



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

BUILDING PERMIT No.: BR24-02-0118

Date of Application: 02/21/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 327 ALLISON JANE DR STEVENSVILLE  <b>TAX ACCOUNT</b> 1804126884 <b>SUBDIVISION</b> ELLENDALE <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 0.019 <b>TAX MAP</b> 0056 <b>GRID</b> 0011 <b>PARCEL</b> 0020 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> <b>ZONED SMPD</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> RELIABLE DEVELOPMENT 2410 EVERGREEN RD GAMBRILLS, MD 21054  <b>HOME PHONE:</b> (410) 987-0313 <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> \$7,500.00		<b>FEES</b> <b>ZONING</b> \$55.00 <b>BOCA FEE</b> \$35.00	
<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 TOWNHOME OF A 18' X 12' SECOND FLOOR DECK.			
<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> 216 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 216	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b>	<b># BEDROOMS:</b> <b>ROAD TYPE:</b> <b>WATER TYPE</b> PUBLIC <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.

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

<b>MINIMUM YARD REQUIREMENTS</b>				<b>APPROVALS:</b>			
<b>ACCESSORY STRUCTURE</b>		<b>PRINCIPLE STRUCTURE</b>		<b>BUILDING</b> HD	02/29/2024	<b>FLOODPLAIN ZONE</b>	N/A
<b>FRONT</b>	FT	<b>FRONT</b>	7 FT	<b>ZONING</b> RO	03/01/2024	<b>PLUMBING</b>	N/A
<b>SIDE</b>	FT	<b>SIDE</b>	7 FT	<b>SEDIMENT</b>	N/A	<b>ENV. HEALTH</b> JAN	03/01/2024
<b>REAR</b>	FT	<b>REAR</b>	7 FT	<b>PUB. SEWER</b> DT	02/29/2024	<b>HISTORIC</b>	N/A
<b>SIDE STREET</b>	FT	<b>SIDE STREET</b>	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:** 3-7-24      **ADMINISTRATOR APPROVAL:** Veranq Swinson



