



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

ZONING CERTIFICATE #: Z25-02-0083

Date of Application: 02/26/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804091140	115 INDIAN PLANTATION DR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SMITH, LINDA	TAX MAP 0070	BLOCK	PARCEL 0050
OWNER ADDRESS:	115 INDIAN PLANTATION DR STEVENSVILLE, MD 21666	LOT 49	SECTION 2	ZONED NC-2, UC
HOME PHONE:	(410) 829-3136	CRITICAL AREA YES		ACREAGE 1.42
		SUBDIVISION CLAIBORNE'S LANDING		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	LINDA SMITH	ZONING FEE: \$55.00	FM FEE: \$100.00
ADDRESS:	115 Indian Plantation Dr STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:	
PHONE:	(410) 829-3136	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	COMMERCIAL	PROPOSED USE:	MOBILE FOOD TRUCK
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: FOOD TRUCK FOR RITAS KENT ISLAND. SAME TRUCK AS LAST YEAR. TO BE USED THROUGHOUT COUNTY (2) EMPLOYEES			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	03/07/2025 LA
FIRE MARSHAL	03/07/2025 JL
SANITARY DEPT	03/07/2025 RC
ZONING	03/10/2025 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:
 THIS IS A TEMPORARY USE PERMIT AND WILL EXPIRE 12/31/25.
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: Vivian G. Gunnson DATE APPROVED: 4-1-25



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

ZONING CERTIFICATE #: Z25-02-0084

Date of Application: 02/26/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804091140	115 INDIAN PLANTATION DR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SMITH, LINDA	TAX MAP 0070	BLOCK	PARCEL 0050
OWNER ADDRESS:	115 INDIAN PLANTATION DR STEVENSVILLE, MD 21666	LOT 49	SECTION 2	ZONED NC-2, UC
HOME PHONE:	(410) 829-3136	CRITICAL AREA YES		ACREAGE 1.42
		SUBDIVISION CLAIBORNE'S LANDING		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	LINDA SMITH	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	115 Indian Plantation Dr STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:	
PHONE:	(410) 829-3136	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	COMMERCIAL	PROPOSED USE:	MOBILE FOOD TRUCK
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: SECOND FOOD TRUCK FOR RITAS KENT ISLAND. SAME TRUCK AS LAST YEAR. TO BE USED THROUGHOUT COUNTY (2) EMPLOYEES			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	03/07/2025 LA
FIRE MARSHAL	03/07/2025 JL
SANITARY DEPT	03/07/2025 RC
ZONING	03/10/2025 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:

THIS IS A TEMPORARY USE PERMIT AND WILL EXPIRE 12/31/25.
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: Vivian G. Swinson DATE APPROVED: 4-1-25



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

BUILDING PERMIT No.: BR25-02-0127

Date of Application: 02/19/2025

BUILDING PERMIT

BUILDING LOCATION 101 THICKET CT CENTREVILLE TAX ACCOUNT 1806011942 SUBDIVISION WILLOW BRANCH EAST PHASE II CRITICAL AREA NO ACREAGE 1.25 TAX MAP 0037 GRID 0016 PARCEL 0018 SECTION BLOCK LOT 32 ZONED AG FRONTAGE DEPTH		PROPERTY OWNERS: WILLOW BRANCH FARMS LLC PO BOX 140 CENTREVILLE, MD 21617 HOME PHONE: (410) 924-6699 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$750,000.00		FEES <table border="0"> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>BOCA FEE</td> <td>\$666.84</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>FIRE DIST 4</td> <td>\$1,868.35</td> </tr> <tr> <td>PARKS & REC</td> <td>\$1,800.41</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>ELECT. PERMIT</td> <td>\$115.00</td> </tr> <tr> <td>SCHOOLS</td> <td>\$16,203.69</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> </table>		ELECT. ADMIN.	\$10.00	BOCA FEE	\$666.84	SINGLE LOT	\$55.00	FIRE DIST 4	\$1,868.35	PARKS & REC	\$1,800.41	SPRINKLER	\$150.00	ZONING	\$55.00	ELECT. PERMIT	\$115.00	SCHOOLS	\$16,203.69	MHB FEE	\$50.00										
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 61' X 65' OVERALL TO INCLUDE 24' X 30'11" GARAGE AND 4'6" X 7', 15' X 5', 9' X 7', 12' X 12', AND 12' X 5' FRONT IRREGULAR SHAPED PORCH. SECOND FLOOR 59' X 39' OVERALL WITH BONUS ROOM. 2063 SQFT UNFINISHED BASEMENT.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: 2,063 FIN BASEMENT: FIRST FLOOR: 2,034 SECOND FLOOR: 1363 THIRD FLOOR: GARAGE: 803 CARPORT: DECK: OTHER: TOTAL FLOOR AREA: 6,637		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: 3 # BATHROOMS: 4 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE PRIVATE SEWER TYPE PRIVATE HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE: GAS																															

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:

FORESTATION SIGNS IN PLACE PER WB. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. 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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT SEE PLAT FT
SIDE FT	SIDE 20 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING <i>HD</i>	02/26/2025	FLOODPLAIN ZONE <i>AK</i>	02/25/2025
ZONING <i>NB</i>	02/28/2025	PLUMBING <i>Ch</i>	02/28/2025
SEDIMENT <i>AR</i>	03/29/2023	ENV. HEALTH <i>CS</i>	02/27/2025
PUB. SEWER	N/A	HISTORIC	N/A
S.W. MGT <i>KN</i>	02/25/2025	SHA	N/A
ENTRANCE <i>STL</i>	02/25/2025	MECHANICAL <i>Ch</i>	02/28/2025
FIRE MARSHAL <i>Ch</i>	03/27/2025	ELECTRICAL	02/25/2025
BACKFLOW <i>Ch</i>	02/28/2025	FOOD SERVICE	N/A

