





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

BUILDING PERMIT No.: BR24-07-0527  
 Date of Application: 07/05/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 110 HOWARD RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804027825 <b>SUBDIVISION</b> KENT ISLAND ESTATES <b>CRITICAL AREA NO</b> ACREAGE 0.895 <b>TAX MAP</b> 0076 <b>GRID</b> 0000 <b>PARCEL</b> 0045 <b>SECTION</b> 2 <b>BLOCK</b> K <b>LOT</b> 31 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> ONEAL, JENNA 701 DIXON DR STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (410) 507-9512 <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> \$100,000.00		<b>FEES</b> <table> <tr> <td>ELECT. PERMIT</td> <td>\$160.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$361.40</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td></td> <td></td> </tr> </table>		ELECT. PERMIT	\$160.00	SINGLE LOT	\$55.00	BOCA FEE	\$361.40	MHB FEE	\$50.00	ELECT. ADMIN.	\$10.00	SPRINKLER	\$150.00	ZONING	\$55.00																
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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:**

LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. IMPACT FEE CREDIT PER DEMO: BR23-02-0088. AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. EXISTING UNPERMITTED SHED MUST BE REMOVED OR PERMITTED PRIOR TO CERTIFICATE OF OCCUPANCY. 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**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 15/35 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING <i>HD</i>	07/26/2024	FLOODPLAIN ZONE <i>AN</i>	07/23/2024
ZONING <i>MB</i>	08/08/2024	PLUMBING <i>Ch</i>	08/01/2024
SEDIMENT <i>JP</i>	07/22/2024	ENV. HEALTH <i>Jen</i>	07/22/2024
PUB. SEWER <i>AZ</i>	08/01/2024	HISTORIC	N/A
S.W. MGT. <i>KN</i>	07/24/2024	SHA	N/A
ENTRANCE <i>DR.</i>	07/30/2024	MECHANICAL <i>Ch</i>	08/01/2024
FIRE MARSHAL <i>JL</i>	08/07/2024	ELECTRICAL	07/29/2024
BACKFLOW <i>Ch</i>	08/01/2024	FOOD SERVICE	N/A

DATE APPROVED: 8-12-24

ADMINISTRATOR APPROVAL: *Vivian J. Simson*











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

BUILDING PERMIT No.: BR24-05-0385

Date of Application: 05/17/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 201 DUKE OF KENT ST CHESTERTOWN  <b>TAX ACCOUNT</b> 1802020491 <b>SUBDIVISION</b> KINGSTOWNE MANOR <b>CRITICAL AREA NO</b> ACREAGE 1.634 <b>TAX MAP 0009</b> GRID 0006 PARCEL 0148 <b>SECTION</b> BLOCK LOT 45 <b>ZONED</b> NC-20 FRONTAGE DEPTH		<b>PROPERTY OWNERS:</b> SHIPLEY, THOMAS & HEATHER 212 DUKE OF KENT ST CHESTERTOWN, MD 21620  <b>HOME PHONE:</b> (410) 507-6312 <b>APPLICANT:</b>  <b>STAKED:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" 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> \$489,000.00		<b>FEES</b> <table border="0"> <tr> <td>ELECT. PERMIT</td> <td>\$115.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$230.88</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>SCHOOLS</td> <td>\$7,212.24</td> <td>FIRE DIST 5</td> <td>\$831.60</td> </tr> <tr> <td>PARKS &amp; REC</td> <td>\$801.36</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> </table>		ELECT. PERMIT	\$115.00	SPRINKLER	\$150.00	SINGLE LOT	\$55.00	ELECT. ADMIN.	\$10.00	BOCA FEE	\$230.88	ZONING	\$55.00	SCHOOLS	\$7,212.24	FIRE DIST 5	\$831.60	PARKS & REC	\$801.36	MHB FEE	\$50.00										
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**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:**

AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. 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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 15/35 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>	06/18/2024	FLOODPLAIN ZONE <i>KN</i>	06/05/2024
ZONING <i>WB</i>	07/17/2024	PLUMBING <i>CH</i>	07/31/2024
SEDIMENT <i>DS</i>	05/31/2024	ENV. HEALTH <i>KK</i>	06/07/2024
PUB. SEWER	N/A	HISTORIC	N/A
S.W. MGT. <i>KN</i>	06/10/2024	SHA	N/A
ENTRANCE <i>DB</i>	06/05/2024	MECHANICAL <i>GA</i>	07/31/2024
FIRE MARSHAL <i>JB</i>	06/18/2024	ELECTRICAL	07/11/2024
BACKFLOW <i>CH</i>	07/31/2024	FOOD SERVICE	N/A