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

BUILDING PERMIT No.: BR23-12-0911  
 Date of Application: 12/21/2023

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 321 QUEEN ANNE CLUB DR STEVENSVILLE  <b>TAX ACCOUNT</b> 1804012380 <b>SUBDIVISION</b> QUEEN ANNE COLONY <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 0.459 <b>TAX MAP</b> 0070 <b>GRID</b> 0000 <b>PARCEL</b> 0063 <b>SECTION</b> <b>BLOCK</b> C <b>LOT</b> 11 <b>ZONED</b> NC-15, NK FRONTAGE <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> WINEHOLT, DAVID & ANNE 9 HALBRIGHT CT LUTHERVILLE TIMONIUM, MD 21093  <b>HOME PHONE:</b> (443) 994-4180  <b>APPLICANT:</b>   <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
<b>EXISTING USE</b> VACANT LOT  <b>PROPOSED USE</b> SINGLE FAMILY DWELLING  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$200,000.00		<b>FEES</b> <b>ROADS FEE</b> \$500.00 <b>PARKS &amp; REC</b> \$905.24 <b>MHB FEE</b> \$50.00 <b>ELECT. ADMIN.</b> \$10.00 <b>SPRINKLER</b> \$150.00  <b>BOCA FEE</b> \$274.16 <b>FIRE DIST 9</b> \$939.40 <b>ELECT. PERMIT</b> \$95.00 <b>SINGLE LOT</b> \$55.00 <b>ZONING</b> \$55.00 <b>SCHOOLS</b> \$8,147.16																															
<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>MHBR</td> <td>DAUSES REAL ESTATE 109 COUNTRY DAY RD 1, CHESTER, MD 21619</td> <td>MHBL 7433</td> <td>(443) 994-4180</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>THREE RIVERS ELECTRIC LLC</td> <td>E-#1356</td> <td>(443) 480-5131</td> <td>ER23-12-0911</td> </tr> <tr> <td>SPRINKLER</td> <td>BLAZEGUARD</td> <td>MSC 72</td> <td>(410) 549-6313</td> <td>BF-0239-24</td> </tr> <tr> <td>HVAC</td> <td>PUCKETTS HEATING AND AIR CONDITIONING</td> <td>HM-490</td> <td>(443) 239-2129</td> <td>H-0240-24</td> </tr> <tr> <td>PLUMBER</td> <td>TIM THE PLUMBER</td> <td>PR-371</td> <td>(410) 758-4399</td> <td>P-0238-24</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	DAUSES REAL ESTATE 109 COUNTRY DAY RD 1, CHESTER, MD 21619	MHBL 7433	(443) 994-4180		ELECTRICIAN	THREE RIVERS ELECTRIC LLC	E-#1356	(443) 480-5131	ER23-12-0911	SPRINKLER	BLAZEGUARD	MSC 72	(410) 549-6313	BF-0239-24	HVAC	PUCKETTS HEATING AND AIR CONDITIONING	HM-490	(443) 239-2129	H-0240-24	PLUMBER	TIM THE PLUMBER	PR-371	(410) 758-4399	P-0238-24
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PLUMBER	TIM THE PLUMBER	PR-371	(410) 758-4399	P-0238-24																													
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 1-STORY SFD. FIRST FLOOR 50' X 60' OVERALL TO INCLUDE 24' X 22'6" 2 CAR GARAGE, 5' X 22' FRONT PORCH AND 12' X 20' REAR DECK.																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 1,708 <b>THIRD FLOOR:</b> <b>GARAGE:</b> 515 <b>DECK:</b> 240 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 2,573	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 110	<b># BEDROOMS:</b> 3 <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> HEAT PUMP <b>FIREPLACE:</b> GAS	<b># BATHROOMS:</b> 2 <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> PUBLIC <b>CENTRAL AIR:</b> YES																														

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:**  
 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 SWM - MUST FOLLOW APPROVED STORMWATER MANAGEMENT PLAN LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. OWNER MUST PLANT (8) 4'-6" TALL CONTAINER GROWN NATIVE TREES PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR INSPECTION.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 8/18 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING <i>HD</i>	01/03/2024	FLOODPLAIN ZONE <i>NO</i>	01/03/2024
ZONING <i>RO</i>	01/04/2024	PLUMBING <i>Ch</i>	02/16/2024
SEDIMENT <i>DS</i>	01/24/2024	ENV. HEALTH <i>JEN</i>	02/16/2024
PUB. SEWER <i>STAR</i>	02/15/2024	HISTORIC	N/A
S.W. MGT. <i>KN</i>	01/04/2024	SHA	N/A
ENTRANCE <i>DB</i>	01/03/2024	MECHANICAL <i>CA</i>	02/16/2024
FIRE MARSHAL <i>JB</i>	01/18/2024	ELECTRICAL	02/15/2024
BACKFLOW <i>CA</i>	02/16/2024	FOOD SERVICE	N/A

DATE APPROVED: 3-7-24

ADMINISTRATOR APPROVAL: *Kwan G Swinson*



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

ZONING CERTIFICATE #: Z24-02-0048

Date of Application: 02/09/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804114566	1912 MAIN ST	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	LOWERY, JOHN & JOANNE	TAX MAP 0057	BLOCK	PARCEL 0043
OWNER ADDRESS:	1912 MAIN ST CHESTER, MD 21619	LOT 2	SECTION	ZONED CS, TC
HOME PHONE:	(410) 310-4433	CRITICAL AREA YES		ACREAGE 52.00
		SUBDIVISION		
		BUILDING VALUE \$11,853.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	JOHN & JOANNE LOWERY	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	1912 Main St CHESTER, MD 21619	ELECTRICAL PERMIT #:		
PHONE:	(410) 310-4433	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 12' X 28' HAY STORAGE BUILDING.				

