



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

ZONING CERTIFICATE #: Z24-03-0076
 Date of Application: 03/04/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804019946	130 GREAT NECK RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SIMON, NOAH SHAUGHNESSY, JEAN	TAX MAP 0056	BLOCK	PARCEL 0243
OWNER ADDRESS:	4311 VACATION LN ARLINGTON, VA 22207	LOT	SECTION	ZONED NC-20
HOME PHONE:	(703) 585-0325	CRITICAL AREA YES		ACREAGE 1.00
		SUBDIVISION		
		BUILDING VALUE \$5,000.00		
		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 #:		
PHONE:	(410) 781-8282	PLUMBING PERMIT #:		
		GAS PERMIT #:		
		STAKED?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	RESIDENCE	PROPOSED USE: PIER		

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

WORK DESCRIPTION: REMOVE EXISTING PIER AND ASSOCIATED STRUCTURES. CONSTRUCT 36' X 6' PIER WITH 10' X 20' PLATFORM, AND (1) PWC LIFT WITH ASSOCIATED PILES. USING HAND CRANK FOR PWC LIFT. TOTAL LENGTH OF PIER = 46'

AGENCY APPROVALS:

Name	Completed Date
FLOODPLAIN ZONE	03/14/2024 KN
ZONING	03/13/2024 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.
 FLOOD ZONE: AE BFE: 5 ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE:7 FEET MUST FOLLOW NEC CODE
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION.
 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.
 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.

ADMINISTRATOR APPROVAL: Vnan J. Swanson DATE APPROVED: 3-26-24



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ZONING CERTIFICATE #: Z24-03-0090

Date of Application: 03/12/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1807009070	0 DUDLEYS CORNER RD	MILLINGTON

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: SHORT, BRIAN	TAX MAP 0012 BLOCK PARCEL 0214
OWNER ADDRESS: 1100 DUDLEY CORNERS RD MILLINGTON, MD 21651	LOT SECTION ZONED AG
HOME PHONE: (240) 687-6584	CRITICAL AREA NO ACREAGE 83.00
	SUBDIVISION
	BUILDING VALUE \$78,000.00
	WATER TYPE PRIVATE SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME: BRIAN SHORT	ZONING FEE: \$55.00 FM FEE:
ADDRESS: 1100 Dudley Corners Rd MILLINGTON, MD 21651	ELECTRICAL PERMIT #: EZ24-03-0090
PHONE: (240) 687-6584	PLUMBING PERMIT #:
	GAS PERMIT #:
	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE: AGRICULTURAL	PROPOSED USE: IRRIGATION
MINIMUM YARD REQUIREMENTS:	
FRONT: FT SIDE: FT REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALLATION OF IRRIGATION PIVOT.	

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	03/12/2024 KIMBLE E-1219
ENV. HEALTH	03/20/2024 JEN
ZONING	03/20/2024 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.

ADMINISTRATOR APPROVAL: *Vernon Johnson* DATE APPROVED: 3-26-24



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ZONING CERTIFICATE #: Z23-09-0313

Date of Application: 09/22/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804049586	300 ARROWHEAD LN	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	STRUSE, FREDERICA	TAX MAP 0064	BLOCK	PARCEL 0002
OWNER ADDRESS:	300 ARROWHEAD LN CHESTER, MD 21619	LOT	SECTION	ZONED CS, NC-21
HOME PHONE:	(410) 570-4400	CRITICAL AREA YES		ACREAGE 78.20
		SUBDIVISION		
		BUILDING VALUE \$20,000.00		
		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 #: E223-09-0313	
PHONE:	(410) 781-8282	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: RESIDENCE/AGRICULTURE	PROPOSED USE: PIER
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: INSTALL 10' X 6' WALKWAY TO 90' X 6' PIER TO INCLUDE 14' X 3' FINGER PIER, AND (1) BOAT LIFT WITH ASSOCIATED PILES. TOTAL LENGTH OF PIER = 90'

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	03/13/2024 GAVIDIA E-1622
FLOODPLAIN ZONE	10/02/2023 KN
ZONING	10/04/2023 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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION.
 FLOOD ZONE: BFE: AE 6
 ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 8 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.

ADMINISTRATOR APPROVAL: *Vincent J. Swanson* DATE APPROVED: *3-26-24*



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ZONING CERTIFICATE #: Z23-07-0264

Date of Application: 07/28/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804125177	268 MOORINGS CIR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MILLER, CYNTHIA RYAN, BERNADETTE	TAX MAP 0056	BLOCK	PARCEL 0279
OWNER ADDRESS:	268 MOORINGS CIR STEVENSVILLE, MD 21666	LOT	SECTION	ZONED SMPD
HOME PHONE:	(607) 435-6048	CRITICAL AREA NO		ACREAGE 0.15
		SUBDIVISION BAY BRIDGE COVE		
		BUILDING VALUE \$2,980.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	AMERICAN TURF	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	1401 Rossback Rd DAVIDSONVILLE, MD 21035	ELECTRICAL PERMIT #:	
PHONE:	(410) 721-1861	PLUMBING PERMIT #: P-0923-23 BF-0924-23 SHEPHERD PR-154	
EXISTING USE:	RESIDENCE	GAS PERMIT #:	
PROPOSED USE:	IRRIGATION	STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT
			HEIGHT: FT
WORK DESCRIPTION: INSTALL LAWN IRRIGATION SYSTEM, TO INCLUDE (16) SPRINKLER HEADS, USING EXISTING ELECTRIC.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	08/04/2023 JEN
SANITARY DEPT	08/07/2023 DT
ZONING	08/07/2023 JP

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 J. Sumner* DATE APPROVED: 3-26-24



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ZONING CERTIFICATE #: Z23-10-0337

Date of Application: 10/12/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804075730	3013 LOVE POINT RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	DONOHUE, KATHRYN & JEFF	TAX MAP 0040	BLOCK	PARCEL 0110
OWNER ADDRESS:	20014 HALLER AVE POOLESVILLE, MD 20837	LOT 4	SECTION	ZONED NC-1
HOME PHONE:	(410) 310-6462	CRITICAL AREA YES		ACREAGE 25.89
		SUBDIVISION LOVE POINT		
		BUILDING VALUE \$15,000.00		
		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 #: EZ23-10-0337	
PHONE:	(410) 781-8282	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENCE	PROPOSED USE: PIER	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: CONSTRUCT 11' X 6' WALKWAY LANDWARD OF MHW TO 89' X 6' PIER WITH BOAT LIFT & ASSOCIATED PILES. TOTAL LENGTH OF PIER = 89'			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	03/13/2024 GAVIDIA E-1622
FLOODPLAIN ZONE	12/15/2023 KN
ZONING	12/20/2023 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 ESTABLISHMENT PLAN. CALL 410-758-4088.
FLOOD ZONE: BFE: VE 8 ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 9 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.
OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Vivian J. Sumner* DATE APPROVED: 3-26-24