DATE APPROVED: 8-12-24

ADMINISTRATOR APPROVAL: *V. Wang Swinson*



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

ZONING CERTIFICATE #: Z24-03-0071

Date of Application: 03/01/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804095677	205 FANTASY LN	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MEADOW LAKE LLC	TAX MAP 0063	BLOCK	PARCEL 0188
OWNER ADDRESS:	205 FANTASY LN STEVENSVILLE, MD 21666	LOT B	SECTION	ZONED CS, NC-2
HOME PHONE:	(202) 329-7715	CRITICAL AREA YES		ACREAGE 21.61
		SUBDIVISION GOOSE POINT		
		BUILDING VALUE \$18,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	BIG ISLAND VENTURES	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	Po Box 218 CHESTER, MD 21619	ELECTRICAL PERMIT #: EZ24-03-0071	
PHONE:	(410) 490-8307	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 ADDITION
-------------------------	-----------------------------

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

WORK DESCRIPTION: CONSTRUCT ADDITION TO EXISTING 150' PIER OF A 22.5' X 6' PIER EXTENSION WITH 10' X 20' PLATFORM AND (2) BOATLIFTS. NO PWC LIFTS TO BE INSTALLED AT THIS TIME. TOTAL LENGTH OF PIER = 182.5'

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	03/22/2024 KLEPPINGER E-483
FLOODPLAIN ZONE	03/22/2024 KN
ZONING	07/26/2024 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.  
 MUST COMPLY WITH BOARD OF APPEALS CASE NUMBER BOA-24-04-0177 APPROVED 7/23/2024.  
 FLOOD ZONE: VE BFE: 7 ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 9 FEET

ADMINISTRATOR APPROVAL: Vivian J. Sumner DATE APPROVED: 8-12-24



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

ZONING CERTIFICATE #: Z24-07-0299

Date of Application: 07/10/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804004302	1420 MAIN ST	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	ISLAND TIDES LLC	TAX MAP 0057	BLOCK	PARCEL 0440
OWNER ADDRESS:	103 NEW CASTLE ST REHOBOTH BEACH, DE 19971	LOT	SECTION	ZONED TC
HOME PHONE:	(410) 643-6465	CRITICAL AREA NO		ACREAGE 1.78
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	SNYDER WILLIAM	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	200 Terrapin Grv #220 STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:	
PHONE:	(410) 604-0109	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	WESTERN AUTO	PROPOSED USE:	TEMPORARY PRODUCE STAND
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: TEMPORARY PRODUCE STAND JULY 2024-NOVEMBER 2024			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	07/25/2024 JEN
SANITARY DEPT	07/25/2024 DT
ZONING	07/26/2024 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:**

MUST COMPLY WITH SECTION 18:1-53 (A)-(D) SEE ATTACHED

ADMINISTRATOR APPROVAL:

*Vincent J. Swanson*

DATE APPROVED:

*8-12-24*



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

ZONING CERTIFICATE #: Z24-06-0276

Date of Application: 06/26/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804117344	413 ROMANCOKE RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KENT ISLAND SELF STORAGE	TAX MAP 0056	BLOCK	PARCEL 0440
OWNER ADDRESS:	124 AMANDA LN CENTREVILLE, MD 21617	LOT 1	SECTION	ZONED KISC
HOME PHONE:		CRITICAL AREA YES		ACREAGE 11.46
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	SNYDER WILLIAM	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	200 Terrapin Grv #220 STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:	
PHONE:	(410) 604-0109	PLUMBING PERMIT #:	
EXISTING USE:	COMMERCIAL	GAS PERMIT #:	
MINIMUM YARD REQUIREMENTS:		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
FRONT: FT	SIDE: FT	REAR: FT	PROPOSED USE: TEMPORARY PRODUCE STAND
			SIDE STREET: FT
			HEIGHT: FT
WORK DESCRIPTION: USE PERMIT FOR "POP'S PRODUCE" FROM 06/19/2024 TO 10/20/2024			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	07/15/2024 JEN
ZONING	07/16/2024 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:  
 MUST COMPLY WITH SECTION 18:1-53 (A)-(D) SEE ATTACHED