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	03/06/2024 CS
SOIL CONSERVATION - PERMITTING	03/05/2024 JP
ZONING	03/04/2024 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:** NON-CONFORMING STATUS CERTIFICATE APPROVED FOR AGRICULTURAL USE 3/4/24  
 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.  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: Vivian G. Swanson DATE APPROVED: 3-7-24



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

BUILDING PERMIT No.: BR23-12-0846

Date of Application: 12/04/2023

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 211 COON BOX RD CENTREVILLE  <b>TAX ACCOUNT</b> 1803014215 <b>SUBDIVISION</b> <b>CRITICAL AREA NO</b> <b>ACREAGE</b> 27.84 <b>TAX MAP</b> 0028 <b>GRID</b> 0012 <b>PARCEL</b> 0083 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> <b>ZONED AG, AG</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> GOLDEN, CLIFTON & DEBORAH 211 COON BOX CENTREVILLE, MD 21617  <b>HOME PHONE:</b> (443) 506-3377 <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> \$800.00		<b>FEES</b> <b>ZONING</b> \$55.00 <b>BOCA FEE</b> \$35.00	
<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> REMOVE EXISTING 10' X 12' DECK AND REPLACE IN-KIND			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
<b>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b> <b>FIRST FLOOR:</b> <b>SECOND FLOOR:</b> <b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b> <b>GARAGE:</b> <b>CARPOR:</b> <b>DECK:</b> 120 <b>PORCH:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 120		<b># BEDROOMS:</b> <b># BATHROOMS:</b> <b>ROAD TYPE:</b> <b>SPRINKLER:</b> <b>WATER TYPE PRIVATE</b> <b>SEWER TYPE PRIVATE</b> <b>HEATING SYSTEM:</b> <b>CENTRAL AIR:</b> <b>FIREPLACE:</b>	

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

**OFFICE USE ONLY**

<b>MINIMUM YARD REQUIREMENTS</b>				<b>APPROVALS:</b>			
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	BUILDING	12/05/2023	FLOODPLAIN ZONE	N/A		
<b>FRONT</b>	<b>FRONT</b>	ZONING	12/05/2023	PLUMBING	N/A		
<b>SIDE</b>	<b>SIDE</b>	SEDIMENT	N/A	ENV. HEALTH	12/11/2023		
<b>REAR</b>	<b>REAR</b>	PUB. SEWER	N/A	HISTORIC	N/A		
<b>SIDE STREET</b>	<b>SIDE STREET</b>	S.W. MGT.	N/A	SHA	N/A		
<b>MAX. HGHT</b>	<b>MAX. HGHT</b>	ENTRANCE	N/A	MECHANICAL	N/A		
		FIRE MARSHAL	N/A	ELECTRICAL	N/A		
		BACKFLOW	N/A	FOOD SERVICE	N/A		

DATE APPROVED: 3-7-24                      ADMINISTRATOR APPROVAL: *Walter 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.: BR24-02-0098

