



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

ZONING CERTIFICATE #: Z24-09-0413

Date of Application: 09/25/2024

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805018765	2715 BENNETT POINT RD	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	JUDGE TRUSTEE, LEONARD & PATTI	TAX MAP 0072	BLOCK	PARCEL 0014
OWNER ADDRESS:	2715 BENNETT POINT RD QUEENSTOWN, MD 21658	LOT	SECTION	ZONED CS
HOME PHONE:	(410) 310-8038	CRITICAL AREA YES		ACREAGE 55.13
		SUBDIVISION		
		BUILDING VALUE \$80,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	COASTAL POOLS	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	6608 Ocean Gtwy QUEENSTOWN, MD 21658	ELECTRICAL PERMIT #: EZ24-09-0413	
PHONE:	(410) 827-0888	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENCE	PROPOSED USE: POOL/SPA	
MINIMUM YARD REQUIREMENTS:			
FRONT:	50 FT	SIDE:	3 FT
REAR:	100 FT	SIDE STREET:	FT
HEIGHT:	FT		
WORK DESCRIPTION: INSTALL 41' X 25' IRREGULAR SHAPED INGROUND CONCRETE POOL WITH 8' X 8' SPA AND 780 SQFT PATIO			

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	10/09/2024 CLOWE-155
ENV. HEALTH	10/21/2024 GJH
FLOODPLAIN ZONE	11/18/2024 KN
ZONING	11/19/2024 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:**

DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.  
 APPROVED FARM PLAN ON FILE BUFFER ESTABLISHMENT NOT REQUIRED

ADMINISTRATOR APPROVAL: \_\_\_\_\_

*V. G. Gunnison*

DATE APPROVED: \_\_\_\_\_

1-7-25



Queen Anne's County  
 Department of Planning and Zoning  
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ZONING CERTIFICATE #: Z24-11-0467

Date of Application: 11/05/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805012678	1028 LONG POINT RD	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	JONES, KENNETH & LESLIE	TAX MAP 0058	BLOCK	PARCEL 0569
OWNER ADDRESS:	1028 LONG POINT RD GRASONVILLE, MD 21638	LOT 39	SECTION	ZONED NC-15
HOME PHONE:	(202) 815-1907	CRITICAL AREA YES		ACREAGE 0.36
		SUBDIVISION LONG POINT		
		BUILDING VALUE \$60,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	DMS & ASSOCIATES	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	Po Box 80 CENTREVILLE, MD 21617	ELECTRICAL PERMIT #: EZ24-11-0467	
PHONE:	(443) 262-9130	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENCE	PROPOSED USE: POOL/SPA	
MINIMUM YARD REQUIREMENTS:			
FRONT:	35 FT	SIDE:	3 FT
REAR:	26.2 FT	SIDE STREET:	FT
HEIGHT:	FT		
WORK DESCRIPTION: INSTALL 14' X 28' CONCRETE POOL WITH 517 SQ' PATIO			

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	12/16/2024 CLOWE-155
ENV. HEALTH	11/15/2024 JEN
FLOODPLAIN ZONE	11/07/2024 KN
S.W. MGT.	11/18/2024 KN
SANITARY DEPT	11/06/2024 DT
ZONING	11/21/2024 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:**

EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.  
 BUFFER MODIFIED, OWNER MUST COMPLY WITH BUFFER EXEMPTION AREA PLANTINGS PER APPROVED PLAN.  
 REAR YARD SETBACK ESTABLISHED WITH PERMIT B17-0345.  
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.  
 FLOOD ZONE: AE BFE: 6 FEET ALL ELECTRICAL/MECHANICAL MUST BE ELEVATED TO FPE:8 FEET ALL POOL EQUIPEMENT MUST BE ACHORED OR ELEVATED  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL:

*Vron G. Spurgeon*

DATE APPROVED:

*1-7-25*



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

BUILDING PERMIT No.: BR24-11-0898

Date of Application: 11/20/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 117 TAMBOR DR GRASONVILLE  <b>TAX ACCOUNT</b> 1805127145 <b>SUBDIVISION</b> PERRY'S RETREAT <b>CRITICAL AREA NO</b> ACREAGE 0.176 <b>TAX MAP</b> 058H <b>GRID</b> 0021 <b>PARCEL</b> 0201 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 45 <b>ZONED</b> GPRN <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> RYAN HOMES JOHN CANTER JR 9720 Patuxent Woods Dr  <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> \$127,000.00		<b>FEES</b> <table border="0"> <tr> <td>PARKS &amp; REC</td> <td>\$1,295.32</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$348.96</td> <td>ELECT. PERMIT</td> <td>\$165.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>SCHOOLS</td> <td>\$11,657.88</td> <td>FIRE DIST 2</td> <td>\$1,344.20</td> </tr> </table>		PARKS & REC	\$1,295.32	MHB FEE	\$50.00	BOCA FEE	\$348.96	ELECT. PERMIT	\$165.00	SINGLE LOT	\$55.00	ELECT. ADMIN.	\$10.00	SPRINKLER	\$150.00	ZONING	\$55.00	SCHOOLS	\$11,657.88	FIRE DIST 2	\$1,344.20										
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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:**  
 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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

**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	HD 12/04/2024	FLOODPLAIN ZONE	KW 12/03/2024
ZONING	JM 12/04/2024	PLUMBING	CG 12/05/2024
SEDIMENT	AR 03/02/2023	ENV. HEALTH	JEN 12/04/2024
PUB. SEWER	DT 12/05/2024	HISTORIC	N/A
S.W. MGT.	KM 12/03/2024	SHA	N/A
ENTRANCE	AH 12/03/2024	MECHANICAL	CG 12/05/2024
FIRE MARSHAL	SL 01/06/2025	ELECTRICAL	11/27/2024
BACKFLOW	CG 12/05/2024	FOOD SERVICE	N/A

DATE APPROVED: 1-7-25

ADMINISTRATOR APPROVAL: [Signature]

