



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

ZONING CERTIFICATE #: Z24-06-0253

Date of Application: 06/13/2024

ZONING CERTIFICATE

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME |
|---------------|------------------|--------------|
| 1804107101 | 201 ROMANCOKE RD | STEVENSVILLE |

| OWNER INFORMATION | | PROPERTY INFORMATION | | |
|-------------------|--|---------------------------|-------------------|--------------|
| OWNER: | JONES, PHILIP & ANITA | TAX MAP 0056 | BLOCK | PARCEL 0429 |
| OWNER ADDRESS: | 1410 COMMONWEALTH DR STE 202 WILMINGTON, NC 28403 | LOT | SECTION | ZONED UC |
| HOME PHONE: | (302) 232-2094 | CRITICAL AREA NO | | ACREAGE 1.18 |
| | | SUBDIVISION | | |
| | | BUILDING VALUE \$3,798.00 | | |
| | | WATER TYPE PUBLIC | SEWER TYPE PUBLIC | |

| APPLICANT INFORMATION | | PERMIT FEES | |
|--|--------------------------------------|--|----------------------------|
| NAME: | LYNDSEY MILLIGAN | ZONING FEE: \$55.00 | FM FEE: |
| ADDRESS: | 200 Hadco Rd WILMINGTON, DE 19804 | ELECTRICAL PERMIT #: | |
| PHONE: | (302) 275-0512 | PLUMBING PERMIT #: | |
| | | GAS PERMIT #: | |
| | | STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL | |
| EXISTING USE: | SHORE STOP | PROPOSED USE: | WALL SIGN |
| MINIMUM YARD REQUIREMENTS: | | | |
| FRONT: FT | SIDE: FT | REAR: FT | SIDE STREET: FT HEIGHT: FT |
| WORK DESCRIPTION: INSTALL 2'6" X 7'7" ILLUMINATED CHANNEL LETTERS TO FRONT ELEVATION OF EXISTING BUILDING. SIGN MESSAGE = "FAS REWARDS" SIGN AREA = 18.96 SQFT. USING EXISTING ELECTRIC. | | | |

AGENCY APPROVALS:

| | |
|--------|----------------|
| Name | Completed Date |
| ZONING | 07/10/2024 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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 TOTAL WALL SIGNS= 59.74 SQ'.
 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. Sunson DATE APPROVED: 7-11-24



