





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

BUILDING PERMIT No.: BR24-04-0310  
 Date of Application: 04/26/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 1009 BAYSIDE DR STEVENSVILLE  <b>TAX ACCOUNT</b> 1804041089 <b>SUBDIVISION</b> BAY CITY <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.361 <b>TAX MAP</b> 0056 <b>GRID</b> 0000 <b>PARCEL</b> 0395 <b>SECTION</b> 1 <b>BLOCK</b> 6 <b>LOT</b> 4 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> HANNA INVESTMENTS SERIES STATUTORY 208 QUEEN ANNE CLUB DR STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (410) 739-6098 <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> \$2,500.00		<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 SFD OF AN 18' X 8' COVERED FRONT PORCH			
<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> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 144	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 144	<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:**  
 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.

**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	HD	05/03/2024
ZONING	PO	05/08/2024
SEDIMENT		N/A
PUB. SEWER	DT	05/07/2024
S.W. MGT.		N/A
ENTRANCE		N/A
FIRE MARSHAL		N/A
BACKFLOW		N/A

FLOODPLAIN ZONE	N/A
PLUMBING	N/A
ENV. HEALTH	JEN 05/06/2024
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	N/A
FOOD SERVICE	N/A

DATE APPROVED: 9-5-24

ADMINISTRATOR APPROVAL: *Wendy Swinson*





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

ZONING CERTIFICATE #: Z24-07-0296

Date of Application: 07/08/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804019636	408 IRENE WAY	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: MORRIS, TERRANCE	TAX MAP 0056    BLOCK 37    PARCEL 0426
OWNER ADDRESS: 408 IRENE WAY STEVENSVILLE, MD 21666	LOT 28    SECTION 2    ZONED NC-20
HOME PHONE: (410) 725-8460	CRITICAL AREA YES    ACREAGE 0.52
	SUBDIVISION BAY CITY
	BUILDING VALUE \$475.00
	WATER TYPE PUBLIC    SEWER TYPE PUBLIC

APPLICANT INFORMATION	PERMIT FEES
NAME: TERRANCE MORRIS	ZONING FEE: \$75.00    FM FEE:
ADDRESS: 408 Irene Way STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #: EZ24-07-0296
PHONE: (410) 725-8460	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 18' X 33' ABOVE GROUND POOL.	

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	08/08/2024 HESSIAN E-993
ENV. HEALTH	07/24/2024 JEN
HOA REVIEW	07/24/2024 MP
S.W. MGT.	08/01/2024 KN
ZONING	08/15/2024 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.
OWNER MUST PLANT ( 2 ) 4'-6- TALL CONTAINER GROWN NATIVE TREES. CALL 410-758-4088 FOR INSPECTION

ADMINISTRATOR APPROVAL: *Vincent Sumner*    DATE APPROVED: 9-5-24



Queen Anne's County  
 Department of Planning and Zoning  
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 Centreville, MD 21617  
 410-758-4088

BUILDING PERMIT No.: BR24-06-0483

Date of Application: 06/18/2024

**BUILDING PERMIT**

BUILDING LOCATION 302 LARCH PL STEVENSVILLE  TAX ACCOUNT 1804009908 SUBDIVISION CLOVERFIELDS CRITICAL AREA NO                      ACREAGE 0.344 TAX MAP 0048      GRID 0000      PARCEL 0145 SECTION                      BLOCK CC      LOT 38 ZONED NC-15      FRONTAGE      DEPTH		PROPERTY OWNERS: TACOMA 51 LLC 302 LARCH PL STEVENSVILLE, MD 21666  HOME PHONE: (443) 758-6455 APPLICANT:  STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
EXISTING USE RESIDENCE  PROPOSED USE ADDITION TO RESIDENCE  REVISED PROPOSED USE  CONSTRUCTION VALUE \$30,000.00		FEES BOCA FEE                      \$35.00      ELECT. ADMIN.                      \$10.00 ZONING                      \$55.00      ELECT. PERMIT                      \$90.00		
CONTRACTORS OWNER ELECTRICIAN HVAC	NAME OWNER SUPERIOR POWER & LIGHTING BAY AREA MECHANICAL	LICENSE # QAC1000 E-1158 HM-322	PHONE#  (410) 487-6557 (410) 636-6400	PERMIT#  ER24-06-0483 H-1107-24
DESCRIPTION OF WORK: CONSTRUCT ADDITION TO EXISTING SFD OF A 13' X 20' (4) SEASON ROOM WITH 2' X 24', 2' X 24' & 2' X 13' STEPS TO GRADE AROUND ADDITION.				
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME		
UNFIN. BASEMENT: FIRST FLOOR: 260 THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA: 260	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE PUBLIC HEATING SYSTEM: SPLIT SYSTEM CENTRAL AIR: YES FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE PUBLIC	

