</td> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> </tr> <tr> <td><b>PERMIT FEE</b></td> <td></td> <td><b>ELECT. PERMIT</b></td> <td>\$105.00</td> </tr> <tr> <td><b>SPRINKLER</b></td> <td>\$150.00</td> <td><b>BOCA FEE</b></td> <td>\$178.16</td> </tr> <tr> <td><b>ZONING</b></td> <td>\$55.00</td> <td></td> <td></td> </tr> </table>		<b>RENOVATION</b>	\$3,503.50	<b>ELECT. ADMIN.</b>	\$10.00	<b>PERMIT FEE</b>		<b>ELECT. PERMIT</b>	\$105.00	<b>SPRINKLER</b>	\$150.00	<b>BOCA FEE</b>	\$178.16	<b>ZONING</b>	\$55.00																
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<b>DESCRIPTION OF WORK:</b> GUT AND REMODEL RESIDENCE. REMOVE REAR PORCH AND CONSTRUCT 2-STORY ADDITION 20'5" X 20' AND 12' X 12'. 1ST FLOOR: EXPAND GREAT ROOM 7' X 21 AND KITCHEN 12' X 12'. ADD REAR SCREEN PORCH 12' X 18. ADD L SHAPED SIDE PORCH 10' X 13' AND 18'8" X 12'. REMOVE EXISTING FRONT PORCH AND CONSTRUCT NEW 8' X 52' FRONT PORCH. 2ND FLOOR: EXPAND BED #4 5' X 17' AND CREATE HALLWAY TO NEW BED #3 15' X 21'4". REMOVE EXISTING BED #3 AND CREATE MASTER BATH FOR BED #2. RECONFIGURE MASTER BEDROOM/BATHROOM.																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> FIRST FLOOR: 571 THIRD FLOOR: GARAGE: DECK: OTHER: <b>TOTAL FLOOR AREA:</b> 1,728	<b>FIN BASEMENT:</b> SECOND FLOOR: 427 FOURTH FLOOR: CARPORT: PORCH: 730	<b># BEDROOMS:</b> 1 <b>ROAD TYPE:</b> <b>WATER TYPE</b> PRIVATE <b>HEATING SYSTEM:</b> HEAT PUMP CENTRAL AIR: YES <b>FIREPLACE:</b> GAS	<b># BATHROOMS:</b> 1 <b>SPRINKLER:</b> YES <b>SEWER TYPE</b> PRIVATE																														

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:**

DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. 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.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>
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 <i>HD</i>	07/31/2023	FLOODPLAIN ZONE	N/A
ZONING <i>MO</i>	11/22/2023	PLUMBING <i>Ch</i>	12/21/2023
SEDIMENT	N/A	ENV. HEALTH <i>Ch</i>	12/21/2023
PUB. SEWER	N/A	HISTORIC	N/A
S.W. MGT.	N/A	SHA	N/A
ENTRANCE	N/A	MECHANICAL <i>Ch</i>	12/21/2023
FIRE MARSHAL <i>JM</i>	12/11/2023	ELECTRICAL	10/05/2023
BACKFLOW <i>Ch</i>	12/21/2023	FOOD SERVICE	N/A

DATE APPROVED: 1-18-24

ADMINISTRATOR APPROVAL: *Vivian J. Swinson*



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

ZONING CERTIFICATE #: Z23-11-0366

Date of Application: 11/06/2023

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803009424	202 SPANIARD NECK RD	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MENDEZ, KIMBERLY & RAUL	TAX MAP 035F	BLOCK	PARCEL 0066
OWNER ADDRESS:	202 SPANIARD NECK RD CENTREVILLE, MD 21617	LOT 3	SECTION	ZONED NC-1
HOME PHONE:	(410) 708-1675	CRITICAL AREA NO		ACREAGE 1.00
		SUBDIVISION SWANN ACRES		
		BUILDING VALUE \$100,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	ANTHONY & SYLVAN POOLS CORP	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	8260 Preston Ct STE A JESSUP, MD 20794	ELECTRICAL PERMIT #: EZ23-11-0366	
PHONE:	(410) 207-5973	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENCE	PROPOSED USE: POOL/SPA	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 3 FT	REAR: 3 FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL 18' X 38' INGROUND CONCRETE POOL WITH 500 SQFT CONCRETE WALKWAY			

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	11/15/2023 PELIKAN E-684
ENV. HEALTH	12/07/2023 CS
S.W. MGT.	12/06/2023 KN
ZONING	12/07/2023 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:**

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.  
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. OWNER/POOL COMPANY RESPONSIBLE FOR WATER LINE FROM WELL TO HOUSE.

ADMINISTRATOR APPROVAL: *Vivian G. Swinson* DATE APPROVED: 1-18-24









Queen Anne's County  
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ZONING CERTIFICATE #: Z23-09-0299

Date of Application: 09/08/2023

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804100344	380 THOMPSON CREEK MALL	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	TC SHOPPING CENTER LIMITED PARTNERSHIP	TAX MAP 0056	BLOCK	PARCEL 0251
OWNER ADDRESS:	2568 A RIVA RD 300 ANNAPOLIS, MD 21401	LOT	SECTION	ZONED UC
HOME PHONE:	(502) 874-6229	CRITICAL AREA YES		ACREAGE 2.39
		SUBDIVISION CREEK MALL CONDO		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	SM DESIGN CONSULTING	ZONING FEE: \$130.00	FM FEE: \$100.00
ADDRESS:	855 Bloomfield Ave 220 GLEN RIDGE, NJ 07028	ELECTRICAL PERMIT #:	
PHONE:	(973) 259-9500	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: VACANT COMMERCIAL	PROPOSED USE: USE PERMIT
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: USE PERMIT FOR "DOLLAR TREE"  
 7910 TOTAL SQFT  
 SALES SQFT: 6372  
 STORAGE SQFT 1538  
 # OF EMPLOYEES: 4

