





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

BUILDING PERMIT No.: BR24-08-0650  
 Date of Application: 08/21/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 112 MARYLAND RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804067851 <b>SUBDIVISION</b> KENT ISLAND ESTATES <b>CRITICAL AREA NO</b> ACREAGE 0.774 <b>TAX MAP</b> 0070 <b>GRID</b> 0000 <b>PARCEL</b> 0077 <b>SECTION</b> 3 <b>BLOCK</b> B <b>LOT</b> 99 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> WALLACE, MADELINE 112 MARYLAND RD STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (434) 989-6855 <b>APPLICANT:</b> THOMASVILLE RESTORATION THOMAS NEIDERT 11611 Knecht Ave BALTIMORE MD 21227  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> DEMOLITION  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$15,000.00		<b>FEES</b> <b>DEMOLITION</b> \$50.00 <b>ZONING</b> \$55.00 <b>PERMIT FEE</b>	
<b>CONTRACTORS</b> MHIC		<b>NAME</b> THOMASVILLE RESTORATION <b>LICENSE #</b> MHIC-49067 <b>PHONE#</b> (443) 960-5876 <b>PERMIT#</b>	
<b>DESCRIPTION OF WORK:</b> DEMO EXISTING SFD DOWN TO STUDS DUE TO ASBESTOS AND HOUSE FIRE DAMAGE.			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> DEMO	
<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>		<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> PRIVATE <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. IMPACT FEE CREDIT.

**OFFICE USE ONLY**

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	HD	10/29/2024	FLOODPLAIN ZONE N/A
FRONT FT	FRONT FT	ZONING	MO	09/23/2024	PLUMBING N/A
SIDE FT	SIDE FT	SEDIMENT		N/A	ENV. HEALTH JON 09/13/2024
REAR FT	REAR FT	PUB. SEWER	TC	09/18/2024	HISTORIC N/A
SIDE STREET FT	SIDE STREET FT	S.W. MGT.		N/A	SHA N/A
MAX. HGHT FT	MAX. HGHT FT	ENTRANCE		N/A	MECHANICAL N/A
		FIRE MARSHAL		N/A	ELECTRICAL N/A
		BACKFLOW		N/A	FOOD SERVICE N/A

DATE APPROVED: 11-13-24 ADMINISTRATOR APPROVAL: Vivian J. Swinson



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

ZONING CERTIFICATE #: Z24-04-0179

Date of Application: 04/24/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805010195	416 COVE RD	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CARNEY, TIMOTHY & KATHERINE	TAX MAP 0073	BLOCK	PARCEL 0018
OWNER ADDRESS:	416 COVE RD QUEENSTOWN, MD 21658	LOT 52	SECTION	ZONED NC-1
HOME PHONE:	(443) 994-0473	CRITICAL AREA YES		ACREAGE 1.00
		SUBDIVISION QUEEN ANNE ON THE WYE		
		BUILDING VALUE \$5,500.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	TIMOTHY & KATHERINE CARNEY	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	416 Cove Rd QUEENSTOWN, MD 21658	ELECTRICAL PERMIT #: EZ24-04-0179	
PHONE:	(443) 994-0473	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: INSTALL (1) BOAT LIFT ON EXISTING 82' PIER (Z23-09-0322).

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	04/25/2024 OWENS E-1166
FLOODPLAIN ZONE	05/07/2024 KN
ZONING	05/09/2024 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.  
 OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE AND FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER.  
 FLOOD ZONE: AE BFE: 5 FEET ALL ELECTRICAL MUST MEETT NEC GUIDLINES

ADMINISTRATOR APPROVAL: *Krystal Swanson* DATE APPROVED: 11-13-24



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

BUILDING PERMIT No.: BR24-10-0772

Date of Application: 10/03/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 604 LONG POINT RD GRASONVILLE  <b>TAX ACCOUNT</b> 1805018587 <b>SUBDIVISION</b> LONG POINT <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.651 <b>TAX MAP</b> 058D <b>GRID</b> 0011 <b>PARCEL</b> 0698 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 6 <b>ZONED</b> NC-15 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> GUERRIERI, JEFFREY HASSETT, KIMBERLY 604 LONG POINT RD GRASONVILLE, MD 21638  <b>HOME PHONE:</b> (443) 496-0043  <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> \$4,000.00		<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>
OWNER	OWNER	QAC1000		
<b>DESCRIPTION OF WORK:</b> CONSTRUCT ADDITION TO EXISTING SFD OF A 19' X 5' & 7' X 5' DECK WITH GAPS & STEPS TO GRADE.				
<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> 130 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 130	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPORT:</b> <b>PORCH:</b>	<b># BEDROOMS:</b> <b>ROAD TYPE:</b> <b>WATER TYPE</b> PRIVATE <b>HEATING SYSTEM:</b> <b>FIREPLACE:</b>	<b># BATHROOMS:</b> <b>SPRINKLER:</b> <b>SEWER TYPE</b> PUBLIC <b>CENTRAL AIR:</b>	