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

BUILDING PERMIT No.: BR23-11-0832
 Date of Application: 11/28/2023

BUILDING PERMIT

| BUILDING LOCATION 120 PARKS PT QUEENSTOWN TAX ACCOUNT 1805012716 SUBDIVISION CRITICAL AREA YES ACREAGE 3.805 TAX MAP 0073 GRID 0013 PARCEL 0009 SECTION BLOCK LOT 1 ZONED NC-1 FRONTAGE DEPTH | | PROPERTY OWNERS: NESTER, TIMOTHY & CATHERINE 7178 STERLING RD HARRISBURG, PA 17112 HOME PHONE: (717) 823-0327 APPLICANT: STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|----------------|------------------------|-------------|--------------------|---------------|------------------|----------|---|---------|-------------------|---------|-----------------|---------------------|----------------------|----------------|----------------------|---------|--------------------|---------|----------------|-------------|-------------|------------|---------|----------------|--------------|-----------|------------|--------|----------------|-----------|
| EXISTING USE RESIDENCE PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$1,500,000.00 | | FEES <table border="0"> <tr> <td>PARKS & REC</td> <td>\$2,557.25</td> <td>FIRE DIST 2</td> <td>\$2,653.75</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>BOCA FEE</td> <td>\$768.12</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$260.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>SCHOOLS</td> <td>\$23,015.25</td> </tr> </table> | | PARKS & REC | \$2,557.25 | FIRE DIST 2 | \$2,653.75 | SPRINKLER | \$150.00 | MHB FEE | \$50.00 | SINGLE LOT | \$55.00 | BOCA FEE | \$768.12 | ELECT. PERMIT | \$260.00 | ELECT. ADMIN. | \$10.00 | ZONING | \$55.00 | SCHOOLS | \$23,015.25 | | | | | | | | | | |
| PARKS & REC | \$2,557.25 | FIRE DIST 2 | \$2,653.75 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SPRINKLER | \$150.00 | MHB FEE | \$50.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SINGLE LOT | \$55.00 | BOCA FEE | \$768.12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECT. PERMIT | \$260.00 | ELECT. ADMIN. | \$10.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ZONING | \$55.00 | SCHOOLS | \$23,015.25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="0"> <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>MUELLER HOMES INC 7520 MAIN ST STE 201, SYKESVILLE, MD 21784</td> <td>MHBR 22</td> <td>(443) 805-1677</td> <td></td> </tr> <tr> <td>HVAC</td> <td>BAY AREA MECHANICAL</td> <td>HM-322</td> <td>(410) 636-6400</td> <td>H-261-24</td> </tr> <tr> <td>PLUMBER</td> <td>TIDEWATER PLUMBING</td> <td>PR-#011</td> <td>(410) 643-3202</td> <td>P-307-24</td> </tr> <tr> <td>ELECTRICIAN</td> <td>GRAMOPHONE</td> <td>E-#1616</td> <td>(410) 308-1650</td> <td>ER23-11-0832</td> </tr> <tr> <td>SPRINKLER</td> <td>BLAZEGUARD</td> <td>MSC 72</td> <td>(410) 549-6313</td> <td>BF 404-24</td> </tr> </tbody> </table> | | | | CONTRACTORS | NAME | LICENSE # | PHONE# | PERMIT# | MHBR | MUELLER HOMES INC 7520 MAIN ST STE 201, SYKESVILLE, MD 21784 | MHBR 22 | (443) 805-1677 | | HVAC | BAY AREA MECHANICAL | HM-322 | (410) 636-6400 | H-261-24 | PLUMBER | TIDEWATER PLUMBING | PR-#011 | (410) 643-3202 | P-307-24 | ELECTRICIAN | GRAMOPHONE | E-#1616 | (410) 308-1650 | ER23-11-0832 | SPRINKLER | BLAZEGUARD | MSC 72 | (410) 549-6313 | BF 404-24 |
| CONTRACTORS | NAME | LICENSE # | PHONE# | PERMIT# | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| SPRINKLER | BLAZEGUARD | MSC 72 | (410) 549-6313 | BF 404-24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR OVERALL 57' X 113' OVERALL TO INCLUDE 28' X 30' GARAGE, 7' X 18' FRONT COVERED PORCH, 15' X 18' REAR COVERED PORCH, 6" X 9' COVERED PORCH OFF MUDROOM, 6" X 11' COVERED PORCH OFF OWNER SUITE, 29'-1/2" X 18' REAR SCREEN PORCH. SECOND FLOOR 57' X 39' OVERALL TO INCLUDE 14' X 14' UNFINISHED ATTIC. 540 SQFT UNFINISHED BASEMENT AND 600 SQFT FINISHED BASEMENT. INSTALL 11' X 37' & 25' X 31' OPEN POOL PATIO FOR FUTURE POOL. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) | | CONSTRUCTION TYPE: WOOD FRAME | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UNFIN. BASEMENT: 540 FIN BASEMENT: 600 FIRST FLOOR: 3,075 SECOND FLOOR: 1150 THIRD FLOOR: FOURTH FLOOR: GARAGE: 840 CARPOR: DECK: PORCH: 984 OTHER: TOTAL FLOOR AREA: 7,189 | | # BEDROOMS: 3 # BATHROOMS: 3 ROAD TYPE: SPRINKLER: YES WATER TYPE PRIVATE SEWER TYPE PRIVATE HEATING SYSTEM: HEAT P CENTRAL AIR: YES FIREPLACE: GAS/WOOD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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:

SWM - MUST FOLLOW APPROVED STORMWATER MANAGEMENT PLAN PRIOR TO CERTIFICATE OF OCCUPANCY CHANGE OF USE PERMIT MUST BE SUBMITTED TO CONVERT DWELLING (BR21-07-0071) TO GARAGE WITH ACCESSORY APARTMENT. 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. MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN PRIOR TO CERTIFICATE OF OCCUPANCY. MUST COMPLY WITH BUFFER MANAGEMENT FOR S23-06-0253 (4) TREES & S19-08-0325 (2) TREES. CALL 410-758-4088 FOR INSPECTION. PER ENVIRONMENTAL HEALTH: HOLD OCCUPANCY FOR DWELLING REMOVAL IN GARAGE-WILL REQUIRE A SEPARATE PERMIT-CS LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

| ACCESSORY STRUCTURE | | PRINCIPLE STRUCTURE | |
|----------------------------|----|----------------------------|--------|
| FRONT | FT | FRONT | 35 FT |
| SIDE | FT | SIDE | 20 FT |
| REAR | FT | REAR | 100 FT |
| SIDE STREET | FT | SIDE STREET | FT |
| MAX. HGHT | FT | MAX. HGHT | 40 FT |

APPROVALS:

| | | | | | |
|--------------|----|------------|-----------------|----|------------|
| BUILDING | HD | 11/30/2023 | FLOODPLAIN ZONE | KN | 11/30/2023 |
| ZONING | WB | 06/28/2024 | PLUMBING | CB | 04/01/2024 |
| SEDIMENT | AE | 04/11/2024 | ENV. HEALTH | CS | 04/01/2024 |
| PUB. SEWER | | N/A | HISTORIC | | N/A |
| S.W. MGT. | KN | 04/29/2024 | SHA | | N/A |
| ENTRANCE | JB | 12/01/2023 | MECHANICAL | CG | 04/01/2024 |
| FIRE MARSHAL | SL | 04/09/2024 | ELECTRICAL | | 03/05/2024 |
| BACKFLOW | CB | 04/01/2024 | FOOD SERVICE | | N/A |

DATE APPROVED: 7-11-24 ADMINISTRATOR APPROVAL: Vivan J Swinson