Date of Application: 02/12/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 207 PEREGRINE DR CHESTER  <b>TAX ACCOUNT</b> 1804126388 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 0.202 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 324 <b>ZONED SMPD</b> <b>FRONTAGE</b> 56 <b>DEPTH</b> 122		<b>PROPERTY OWNERS:</b> K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (240) 375-4735 <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
<b>EXISTING USE</b> VACANT LOT  <b>PROPOSED USE</b> 4SEASONS -SFD  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$195,000.00		<b>FEES</b> <table border="0"> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>4SEASNDRRA</td> <td>\$7,750.00</td> <td>BOCA FEE</td> <td>\$495.12</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>ELECT. PERMIT</td> <td>\$155.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> </table>		MHB FEE	\$50.00	SINGLE LOT	\$55.00	4SEASNDRRA	\$7,750.00	BOCA FEE	\$495.12	ELECT. ADMIN.	\$10.00	ELECT. PERMIT	\$155.00	ZONING	\$55.00	SPRINKLER	\$150.00														
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CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																													
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HVAC	MCCREA EQUIPMENT COMPANY, INC	HR-616	(301) 423-6623	H-0280-24																													
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PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0283-24																													
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 49'4" X 73'4" OVERALL TO INCLUDE 3'2" X 5'8", 6' X 29'8" FRONT PORCH, 13' X 13'8" SCREENED/COVERED PATIO, AND 19'8" X 19'8", 10'4" X 18' (3) CAR GARAGE. SECOND FLOOR 25'5" X 49'4" OVERALL WITH LOFT.  <b>MODEL:</b> MYKONOS FDS WITH LOFT PHASE III 55+ AGE RESTRICTED COMMUNITY.																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> FIRST FLOOR: 2,406 THIRD FLOOR: GARAGE: 547 DECK: OTHER: <b>TOTAL FLOOR AREA:</b> 4,432	<b>FIN BASEMENT:</b> SECOND FLOOR: 1102 FOURTH FLOOR: CARPORT: PORCH: 377	<b># BEDROOMS:</b> 4 <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>FIREPLACE:</b> GAS	<b># BATHROOMS:</b> 4 <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> PUBLIC <b>CENTRAL AIR:</b> YES																														

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:**  
 EV CHARGING STATION REQUIRED. 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**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 20 FT
SIDE FT	SIDE 5 FT
REAR FT	REAR 10 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING <i>HD</i>	02/15/2024	FLOODPLAIN ZONE <i>NO</i>	02/15/2024
ZONING <i>MO</i>	02/22/2024	PLUMBING <i>Ch</i>	02/27/2024
SEDIMENT <i>AR</i>	01/25/24	ENV. HEALTH <i>JEG</i>	02/15/2024
PUB. SEWER <i>DT</i>	02/20/2024	HISTORIC	N/A
S.W. MGT. <i>KN</i>	02/15/2024	SHA	N/A
ENTRANCE <i>DB</i>	02/15/2024	MECHANICAL <i>Ch</i>	02/27/2024
FIRE MARSHAL <i>JB</i>	03/05/2024	ELECTRICAL	02/21/2024
BACKFLOW <i>Ch</i>	02/27/2024	FOOD SERVICE	N/A

DATE APPROVED: 3-7-24

ADMINISTRATOR APPROVAL: *Kieran J. Swinson*



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

ZONING CERTIFICATE #: Z24-02-0057

Date of Application: 02/16/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1806006108	601 ROE INGLESIDE RD	CENTREVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: RADFORD, LYNN & RICHARD	TAX MAP 0038    BLOCK    PARCEL 0052
OWNER ADDRESS: 601 ROE INGLESIDE RD CENTREVILLE, MD 21617	LOT    SECTION    ZONED AG, NC-2
HOME PHONE: (410) 725-1696	CRITICAL AREA NO    ACREAGE 15.00
	SUBDIVISION
	BUILDING VALUE \$7,500.00
	WATER TYPE PRIVATE    SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME: LYNN & RICHARD RADFORD	ZONING FEE: \$55.00    FM FEE:
ADDRESS: 601 Roe Ingleside Rd CENTREVILLE, MD 21617	ELECTRICAL PERMIT #:
PHONE: (410) 725-1696	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: INSTALL 12' X 24' PREFAB FARM STORAGE SHED	

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	03/01/2024 CS
SOIL CONSERVATION - PERMITTING	02/27/2024 DS
ZONING	02/28/2024 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:**

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: *Vnan J Smaydon*    DATE APPROVED: 3-7-24



