



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

BUILDING PERMIT No.: BR24-10-0819

Date of Application: 10/24/2024

BUILDING PERMIT

BUILDING LOCATION 331 WYE RD QUEENSTOWN TAX ACCOUNT 1805014956 SUBDIVISION CRITICAL AREA YES ACREAGE 1.438 TAX MAP 0073 GRID 0001 PARCEL 0045 SECTION BLOCK LOT ZONED NC-1 FRONTAGE DEPTH		PROPERTY OWNERS: GRIFFIN, CYNTHIA & DEAN 331 WYE RD QUEENSTOWN, MD 21658 HOME PHONE: (410) 829-0041 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE RENOVATION REVISED PROPOSED USE CONSTRUCTION VALUE \$8,600.00		FEES ZONING \$55.00 RENOVATION PERMIT FEE \$60.20	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: REMOVE EXISTING COVERED PATIO ROOF. INSTALL NEW 17'6" X 17' ROOF.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA:	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE PRIVATE HEATING SYSTEM: FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE PRIVATE CENTRAL AIR:

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:
 ALL SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO START OF WORK 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		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	11/19/2024	FLOODPLAIN ZONE	11/19/2024
FRONT FT	FRONT FT	ZONING	11/19/2024	PLUMBING	N/A
SIDE FT	SIDE FT	SEDIMENT	N/A	ENV. HEALTH	11/20/2024
REAR FT	REAR FT	PUB. SEWER	N/A	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: 12-20-24 ADMINISTRATOR APPROVAL: Vivian G. Swanson



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ZONING CERTIFICATE #: Z24-08-0349

Date of Application: 08/19/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804074289	203 BIG HOLLY CT	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: HRISKO, MATTHEW	TAX MAP 0070 BLOCK J PARCEL 0068
OWNER ADDRESS: 203 BIG HOLLY CT STEVENSVILLE, MD 21666	LOT 25 SECTION ZONED NC-15
HOME PHONE: (410) 739-4764	CRITICAL AREA YES ACREAGE 0.67
	SUBDIVISION QUEEN ANNE COLONY
	BUILDING VALUE \$3,000.00
	WATER TYPE PRIVATE SEWER TYPE PUBLIC

APPLICANT INFORMATION	PERMIT FEES
NAME: HEATHERWOOD CONSULTING	ZONING FEE: \$55.00 FM FEE:
ADDRESS: 9879 Fox Hill Ct ELLCOTT CITY, MD 21042	ELECTRICAL PERMIT #: EZ24-08-0349
PHONE: (443) 308-8027	PLUMBING PERMIT #:
	GAS PERMIT #:
	STAKED? <input type="checkbox"/> YES <input checked="" 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: CONSTRUCT 33' X 6' PARALLEL PLATFORM EXTENDING A MAXIMUM OF 6' CHANNELWARD OF MHW. INSTALL BOAT LIFT WITH ASSOCIATED PILINGS WITHIN 13' CHANNELWARD OF MHW.

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	09/13/2025 NEWGENT E-1441
FLOODPLAIN ZONE	09/06/2024 KN
SKI	08/29/2024 AC
ZONING	11/25/2024 JM

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:
 FLOOD ZONE:AE 5 FPE: 7 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE:7 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.
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: Kiran J. Stinson DATE APPROVED: 12-20-24



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ZONING CERTIFICATE #: Z24-10-0449

Date of Application: 10/23/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804074289	203 BIG HOLLY CT	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	HRISKO, MATTHEW	TAX MAP 0070	BLOCK J	PARCEL 0068
OWNER ADDRESS:	203 BIG HOLLY CT STEVENSVILLE, MD 21666	LOT 25	SECTION	ZONED NC-15
HOME PHONE:	(410) 739-4764	CRITICAL AREA YES		ACREAGE 0.67
		SUBDIVISION QUEEN ANNE COLONY		
		BUILDING VALUE \$3,200.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	HUDSON MARINE	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	219 Hess Rd GRASONVILLE, MD 21638	ELECTRICAL PERMIT #:	
PHONE:	(410) 643-6768	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENTIAL	PROPOSED USE:	ACCESSORY STRUCTURE <200SF
MINIMUM YARD REQUIREMENTS:			
FRONT:	35 FT	SIDE:	3 FT
REAR:	50 FT	SIDE STREET:	FT
		HEIGHT:	20 FT
WORK DESCRIPTION: INSTALL 6' X 10' SHED AND A 15' X 18' REAR PATIO.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	11/21/2024 CS
FLOODPLAIN ZONE	11/18/2024 KN
S.W. MGT.	11/18/2024 KN
SANITARY DEPT	11/19/2024 DT
ZONING	12/13/2024 JM

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:

OWNER MUST PLANT (2) 4'-6" TALL CONTAINER GROWN NATIVE TREES WITHIN 45 DAYS FOR BEA OFFSETTING. 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.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 BUFFER MODIFIED LOT.
 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: *Walter G. Swanson* DATE APPROVED: 12-2024