ADMINISTRATOR APPROVAL: Vincent J. Sumner DATE APPROVED: 8-12-24



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

ZONING CERTIFICATE #: Z22-11-0428

Date of Application: 11/18/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805025494	3009 BENNETT POINT RD	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	HASLAM, GLENN & MARLENE	TAX MAP 0077	BLOCK	PARCEL 0005
OWNER ADDRESS:	5621 OLD FREDERICH RD CATONSVILLE, MD 21228	LOT 7	SECTION 2	ZONED NC-5
HOME PHONE:	(443) 250-0405	CRITICAL AREA YES		ACREAGE 5.01
		SUBDIVISION BENNETTS POINT		
		BUILDING VALUE \$70,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	WEEMS BROTHERS INC	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	9691 Cordova Rd EASTON, MD 21601	ELECTRICAL PERMIT #: EZ22-11-0428	
PHONE:	(410) 822-0510	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
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: CONSTRUCT 16' X 6' WALKWAY TO 240' X 6' PIER WITH 10' X 20' PLATFORM, 16' X 3' FINGER PIER, (2) BOATLIFTS WITH ASSOCIATED PILES, (2) PWC LIFTS WITH ASSOCIATED PILES, AND (4) MOORING PILES. TOTAL LENGTH OF PIER = 250'

AGENCY APPROVALS:	
Name	Completed Date
ELECTRICAL	07/18/2024 KLEPPINGER E-483
FLOODPLAIN ZONE	07/08/2024 KN
HOA REVIEW	08/08/2024 LF
ZONING	07/23/2024 WB

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 MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION.  
 FLOOD ZONE: AE BFE:5 FEET ALL ELECTRICAL/MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 MUST COMPLY WITH BOARD OF APPEALS CASE NUMBER BOA-23-03-0148 APPROVED 07/05/2024.

ADMINISTRATOR APPROVAL: *Vivian J. Simson* DATE APPROVED: 8-12-24



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

ZONING CERTIFICATE #: Z24-05-0221

Date of Application: 05/16/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804061233	902 BAYSIDE DR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	RULAND, LOUIS & BETH	TAX MAP 0056	BLOCK 16	PARCEL 0405
OWNER ADDRESS:	902 BAYSIDE DR STEVENSVILLE, MD 21666	LOT 15	SECTION 1	ZONED NC-20
HOME PHONE:	(443) 852-0871	CRITICAL AREA YES		ACREAGE 0.34
		SUBDIVISION BAY CITY		
		BUILDING VALUE \$40,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	BIG ISLAND VENTURES	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	Po Box 218 CHESTER, MD 21619	ELECTRICAL PERMIT #:	
PHONE:	(410) 490-8307	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
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: REMOVE EXISTING PIER AND ASSOCIATED STRUCTURES. CONSTRUCT 90' X 6' PIER WITH 10' X 20' "L" SHAPED PLATFORM, (2) POLES FOR FUTURE BOATLIFT, AND (4) MOORING PILES. TOTAL LENGTH OF PIER = 100'

AGENCY APPROVALS:

Name	Completed Date
FLOODPLAIN ZONE	07/03/2024 KN
ZONING	07/16/2024 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:  
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION ONCE PLANTED.  
 FLOOD ZONE: ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: ELEVATION CERTIFICATE REQUIRED  
 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.  
 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: *Vivian J. Swinson* DATE APPROVED: 8-12-24



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

ZONING CERTIFICATE #: Z24-06-0244

Date of Application: 06/06/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804079094	105 TEAL CT	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
<b>OWNER:</b> ONETO, ADRIENNE LAUFER, ALEXANDER  <b>OWNER ADDRESS:</b> 105 TEAL CT STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (703) 895-4575	<b>TAX MAP</b> 0076 <b>BLOCK</b> <b>PARCEL</b> 0023 <b>LOT</b> 76 <b>SECTION</b> <b>ZONED</b> NC-1 <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.95 <b>SUBDIVISION</b> COVE CREEK CLUB <b>BUILDING VALUE</b> \$10,500.00 <b>WATER TYPE</b> PRIVATE <b>SEWER TYPE</b> PRIVATE