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

ZONING CERTIFICATE #: Z24-02-0059

Date of Application: 02/16/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1806006108	601 ROE INGLESIDE RD	CENTREVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: RADFORD, LYNN & RICHARD	TAX MAP 0038    BLOCK    PARCEL 0052
OWNER ADDRESS: 601 ROE INGLESIDE RD CENTREVILLE, MD 21617	LOT    SECTION    ZONED AG, NC-2
HOME PHONE: (410) 725-1696	CRITICAL AREA NO    ACREAGE 15.00
	SUBDIVISION
	BUILDING VALUE \$500.00
	WATER TYPE PRIVATE    SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME: LYNN & RICHARD RADFORD	ZONING FEE: \$55.00    FM FEE:
ADDRESS: 601 Roe Ingleside Rd CENTREVILLE, MD 21617	ELECTRICAL PERMIT #:
PHONE: (410) 725-1696	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 40' X 24' ANIMAL SHELTER FOR LIVE STOCK.	

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	02/28/2024 CS
SOIL CONSERVATION - PERMITTING	02/27/2024 DS
ZONING	02/28/2024 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:**

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

ADMINISTRATOR APPROVAL: *Vivian Swanson*    DATE APPROVED: 3-7-24



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

ZONING CERTIFICATE #: Z24-02-0058

Date of Application: 02/16/2024

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1806006108	601 ROE INGLESIDE RD	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	RADFORD, LYNN & RICHARD	TAX MAP 0038	BLOCK	PARCEL 0052
OWNER ADDRESS:	601 ROE INGLESIDE RD CENTREVILLE, MD 21617	LOT	SECTION	ZONED AG, NC-2
HOME PHONE:	(410) 725-1696	CRITICAL AREA NO		ACREAGE 15.00
		SUBDIVISION		
		BUILDING VALUE \$3,500.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	LYNN & RICHARD RADFORD	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	601 Roe Ingleside Rd CENTREVILLE, MD 21617	ELECTRICAL PERMIT #:		
PHONE:	(410) 725-1696	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:
		SIDE STREET:	FT	HEIGHT:
				135 FT
WORK DESCRIPTION: CONSTRUCT 10' X 24' PREFAB RUN IN SHED FOR LIVESTOCK				

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	02/28/2024 CS
SOIL CONSERVATION - PERMITTING	02/27/2024 DS
ZONING	02/28/2024 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:**

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

ADMINISTRATOR APPROVAL: *Vivian Swanson* DATE APPROVED: *3-7-24*



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

ZONING CERTIFICATE #: Z23-12-0400

Date of Application: 12/14/2023

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1806006108	601 ROE INGLESIDE RD	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	RADFORD, LYNN & RICHARD	TAX MAP 0038	BLOCK	PARCEL 0052
OWNER ADDRESS:	601 ROE INGLESIDE RD CENTREVILLE, MD 21617	LOT	SECTION	ZONED AG, NC-2
HOME PHONE:	(410) 725-1696	CRITICAL AREA NO		ACREAGE 15.00
		SUBDIVISION		
		BUILDING VALUE \$54,815.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	DELMARVA POLE BUILDING SUPPLY INC	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	317 N Layton Ave WYOMING, DE 19934	ELECTRICAL PERMIT #:	
PHONE:	(302) 698-3636	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" 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 32' X 48' POLE BUILDING FOR FARM STORAGE WITH 18' X 8' & 18' X 8' "L" SHAPED LEAN TO.			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	01/03/2024 CS
SOIL CONSERVATION - PERMITTING	12/26/2023 DS
ZONING	02/28/2024 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:**

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: *Wendy Swanson* DATE APPROVED: 3-7-24