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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:**  
 ALL SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO START OF WORK FLOOD ZONE:AE BFE: 5 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE:7 FEET MUST BE AT FIRST FLOOR OF SFD. OWNER MUST PLANT (1) 4'-6'- TALL CONTAINER GROWN NATIVE TREES FOR PERMIT S23-09-0427 PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR INSPECTION. 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      100 FT
SIDE STREET      FT	SIDE STREET      FT
MAX. HGHT      FT	MAX. HGHT      40 FT

**APPROVALS:**

BUILDING	TD	10/23/2024
ZONING	MO	10/25/2024
SEDIMENT		N/A
PUB. SEWER		N/A
S.W. MGT.		N/A
ENTRANCE		N/A
FIRE MARSHAL		N/A
BACKFLOW		N/A

FLOODPLAIN ZONE	KN	10/30/2024
PLUMBING		N/A
ENV. HEALTH	JEN	10/23/2024
HISTORIC		N/A
SHA		N/A
MECHANICAL		N/A
ELECTRICAL		N/A
FOOD SERVICE		N/A

DATE APPROVED: 11-13-24

ADMINISTRATOR APPROVAL: Kristin J. Swanson



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

BUILDING PERMIT No.: BR24-09-0716

Date of Application: 09/16/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 117 WALTERS WAY GRASONVILLE  <b>TAX ACCOUNT</b> 1805127173 <b>SUBDIVISION</b> PERRY'S RETREAT <b>CRITICAL AREA NO</b> ACREAGE 0.197 <b>TAX MAP</b> 058H <b>GRID</b> 0021 <b>PARCEL</b> 0201 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 139 <b>ZONED GPRN</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> TOR PERRYS LLC SHECKELLS, FRED PO BOX 257 FALLSTON, MD 21047  <b>HOME PHONE:</b> <b>APPLICANT:</b> PERMITS PLUS, INC TERRI MCNICHOLAS PO BOX 690 MILLERSVILLE MD 21108  <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> \$143,000.00		<b>FEES</b> <table border="0"> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$165.00</td> <td>FIRE DIST 2</td> <td>\$1,694.55</td> </tr> <tr> <td>PERMIT</td> <td>\$55.00</td> <td>SCHOOLS</td> <td>\$14,696.37</td> </tr> <tr> <td>REVISION FEE</td> <td></td> <td></td> <td></td> </tr> <tr> <td>BOCA FEE</td> <td>\$414.60</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>PARKS &amp; REC</td> <td>\$1,632.93</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td></td> <td></td> </tr> </table>		SINGLE LOT	\$55.00	ZONING	\$55.00	ELECT. PERMIT	\$165.00	FIRE DIST 2	\$1,694.55	PERMIT	\$55.00	SCHOOLS	\$14,696.37	REVISION FEE				BOCA FEE	\$414.60	MHB FEE	\$50.00	PARKS & REC	\$1,632.93	ELECT. ADMIN.	\$10.00	SPRINKLER	\$150.00				
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ELECTRICIAN	CECO ELECTRIC	E-000240-2022	(410) 995-6270	ER24-09-0716																													
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 40' X 50' OVERALL TO INCLUDE 21' X 20' (2) CAR GARAGE AND 6' X 20' & 3' X 7' FRONT COVERED PORCH. SECOND FLOOR 41' X 40' OVERALL.  <b>MODEL:</b> LEHIGH, ELEVATION L. PHASE III																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 1,441 <b>THIRD FLOOR:</b> <b>GARAGE:</b> 420 <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 3,642	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> 1640 <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 141	<b># BEDROOMS:</b> 5 <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> HEAT PUMP <b>FIREPLACE:</b> NONE	<b># BATHROOMS:</b> 3 <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> PUBLIC <b>CENTRAL AIR:</b> YES																														

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**Conditions:**

OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. 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. AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 15 FT
SIDE FT	SIDE 5 FT
REAR FT	REAR 20 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING <i>HD</i>	10/29/2024	FLOODPLAIN ZONE <i>KA</i>	10/29/2024
ZONING <i>JM</i>	10/29/2024	PLUMBING <i>Ch</i>	11/07/2024
SEDIMENT <i>BR</i>	03/02/2023	ENV. HEALTH <i>JEN</i>	10/30/2024
PUB. SEWER <i>DT</i>	10/28/2024	HISTORIC	N/A
S.W. MGT. <i>KA</i>	10/29/2024	SHA	N/A
ENTRANCE <i>DR</i>	09/30/2024	MECHANICAL <i>Ch</i>	11/07/2024
FIRE MARSHAL <i>JL</i>	11/08/2024	ELECTRICAL	11/13/2024
BACKFLOW <i>Ch</i>	11/07/2024	FOOD SERVICE	N/A

DATE APPROVED: 11-13-24

ADMINISTRATOR APPROVAL: *Man G Swinson*