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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:**  
 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 8/18 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING	HD	07/08/2024
ZONING	MO	08/15/2024
SEDIMENT		N/A
PUB. SEWER	DT	07/09/2024
S.W. MGT		N/A
ENTRANCE		N/A
FIRE MARSHAL		N/A
BACKFLOW		N/A

FLOODPLAIN ZONE	N/A
PLUMBING	N/A
ENV. HEALTH	JEN 09/03/2024
HISTORIC	N/A
SHA	N/A
MECHANICAL	LN 08/30/2024
ELECTRICAL	08/30/2024
FOOD SERVICE	N/A

DATE APPROVED:

9-5-24

ADMINISTRATOR APPROVAL:

*Walter J. Swinson*













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 Department of Planning and Zoning  
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ZONING CERTIFICATE #: Z24-06-0281

Date of Application: 06/27/2024

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804012569	110 KENT POINT RD	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: BECKER, CHERRI	TAX MAP 0080      BLOCK      PARCEL 0003
OWNER ADDRESS: 110 KENT POINT RD STEVENSVILLE, MD 21666	LOT 60      SECTION      ZONED NC-20
HOME PHONE: (443) 336-0735	CRITICAL AREA YES      ACREAGE 0.36
	SUBDIVISION KENT POINT FARM
	BUILDING VALUE
	WATER TYPE PRIVATE      SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME: CHERRI BECKER	ZONING FEE: \$55.00      FM FEE:
ADDRESS: 110 Kent Point Rd STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:
PHONE: (443) 336-0735	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 12' X 16' SHED	

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	07/24/2024 CS
S.W. MGT.	07/15/2024 KN
ZONING	08/16/2024 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:**

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.  
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.  
 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. Swanson      DATE APPROVED: 9-5-24



Queen Anne's County  
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 Centreville, MD 21617  
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ZONING CERTIFICATE #: Z24-06-0263

Date of Application: 06/18/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804126262	466 MOORINGS CIR	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: ROGERS, SERESA	TAX MAP 0056    BLOCK    PARCEL 0279
OWNER ADDRESS: 466 MOORINGS CIR STEVENSVILLE, MD 21666	LOT UNIT 80    SECTION    ZONED SMPD
HOME PHONE: (301) 385-5359	CRITICAL AREA NO    ACREAGE 0.10
	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-0804-24 BF-0805-24 SHEPHERD PR-154
EXISTING USE: RESIDENCE	GAS PERMIT #:
MINIMUM YARD REQUIREMENTS:	STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
FRONT: FT    SIDE: FT    REAR: FT    SIDE STREET: FT    HEIGHT: FT	PROPOSED USE: IRRIGATION
WORK DESCRIPTION: INSTALL LAWN IRRIGATION SYSTEM TO INCLUDE (12) SPRINKLER HEADS, USING EXISTING ELECTRIC.	

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	07/08/2024 JEN
SANITARY DEPT	07/09/2024 DT
ZONING	08/19/2024 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

ADMINISTRATOR APPROVAL: Vivian Sunson    DATE APPROVED: 9-5-24



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

ZONING CERTIFICATE #: Z24-07-0311

Date of Application: 07/23/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804008634	408 WALLMAN WAY	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
<b>OWNER:</b> SMITH, TONY & LAURA  <b>OWNER ADDRESS:</b> 408 WALLMAN WAY STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (443) 386-3004	<b>TAX MAP</b> 0056 <b>BLOCK</b> 37 <b>PARCEL</b> 0426 <b>LOT</b> 19 <b>SECTION</b> 2 <b>ZONED</b> NC-20 <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.54 <b>SUBDIVISION</b> BAY CITY <b>BUILDING VALUE</b> \$12,500.00 <b>WATER TYPE</b> PRIVATE <b>SEWER TYPE</b> PUBLIC

APPLICANT INFORMATION	PERMIT FEES
<b>NAME:</b> LANE ENGINEERING LLC  <b>ADDRESS:</b> 117 Bay St EASTON, MD 21601  <b>PHONE:</b> (410) 822-8003	<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 ADDITION
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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:** RENOVATION TO EXISTING PIER & WALKWAY. REMOVE EXISTING 10' X 14' PLATFORM. REPLACE DECKING ON EXISTING 105' X 6' WALKWAY LANDWARD OF MHW, 40' X 6' PIER AND 10' X 20' PLATFORM CHANNELWARD OF MHW. INSTALL 30' X 6' WALKWAY OVER WETLANDS FROM POOL TO EXISTING WALKWAY. TOTAL LENGTH OF PIER = 50'

**AGENCY APPROVALS:**

Name	Completed Date
FLOODPLAIN ZONE	08/15/2024 KN
HOA REVIEW	08/14/2024 MP
S.W. MGT.	08/15/2024 KN
SANITARY DEPT	08/15/2024 DT
ZONING	08/19/2024 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:**

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. MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION ONCE PLANTED. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. FLOOD ZONE: AE 5 FPE: 7 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET 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: 9-5-24