DATE APPROVED: 4-1-25

ADMINISTRATOR APPROVAL: *Vivian J. Swanson*



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

ZONING CERTIFICATE #: Z24-12-0509

Date of Application: 12/05/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805020875	320 GRASONVILLE CEMETERY RD	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	BROTHERS, KATHERINE	TAX MAP 0581	BLOCK A	PARCEL 0612
OWNER ADDRESS:	320 GRASONVILLE CEMETERY RD GRASONVILLE, MD 21638	LOT 5	SECTION	ZONED NC-20
HOME PHONE:	(650) 948-9661	CRITICAL AREA NO		ACREAGE 0.51
		SUBDIVISION		
		BUILDING VALUE \$7,600.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$55.00 FM FEE:
ADDRESS:	ELECTRICAL PERMIT #:
PHONE:	PLUMBING PERMIT #:
	GAS PERMIT #:
EXISTING USE: RESIDENCE	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
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 18' X 10' PREFAB SHED ON 20' X 12' GRAVEL PAD	

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	12/11/2024 CS
S.W. MGT.	01/06/2025 KN
SANITARY DEPT	12/16/2024 DT
ZONING	12/11/2024 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:
 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.
 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.

ADMINISTRATOR APPROVAL: *Vivian G. Suneson* DATE APPROVED: 4-1-25



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

ZONING CERTIFICATE #: Z25-02-0087

Date of Application: 02/28/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805125593	312 NOTTINGHAM LN	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	HODGES, NICHOLAS	TAX MAP 0051	BLOCK	PARCEL 0064
OWNER ADDRESS:	312 NOTTINGHAM LN QUEENSTOWN, MD 21658	LOT 21	SECTION	ZONED SR
HOME PHONE:	(443) 758-0134	CRITICAL AREA NO		ACREAGE 1.00
		SUBDIVISION BISHOPS MEADOW		
		BUILDING VALUE \$75,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	COASTAL POOLS	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	6608 Ocean Gateway QUEENSTOWN, MD 21658	ELECTRICAL PERMIT #: EZ25-02-0087	
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: FT	SIDE: 3 FT	REAR: 3 FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL 20' X 42' INGROUND CONCRETE POOL WITH 2000 SQFT PAVER PATIO.			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	03/06/2025 CLOW E-155
ENV. HEALTH	03/07/2025 JEN
S.W. MGT.	03/07/2025 KN
ZONING	06/11/2025 WB

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.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

ADMINISTRATOR APPROVAL: *Kirang Sunson* DATE APPROVED: 4-1-25



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

ZONING CERTIFICATE #: Z24-12-0510

Date of Application: 12/05/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805020875	320 GRASONVILLE CEMETERY RD	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	BROTHERS, KATHERINE	TAX MAP 058I	BLOCK A	PARCEL 0612
OWNER ADDRESS:	320 GRASONVILLE CEMETERY RD GRASONVILLE, MD 21638	LOT 5	SECTION	ZONED NC-20
HOME PHONE:	(650) 948-9661	CRITICAL AREA NO		ACREAGE 0.51
		SUBDIVISION		
		BUILDING VALUE \$1,200.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$55.00 FM FEE:
ADDRESS:	ELECTRICAL PERMIT #:
PHONE:	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 10' GAZEBO	

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	12/11/2024 CS
S.W. MGT.	01/06/2025 KN
SANITARY DEPT	04/01/2025 RC
ZONING	12/11/2024 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.
 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.
 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: Vivian Johnson DATE APPROVED: 4-1-25



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

ZONING CERTIFICATE #: Z25-02-0078

Date of Application: 02/25/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803031950	191 THOMAS RD	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SHENK, STEPHEN	TAX MAP 0035	BLOCK	PARCEL 0181
OWNER ADDRESS:	411 CORSICA NECK RD CENTREVILLE, MD 21617	LOT 2	SECTION	ZONED CS
HOME PHONE:	(410) 570-5052	CRITICAL AREA YES		ACREAGE 4.09
		SUBDIVISION CORSICA FARM		
		BUILDING VALUE \$10,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	BIG ISLAND VENTURES	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	Po Box 218 CHESTER, MD 21619	ELECTRICAL PERMIT #:	
PHONE:	(410) 490-8307	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
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: CONSTRUCT 115' X 6' PIER WITH 10' X 20' PLATFORM, AND (6) MOORING POLES. TOTAL LENGTH OF PIER = 125'. NO LIFTS BEING INSTALLED AT THIS TIME. NO WORK TO BE DONE ON EXISTING STAIRS TO PIER.

AGENCY APPROVALS:

Name	Completed Date
FLOODPLAIN ZONE	03/05/2025 KN
ZONING	03/14/2025 WB

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. MUST APPLY FOR BUILDING PERMIT WHEN ACCESS STEPS TO PIER ARE TO BE BUILT.
 FLOOD ZONE: ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: ELEVATION CERTIFICATE REQUIRED
 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.
 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: *Vincent J. Simpson* **DATE APPROVED:** 4-1-25