APPLICANT INFORMATION	PERMIT FEES
<b>NAME:</b> HEATHERWOOD CONSULTING  <b>ADDRESS:</b> 9879 Fox Hill Ct ELLICOTT CITY, MD 21042  <b>PHONE:</b> (410) 781-8282	<b>ZONING FEE:</b> \$55.00 <b>FM FEE:</b>  <b>ELECTRICAL PERMIT #:</b> <b>PLUMBING PERMIT #:</b> <b>GAS PERMIT #:</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> PIER
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<b>MINIMUM YARD REQUIREMENTS:</b>				
<b>FRONT:</b> FT	<b>SIDE:</b> 6 FT	<b>REAR:</b> FT	<b>SIDE STREET:</b> FT	<b>HEIGHT:</b> FT

**WORK DESCRIPTION:** CONSTRUCT 60' X 6' PIER WITH 10' X 20' PLATFORM. NOT INSTALLING BOAT LIFT AT THIS TIME. TOTAL LENGTH OF PIER = 70'

**AGENCY APPROVALS:**

Name	Completed Date
FLOODPLAIN ZONE	07/03/2024 KN
ZONING	07/12/2024 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.  
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN WITHIN 45 DAYS. CALL 410-758-4088 FOR INSPECTION.  
 OWNER MUST PLANT (4) 4'-6" TALL CONTAINER GROWN NATIVE TREES FOR PERMIT S20-10-0474 WITHIN 45 DAYS. 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.  
 FLOOD ZONE: AE BFE 5 FEET    ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FT  
 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: Vanan S. Simpson    DATE APPROVED: 8-12-24



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

ZONING CERTIFICATE #: Z24-03-0078

Date of Application: 03/05/2024

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802008254	520 SHERIFF MEREDITH RD	CHESTERTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	W & C KNIGHT FAMILY LIMITED PARTNERSHIP KNIGHT JR, WILLIAM	TAX MAP 0011	BLOCK	PARCEL 0025
OWNER ADDRESS:	508 JOHN POWELL RD CHURCH HILL, MD 21623	LOT	SECTION	ZONED AG
HOME PHONE:	(410) 708-1407	CRITICAL AREA NO		ACREAGE 166.00
		SUBDIVISION		
		BUILDING VALUE \$50,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	W & C KNIGHT FAMILY LIMITED PARTNERSHIP	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	508 John Powell Rd CHURCH HILL, MD 21623	ELECTRICAL PERMIT #:	
PHONE:	(410) 708-1407	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 50' X 100' FARM EQUIPMENT STORAGE BUILDING			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	07/19/2024 JEN
SOIL CONSERVATION - PERMITTING	03/06/2024 JP
ZONING	07/18/2024 WB

**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 Simpson* DATE APPROVED: 8-12-24



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

ZONING CERTIFICATE #: Z24-07-0292

Date of Application: 07/08/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1807006276	1850 EWINGTOWN RD	CHESTERTOWN

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: STOLTZFUS, TYLER	TAX MAP 0011      BLOCK      PARCEL 0032
OWNER ADDRESS: 1850 EWINGTOWN RD CHESTERTOWN, MD 21620	LOT 1      SECTION      ZONED AG
HOME PHONE: (443) 480-6538	CRITICAL AREA NO      ACREAGE 20.22
	SUBDIVISION
	BUILDING VALUE \$26,000.00
	WATER TYPE PRIVATE      SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME: DREAM STRUCTURES	ZONING FEE: \$55.00      FM FEE:
ADDRESS: 1998 Tower Rd HARTLY, DE 19953	ELECTRICAL PERMIT #:
PHONE: (302) 943-3974	PLUMBING PERMIT #:
	GAS PERMIT #:
EXISTING USE: AGRICULTURE/RESIDENCE	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
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 30' POLE BUILDING FOR FARM EQUIPMENT STORAGE.	

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	07/24/2024 JEN
SOIL CONSERVATION - PERMITTING	07/24/2024 JP
ZONING	07/24/2024 WB

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: Kiran J. Sunson      DATE APPROVED: 8-12-24



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

ZONING CERTIFICATE #: Z24-07-0284

Date of Application: 07/01/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804115791	450 CREEKS END LN	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MILLER, BENJAMIN & KELLY	TAX MAP 0056	BLOCK	PARCEL 0438
OWNER ADDRESS:	450 CREEKS END LN STEVENSVILLE, MD 21666	LOT 48	SECTION	ZONED SMPD
HOME PHONE:	(443) 827-1326	CRITICAL AREA YES		ACREAGE 0.20
		SUBDIVISION COX CREEK LANDING		
		BUILDING VALUE \$7,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	BENJAMIN & KELLY MILLER	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	450 Creeks End Ln STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:		
PHONE:	(443) 827-1326	PLUMBING PERMIT #:		
		GAS PERMIT #:		
		STAKED?	<input type="checkbox"/> YES	<input checked="" 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: 20 FT
WORK DESCRIPTION: INSTALL 14' X 10' SHED				

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	07/22/2024 JEN
S.W. MGT.	07/24/2024 KN
ZONING	08/05/2024 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:**  
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN  
 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.  
 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.