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

ZONING CERTIFICATE #: Z23-11-0371

Date of Application: 11/15/2023

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805011175	121 WYE RIVER DR	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	LEVY, MIKE SHAPIRO, ROCHELLE	TAX MAP 0073	BLOCK	PARCEL 0076
OWNER ADDRESS:	121 WYE RIVER DR QUEENSTOWN, MD 21658	LOT 6	SECTION	ZONED NC-1
HOME PHONE:	(240) 620-5109	CRITICAL AREA YES		ACREAGE 0.88
		SUBDIVISION SPORTMAN HALL		
		BUILDING VALUE \$10,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	HEATHERWOOD CONSULTING	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	9879 Fox Hill Ct ELLCOTT CITY, MD 21042	ELECTRICAL PERMIT #: EZ23-11-0371	
PHONE:	(410) 781-8282	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE: RESIDENTIAL	PROPOSED USE: PIER
---------------------------	--------------------

MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: REMOVE EXISTING PIER AND CONSTRUCT NEW 10' X 6' WALKWAY TO 85' X 6' PIER WITH 10' X 20' PLATFORM AND 3' X 15' FINGER PIER, (2) BOAT LIFTS WITH ASSOCIATED PILES AND 2 MOORING PILES. TOTAL LENGTH OF PIER = 95'.

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	11/15/2023 CLOW E-155
FLOODPLAIN ZONE	11/15/2023 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:**

FLOOD ZONE: BFE: AE 5 ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET  
 A PIER CANNOT EXTEND INTO A BODY OF WATER A DISTANCE GREATER THAN 150 FT NOR CAN A PIER EXCEED ONE-QUARTER THE DISTANCE OF A WATERWAY. OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE OR FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER.  
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN PRIOR TO CERTIFICATE OF OCCUPANCY  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: Vivian G. Simpson DATE APPROVED: 3-7-24



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

ZONING CERTIFICATE #: Z24-02-0038

Date of Application: 02/05/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804005325	226 CRANEY CREEK RD	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: GAVIN, JOSEPH & ALLISON	TAX MAP 0063    BLOCK    PARCEL 0028
OWNER ADDRESS: 226 CRANEY CREEK RD STEVENSVILLE, MD 21666	LOT    SECTION    ZONED NC-1
HOME PHONE: (410) 200-3926	CRITICAL AREA YES    ACREAGE 6.10
	SUBDIVISION
	BUILDING VALUE \$1,000.00
	WATER TYPE PRIVATE    SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME: JOSEPH & ALLISON GAVIN	ZONING FEE: \$55.00    FM FEE:
ADDRESS: 226 CraneY Creek Rd STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:
PHONE: (410) 200-3926	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	SIDE STREET: FT    HEIGHT: ** FT
WORK DESCRIPTION: INSTALL 10' X 16' GAZEBO ON 13'6" X 15' PATIO	

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	02/14/2024 JEN
S.W. MGT.	02/15/2024 KN
ZONING	02/15/2024 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:**

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

ADMINISTRATOR APPROVAL: *Wanq Sunson*    DATE APPROVED: *3-7-24*



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

ZONING CERTIFICATE #: Z24-02-0040

Date of Application: 02/06/2024

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805035252	101 WYE HARBOR DR	QUEENSTOWN

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: BIVEN, JOSHUA	TAX MAP 0059      BLOCK      PARCEL 0191
OWNER ADDRESS: 101 WYE HARBOR DR QUEENSTOWN, MD 21658	LOT 1      SECTION      ZONED NC-1
HOME PHONE: (443) 994-9667	CRITICAL AREA YES      ACREAGE 3.13
	SUBDIVISION WYE HARBOR
	BUILDING VALUE \$190.00
	WATER TYPE PRIVATE      SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME: JOSHUA BIVEN	ZONING FEE: \$55.00      FM FEE:
ADDRESS: 101 Wye Harbor Dr QUEENSTOWN, MD 21658	ELECTRICAL PERMIT #:
PHONE: (443) 994-9667	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	SIDE STREET: 35 FT      HEIGHT: ** FT
WORK DESCRIPTION: INSTALL 10' X 19' GAZEBO OVER EXISTING PAVER PATIO	

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	02/16/2024 KK
S.W. MGT.	02/15/2024 KN
ZONING	02/16/2024 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:**

OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 \*\*AN ACCESSORY BUILDING ON A RESIDENTIAL LOT GREATER THAN 2 ACRES AND LESS THAN 5 ACRES MAY NOT EXCEED THE GREATER OF 20 FT IN HEIGHT OR THE HEIGHT OF THE PRINCIPLE STRUCTURE.  
 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 80% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING.

