



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

ZONING CERTIFICATE #: Z25-02-0077

Date of Application: 02/25/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804087119	81 LONG CREEK DR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	DAVIDSON, CHRISTOPHER	TAX MAP 0063	BLOCK	PARCEL 0170
OWNER ADDRESS:	81 LONG CREEK DR STEVENSVILLE, MD 21666	LOT 17	SECTION	ZONED NC-2
HOME PHONE:	(240) 286-1614	CRITICAL AREA YES		ACREAGE 2.91
		SUBDIVISION LONG CREEK FARM		
		BUILDING VALUE \$2,600.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	CHRISTOPHER DAVIDSON	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	81 Long Creek Dr STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:	
PHONE:	(240) 286-1614	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: 35 FT HEIGHT: ** FT
WORK DESCRIPTION: INSTALL 15' X 8' SHED			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	03/03/2025 KK
S.W. MGT.	03/10/2025 KN
ZONING	03/06/2025 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:

ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 80% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING.
 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.
 **AN ACCESSORY BUILDING ON A RESIDENTIAL LOT GREATER THAN 2 ACRES AND LESS THAN 5 ACRES MAY NOT EXCEED THE GREATER OF 20 FT IN HEIGHT OR THE HEIGHT OF THE PRINCIPLE STRUCTURE.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Vivian J. Sunson* DATE APPROVED: *4-8-25*



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ZONING CERTIFICATE #: Z25-02-0076

Date of Application: 02/24/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805126963	234 PERRYS RETREAT BLVD	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SHANKS, BRANDON & JESSICA	TAX MAP 058H	BLOCK	PARCEL 0201
OWNER ADDRESS:	234 PERRYS RETREAT BLVD GRASONVILLE, MD 21638	LOT 112	SECTION	ZONED GPRN
HOME PHONE:	(571) 482-0566	CRITICAL AREA NO		ACREAGE 0.15
		SUBDIVISION PERRY'S RETREAT		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	BRANDON & JESSICA SHANKS	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	234 Perrys Retreat Blvd GRASONVILLE, MD 21638	ELECTRICAL PERMIT #:	
PHONE:	(571) 482-0566	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENTIAL	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 8' X 6' SHED.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	03/03/2025 KK
S.W. MGT.	02/28/2025 KN
SANITARY DEPT	03/04/2025 RC
ZONING	03/03/2025 JM

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Conditions:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN
 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 J. Stinson* DATE APPROVED: 4-8-25