



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

BUILDING PERMIT No.: BC24-12-0094

Date of Application: 11/26/2024

**BUILDING PERMIT**

|  |  |  |  |
|--|--|--|--|
| <b>BUILDING LOCATION</b> 405 LANDS END RD<br>CENTREVILLE<br><br><b>TAX ACCOUNT</b> 1803024296<br><b>SUBDIVISION</b><br><b>CRITICAL AREA YES</b> <b>ACREAGE</b> 43.538<br><b>TAX MAP</b> 0021 <b>GRID</b> 0020 <b>PARCEL</b> 0027<br><b>SECTION</b> <b>BLOCK</b> <b>LOT</b><br><b>ZONED CS</b> <b>FRONTAGE</b> <b>DEPTH</b>   |  | <b>PROPERTY OWNERS:</b> NICHOLS NEFF INVESTMENTS LLC<br>GIBBONS-NEFF, MORTON<br>1426 CEDAR LANE FARM RD<br><br><b>HOME PHONE:</b> (410) 974-6843<br><b>APPLICANT:</b><br><br><b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL |  |
| <b>EXISTING USE</b> FARM BUILDING<br><br><b>PROPOSED USE</b> RENOVATION TO FARM BLDG<br><br><b>REVISED PROPOSED USE</b><br><br><b>CONSTRUCTION VALUE</b> \$35,000.00   |  | <b>FEES</b><br><b>ELECT. ADMIN.</b> \$10.00 <b>ELECT. PERMIT</b> \$100.00<br><b>RENOVATION</b> \$245.00 <b>ZONING</b> \$55.00<br><b>PERMIT FEE</b>   |  |
| <b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b><br><b>OWNER</b> OWNER                      QAC1000<br><b>ELECTRICIAN</b> SMARTECH ELECTRICAL              E-1547              (443) 282-0176              EC24-12-0094<br><b>PLUMBER</b> LEGACY MECHANICAL GROUP              PR-356              (443) 282-0042              P-0039-25<br><b>HVAC</b> LEGACY MECHANICAL GROUP              HR-595              (443) 282-0042              H-0040-25 |  |  |  |
| <b>DESCRIPTION OF WORK:</b> RENOVATE EXISTING FARM BUILDING(Z24-09-0387): 1ST FLOOR; ADD FARM OFFICE WITH SITTING AREA, BATHROOM, WET BAR, FIREPLACE. FINISH 1ST FLOOR GARAGE AREA AND ADD WASHUP SINK.  |  |  |  |
| <b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>  |  | <b>CONSTRUCTION TYPE:</b> WOOD FRAME   |  |
| <b>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b><br><b>FIRST FLOOR:</b> 3,608 <b>SECOND FLOOR:</b><br><b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b><br><b>GARAGE:</b> <b>CARPOR:</b><br><b>DECK:</b> <b>PORCH:</b><br><b>OTHER:</b><br><b>TOTAL FLOOR AREA:</b> 3,608   |  | <b># BEDROOMS:</b> 0 <b># BATHROOMS:</b> 1<br><b>ROAD TYPE:</b> <b>SPRINKLER:</b><br><b>WATER TYPE PRIVATE</b> <b>SEWER TYPE PRIVATE</b><br><b>HEATING SYSTEM:</b> HEAT P CENTRAL AIR: YES<br><b>FIREPLACE:</b> WOOD   |  |

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:**  
 APPROVED FARM PLAN ON FILE BUFFER ESTABLISHMENT NOT REQUIRED OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. SCS APPROVAL 7/16/24 WITH Z24-06-0278. NOT APPROVED AS A DWELLING UNIT. MUST COMPLY WITH NON-CONVERSION AGREEMENT RECORDED ON 1/29/2025

**OFFICE USE ONLY**

| MINIMUM YARD REQUIREMENTS  |                            | APPROVALS:             |                            |
|----------------------------|----------------------------|------------------------|----------------------------|
| <b>ACCESSORY STRUCTURE</b> | <b>PRINCIPLE STRUCTURE</b> | <b>BUILDING</b>        | <b>FLOODPLAIN ZONE</b>     |
| FRONT FT                   | FRONT FT                   | HD 12/27/2024          | KV 12/19/2024              |
| SIDE FT                    | SIDE FT                    | ZONING WB 01/13/2025   | PLUMBING CG 01/10/2025     |
| REAR FT                    | REAR FT                    | SEDIMENT N/A           | ENV. HEALTH GSH 01/09/2025 |
| SIDE STREET FT             | SIDE STREET FT             | PUB. SEWER N/A         | HISTORIC N/A               |
| MAX. HGHT FT               | MAX. HGHT FT               | S.W. MGT KV 12/19/2024 | SHA N/A                    |
|                            |                            | ENTRANCE N/A           | MECHANICAL CG 01/10/2025   |
|                            |                            | FIRE MARSHAL N/A       | ELECTRICAL 12/03/2024      |
|                            |                            | BACKFLOW N/A           | FOOD SERVICE N/A           |

DATE APPROVED: 1-29-25

ADMINISTRATOR APPROVAL: *Karen J Swinson*