ADMINISTRATOR APPROVAL: *Vivian J. Gunnison*      DATE APPROVED: 3-7-24



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

ZONING CERTIFICATE #: Z24-02-0039

Date of Application: 02/06/2024

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805035252	101 WYE HARBOR DR	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	BIVEN, JOSHUA	TAX MAP 0059	BLOCK	PARCEL 0191
OWNER ADDRESS:	101 WYE HARBOR DR QUEENSTOWN, MD 21658	LOT 1	SECTION	ZONED NC-1
HOME PHONE:	(443) 994-9667	CRITICAL AREA YES		ACREAGE 3.13
		SUBDIVISION WYE HARBOR		
		BUILDING VALUE \$150.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	JOSHUA BIVEN	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	101 Wye Harbor Dr QUEENSTOWN, MD 21658	ELECTRICAL PERMIT #:	
PHONE:	(443) 994-9667	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	SIDE STREET: 35 FT HEIGHT** FT
WORK DESCRIPTION: INSTALL 10' X 15' GAZEBO OVER EXISTING PAVER PATIO			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	02/16/2024 KK
S.W. MGT.	02/15/2024 KN
ZONING	02/16/2024 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:**

\*\*AN ACCESSORY BUILDING ON A RESIDENTIAL LOT GREATER THAN 2 ACRES AND LESS THAN 5 ACRES MAY NOT EXCEED THE GREATER OF 20 FT IN HEIGHT OR THE HEIGHT OF THE PRINCIPLE STRUCTURE.  
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 80% 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.

ADMINISTRATOR APPROVAL: *Morgan J. Swanson* DATE APPROVED: 3-7-24



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

ZONING CERTIFICATE #: Z24-02-0041

Date of Application: 02/06/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805035252	101 WYE HARBOR DR	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	BIVEN, JOSHUA	TAX MAP 0059	BLOCK	PARCEL 0191
OWNER ADDRESS:	101 WYE HARBOR DR QUEENSTOWN, MD 21658	LOT 1	SECTION	ZONED NC-1
HOME PHONE:	(443) 994-9667	CRITICAL AREA YES		ACREAGE 3.13
		SUBDIVISION WYE HARBOR		
		BUILDING VALUE \$190.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	JOSHUA BIVEN	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	101 Wye Harbor Dr QUEENSTOWN, MD 21658	ELECTRICAL PERMIT #:		
PHONE:	(443) 994-9667	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	SIDE STREET: 35 FT	HEIGHT: ** FT
WORK DESCRIPTION: INSTALL 10' X 19' GAZEBO OVER EXISTING PAVER PATIO				

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	02/16/2024 KK
S.W. MGT.	02/15/2024 KN
ZONING	02/16/2024 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:**

DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.  
 \*\*AN ACCESSORY BUILDING ON A RESIDENTIAL LOT GREATER THAN 2 ACRES AND LESS THAN 5 ACRES MAY NOT EXCEED THE GREATER OF 20 FT IN HEIGHT OR THE HEIGHT OF THE PRINCIPLE STRUCTURE.  
 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.  
 ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 80% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING.