ADMINISTRATOR APPROVAL: *V. J. Swanson* DATE APPROVED: 8-12-24



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

ZONING CERTIFICATE #: Z24-06-0269

Date of Application: 06/24/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804040341	1834 SAINT MARYS RD	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	BERGMAN, SCOTT STEIMER, NATACHA	TAX MAP 0064	BLOCK	PARCEL 0209
OWNER ADDRESS:	1834 SAINT MARYS RD CHESTER, MD 21619	LOT 1	SECTION 5	ZONED NC-20
HOME PHONE:	(202) 997-3916	CRITICAL AREA YES		ACREAGE 0.49
		SUBDIVISION MARLING FARMS		
		BUILDING VALUE \$10,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	BIG ISLAND VENTURES	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	Po Box 218 CHESTER, MD 21619	ELECTRICAL PERMIT #:	
PHONE:	(410) 490-8307	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
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: REMOVE EXISTING PIER. INSTALL 100' X 6' PIER WITH 10' X 19' PLATFORM, (4) MOORING POLES, AND (2) POLES FOR FUTURE BOATLIFT. TOTAL LENGTH OF PIER = 110'

AGENCY APPROVALS:

Name	Completed Date
FLOODPLAIN ZONE	07/08/2024 KN
ZONING	08/01/2024 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:  
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN WITHIN 45 DAYS. CALL 410-758-4088 FOR INSPECTION.  
 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.  
 FLOOD ZONE: VE BFE: 8 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 10 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: *Wang Swanson* DATE APPROVED: 8-12-24



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

ZONING CERTIFICATE #: Z24-05-0222

Date of Application: 05/20/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805050928	152 TALL PINES LN	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	EWING, JOSEPH CARROLL, KEVIN	TAX MAP 0581	BLOCK	PARCEL 0305
OWNER ADDRESS:	152 TALL PINES LN GRASONVILLE, MD 21638	LOT 8	SECTION	ZONED NC-20T
HOME PHONE:	(443) 786-6630	CRITICAL AREA NO		ACREAGE 0.33
		SUBDIVISION TALL PINES		
		BUILDING VALUE \$2,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	EWING, JOSEPH	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	152 Tall Pines Ln GRASONVILLE, MD 21638	ELECTRICAL PERMIT #:	
PHONE:	(443) 786-6630	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: 20 FT
WORK DESCRIPTION: INSTALL 10' X 14' SHED			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	06/06/2024 JEN
S.W. MGT.	06/06/2024 KN
ZONING	06/18/2024 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:**  
 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.  
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN  
 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 Sunson      DATE APPROVED: 8-12-24



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

ZONING CERTIFICATE #: Z24-07-0309

Date of Application: 07/22/2024

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803013014	115 POPLAR SCHOOL RD	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SULTENFUSS, MARK	TAX MAP 0053	BLOCK	PARCEL 0008
OWNER ADDRESS:	115 POPLAR SCHOOL RD CENTREVILLE, MD 21617	LOT	SECTION	ZONED AG
HOME PHONE:	(410) 490-5505	CRITICAL AREA NO		ACREAGE 147.10
		SUBDIVISION		
		BUILDING VALUE \$200,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	LUKE SULTENFUSS	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	710 Starr Rd CENTREVILLE, MD 21617	ELECTRICAL PERMIT #:	
PHONE:	(410) 739-7559	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: AGRICULTURAL/RESIDENCE	PROPOSED USE: FARM BLDG
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MINIMUM YARD REQUIREMENTS:				
FRONT: 35 FT	SIDE: 10 FT	REAR: 10 FT	SIDE STREET: FT	HEIGHT: 135 FT

WORK DESCRIPTION: CONSTRUCT 40' X 128' CATTLE FEEDING BUILDING

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	07/31/2024 JEN
SOIL CONSERVATION - PERMITTING	07/31/2024 DS
ZONING	08/05/2024 WB

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 Johnson* DATE APPROVED: 8-12-24