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	09/20/2023
FIRE MARSHAL	09/22/2023
SANITARY DEPT	09/26/2023
ZONING	09/25/2023

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 G. Swanson* DATE APPROVED: 1-18-24



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ZONING CERTIFICATE #: Z23-09-0315

Date of Application: 09/22/2023

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804100344	380 THOMPSON CREEK MALL	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	TC SHOPPING CENTER LIMITED PARTNERSHIP	TAX MAP 0056	BLOCK	PARCEL 0251
OWNER ADDRESS:	2568 A RIVA RD 300 ANNAPOLIS, MD 21401	LOT	SECTION	ZONED UC
HOME PHONE:	(502) 874-6229	CRITICAL AREA YES		ACREAGE 2.39
		SUBDIVISION CREEK MALL CONDO		BUILDING VALUE \$2,500.00
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	KEN PADGETT	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	6 Baffin Bay Ct ROCKVILLE, MD 20853	ELECTRICAL PERMIT #: EZ23-09-0315	
PHONE:	(301) 370-2126	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	TC SHOPPING CENTER	PROPOSED USE: WALL SIGN	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL 3' X 18'6" ILLUMINATED WALL SIGN. SIGN MESSAGE: "DOLLAR" . TOTAL SIGN AREA = 55.5 SQFT.			

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	01/16/2024 LAMB E-1152
ZONING	01/17/2024 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:  
 MUST COMPLY WITH SECTION OF CODE: 18:1-81 (10)(D.)[4]

ADMINISTRATOR APPROVAL: *Vron J. Gunson* DATE APPROVED: 1-18-24



Queen Anne's County  
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ZONING CERTIFICATE #: Z23-09-0316

Date of Application: 09/22/2023

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804100344	380 THOMPSON CREEK MALL	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	TC SHOPPING CENTER LIMITED PARTNERSHIP	TAX MAP 0056	BLOCK	PARCEL 0251
OWNER ADDRESS:	2568 A RIVA RD 300 ANNAPOLIS, MD 21401	LOT	SECTION	ZONED UC
HOME PHONE:	(502) 874-6229	CRITICAL AREA YES		ACREAGE 2.39
		SUBDIVISION: CREEK MALL CONDO		
		BUILDING VALUE \$2,500.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	KEN PADGETT	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	6 Baffin Bay Ct ROCKVILLE, MD 20853	ELECTRICAL PERMIT #: E223-09-0316	
PHONE:	(301) 370-2126	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	TC SHOPPING CENTER	PROPOSED USE: WALL SIGN	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL 3' X 11'5-5/16" ILLUMINATED WALL SIGN. SIGN MESSAGE: "TREE" . TOTAL SIGN AREA = 34.32 SQFT.			

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	01/16/2024 LAMB E-1152
ZONING	01/17/2024 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:  
 MUST COMPLY WITH SECTION OF THE CODE:18:1-81 (10)(D.)[4]

ADMINISTRATOR APPROVAL: *Vivian Swanson* DATE APPROVED: 1-18-24



Queen Anne's County  
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 Centreville, MD 21617  
 410-758-4088

ZONING CERTIFICATE #: Z23-09-0314

Date of Application: 09/22/2023

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804100344	380 THOMPSON CREEK MALL	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
<b>OWNER:</b>	TC SHOPPING CENTER LIMITED PARTNERSHIP	<b>TAX MAP</b> 0056	<b>BLOCK</b>	<b>PARCEL</b> 0251
<b>OWNER ADDRESS:</b>	2568 A RIVA RD 300 ANNAPOLIS, MD 21401	<b>LOT</b>	<b>SECTION</b>	<b>ZONED</b> UC
<b>HOME PHONE:</b>	(502) 874-6229	<b>CRITICAL AREA</b> YES		<b>ACREAGE</b> 2.39
		<b>SUBDIVISION</b> CREEK MALL CONDO		
		<b>BUILDING VALUE</b> \$2,500.00		
		<b>WATER TYPE</b> PUBLIC	<b>SEWER TYPE</b> PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
<b>NAME:</b>	KEN PADGETT	<b>ZONING FEE:</b> \$55.00	<b>FM FEE:</b>
<b>ADDRESS:</b>	6 Baffin Bay Ct ROCKVILLE, MD 20853	<b>ELECTRICAL PERMIT #:</b> EZ23-09-0314	
<b>PHONE:</b>	(301) 370-2126	<b>PLUMBING PERMIT #:</b>	
		<b>GAS PERMIT #:</b>	
		<b>STAKED?</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
<b>EXISTING USE:</b>	TC SHOPPING CENTER	<b>PROPOSED USE:</b> WALL SIGN	
<b>MINIMUM YARD REQUIREMENTS:</b>			
<b>FRONT:</b> FT	<b>SIDE:</b> FT	<b>REAR:</b> FT	<b>SIDE STREET:</b> FT <b>HEIGHT:</b> FT
<b>WORK DESCRIPTION:</b> INSTALL 3'6" X 3'6" ILLUMINATED WALL SIGN OF DOLLAR TREE "LOGO" . TOTAL SIGN AREA = 12.25 SQFT.			

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	01/16/2024 LAMB E-1152
ZONING	01/18/2024 RO

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 MUST COMPLY WITH SECTION OF CODE: 18:1-81 (10)(D.)[4]

ADMINISTRATOR APPROVAL: *Wendy Simpson* DATE APPROVED: 1-18-24