ADMINISTRATOR APPROVAL: Vivian J. Sumner DATE APPROVED: 3-7-24



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

ZONING CERTIFICATE #: Z24-02-0049

Date of Application: 02/09/2024

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804036956	6 DIXON CT	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: UMSTOT, CHRISTOPHER & SHEILA	TAX MAP 0048 BLOCK CC PARCEL 0145
OWNER ADDRESS: 6 DIXON CT STEVENSVILLE, MD 21666	LOT 26R SECTION ZONED NC-15
HOME PHONE: (202) 713-0888	CRITICAL AREA NO ACREAGE 1.06
	SUBDIVISION CLOVERFIELDS
	BUILDING VALUE \$40,000.00
	WATER TYPE PUBLIC SEWER TYPE PUBLIC

APPLICANT INFORMATION	PERMIT FEES
NAME: KAREN ROWLEY	ZONING FEE: \$75.00 FM FEE:
ADDRESS: 293 Southland Ct DUNKIRK, MD 20754	ELECTRICAL PERMIT #: EZ24-02-0049
PHONE: (301) 490-1919	PLUMBING PERMIT #:
	GAS PERMIT #:
EXISTING USE: RESIDENCE	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
PROPOSED USE: POOL/SPA	
MINIMUM YARD REQUIREMENTS:	
FRONT: FT SIDE: 3 FT REAR: 3 FT SIDE STREET: FT HEIGHT: FT	
WORK DESCRIPTION: INSTALL 40' X 20' IRREGULAR SHAPED INGROUND CONCRETE POOL WITH 700 SQFT PAVER PATIO.	

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	02/21/2024 LAWSON E-638
ENV. HEALTH	02/16/2024 JEN
HOA REVIEW	03/05/2024 LF
S.W. MGT.	02/21/2024 KN
SANITARY DEPT	02/20/2024 DT
ZONING	02/20/2024 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.  
 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: Vivian Sunson DATE APPROVED: 3-7-24



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

ZONING CERTIFICATE #: Z24-02-0055

Date of Application: 02/15/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1801001876	0 COSDEN RD	BARCLAY

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	STORY, CHARLES DULIN, JODY	TAX MAP 0018	BLOCK	PARCEL 0010
OWNER ADDRESS:	1709 BARCLAY RD BARCLAY, MD 21607	LOT	SECTION	ZONED AG
HOME PHONE:	(410) 739-4255	CRITICAL AREA NO		ACREAGE 33.47
		SUBDIVISION		
		BUILDING VALUE \$20,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	STORY, CHARLES	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	1709 Barclay Rd BARCLAY, MD 21607	ELECTRICAL PERMIT #:		
PHONE:	(410) 739-4255	PLUMBING PERMIT #:		
		GAS PERMIT #:		
		STAKED?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	AGRICULTURE	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 40' X 48' POLE BARN FOR FARM STORAGE.				

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	02/27/2024 JEN
SOIL CONSERVATION - PERMITTING	02/27/2024 DS
ZONING	02/27/2024 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:**

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

ADMINISTRATOR APPROVAL: *Kristen J. Swanson* DATE APPROVED: 3-7-24



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

ZONING CERTIFICATE #: Z24-02-0052

Date of Application: 02/12/2024

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804116666	1610 MAIN ST	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KENT ISLAND VOLUNTEER FIRE DEPT.	TAX MAP 0057	BLOCK	PARCEL 0008A
OWNER ADDRESS:	1610 MAIN ST CHESTER, MD 21619	LOT 1	SECTION	ZONED TC
HOME PHONE:	(410) 643-5454	CRITICAL AREA NO		ACREAGE 5.59
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	JODY SCHULZ, PRESIDENT	ZONING FEE: \$55.00	FM FEE: \$100.00
ADDRESS:	1610 Main St CHESTER, MD 21619	ELECTRICAL PERMIT #:	
PHONE:	(410) 310-1002	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	FIRE DEPT	PROPOSED USE:	TEMPORARY TENT
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL 40' X 160' TEMPORARY TENT FOR "GUN BASH" - APRIL 6, 2024			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	02/22/2024 JEN
FIRE MARSHAL	02/22/2024 JM
SANITARY DEPT	02/22/2024 DT
ZONING	02/26/2024 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:  
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: Vivian J. Swanson DATE APPROVED: 3-7-24