



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

ZONING CERTIFICATE #: Z25-03-0119

Date of Application: 03/14/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1806008143	2222 RUTHSBURG RD	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KAUFMAN, GARY & JENNIFER	TAX MAP 0054	BLOCK	PARCEL 0059
OWNER ADDRESS:	2222 RUTHSBURG RD CENTREVILLE, MD 21617	LOT 2	SECTION	ZONED AG
HOME PHONE:	(410) 490-5334	CRITICAL AREA NO		ACREAGE 1.20
		SUBDIVISION JARMAN BRANCH ESTATES		
		BUILDING VALUE \$1,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

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: REMOVE EXISTING 6' X 12' GREENHOUSE AND CONSTRUCT NEW 12' X 16' GREENHOUSE.	

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	03/31/2025 CS
S.W. MGT.	04/04/2025 KN
ZONING	03/28/2025 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:
 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.
 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. Gunnison* DATE APPROVED: 4-9-25



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

BUILDING PERMIT No.: BC23-09-0105

Date of Application: 09/21/2023

BUILDING PERMIT

BUILDING LOCATION 600 ASPEN DR QUEENSTOWN TAX ACCOUNT 1805034930 SUBDIVISION CRITICAL AREA YES ACREAGE 26.01 TAX MAP 0073 GRID 0006 PARCEL 0105 SECTION BLOCK LOT ZONED NC-5 FRONTAGE DEPTH		PROPERTY OWNERS: HOLE IN THE WALL GANG CAMP BARRY, PADRAIG 555 LONG WHARF DR NEW HAVEN, CT 06511 HOME PHONE: (860) 942-3475 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																										
EXISTING USE CONFERENCE CENTER PROPOSED USE RENOVATION/ADDITION REVISED PROPOSED USE CONSTRUCTION VALUE \$3,383,248.00		FEES FIRE MARSHAL FEE \$703.28 RENOVATION PERMIT FEE \$23,682.74 ELECT. ADMIN. \$10.00 ZONING \$55.00 ELECT. PERMIT \$630.00																										
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DESCRIPTION OF WORK: RENOVATION AND ADDITION TO RIVER HOUSE: EXTERIOR: CONSTRUCT NEW ADA ACCESSIBLE ENTRY. INSTALL NEW 20' X 60' CANOPY OVER 20' X 60' EXISTING DECK. CONSTRUCT ADDITION OF 3' X 45' RAMP WITH LANDING. BASEMENT: DEMO EXISTING SAUNA AND OFFICE AND CONVERT AREA INTO CHANGING ROOM AND ADD SINK TO EXISTING ARTS AND CRAFTS ROOM. FIRST FLOOR: EXPAND EXISTING BATHROOM TO CREATE ADA ACCESSIBLE FAMILY RESTROOM. SECOND FLOOR: COSMETIC UPGRADES ONLY UPDATE FINISHES THROUGHOUT BUILDING.																												
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: 11,546 FIRST FLOOR: 9,134 SECOND FLOOR: 5166 THIRD FLOOR: 1410 FOURTH FLOOR: GARAGE: CARPORT: DECK: 3,819 PORCH: OTHER: TOTAL FLOOR AREA: 32,532		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: # BATHROOMS: ROAD TYPE: SPRINKLER: WATER TYPE PRIVATE SEWER TYPE PRIVATE HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE:																										

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. BOA-21-06-0092 APPROVED 3/10/2022 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 10 FT
REAR FT	REAR 100 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 45 FT

APPROVALS:

BUILDING <i>HD</i>	12/14/2023	FLOODPLAIN ZONING <i>KA</i>	09/26/2023
ZONING <i>MO</i>	09/26/2023	PLUMBING <i>UN</i>	03/27/2025
SEDIMENT	N/A	ENV. HEALTH <i>JEN</i>	09/27/2023
PUB. SEWER	N/A	HISTORIC	N/A
S.W. MGT.	N/A	SHA	N/A
ENTRANCE	N/A	MECHANICAL <i>UN</i>	03/27/2025
FIRE MARSHAL <i>LL</i>	12/12/2023	ELECTRICAL	03/24/2025
BACKFLOW <i>UN</i>	03/27/2025	FOOD SERVICE	N/A

DATE APPROVED:

4-9-25

ADMINISTRATOR APPROVAL:

Vuan Q Guinson



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

BUILDING PERMIT No.: BC23-09-0104

Date of Application: 09/21/2023

BUILDING PERMIT

BUILDING LOCATION 578 ASPEN DR QUEENSTOWN TAX ACCOUNT 1805034930 SUBDIVISION CRITICAL AREA YES ACREAGE 26.01 TAX MAP 0073 GRID 0006 PARCEL 0105 SECTION BLOCK LOT ZONED NC-5 FRONTAGE DEPTH		PROPERTY OWNERS: HOLE IN THE WALL GANG CAMP BARRY, PADRAIG 555 LONG WHARF DR NEW HAVEN, CT 06511 HOME PHONE: (860) 942-3475 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																					
EXISTING USE CONFERENCE CENTER PROPOSED USE RENOVATION REVISED PROPOSED USE CONSTRUCTION VALUE \$682,099.00		FEES ELECT. PERMIT \$70.00 ELECT. ADMIN. \$10.00 RENOVATION \$4,774.69 ZONING \$55.00 PERMIT FEE FIRE MARSHAL \$100.00 FEE																					
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DESCRIPTION OF WORK: RENOVATION TO INN BUILDING TO INCLUDE UPDATED FINISHES ON BOTH FLOORS, RECONFIGURE BATHROOMS IN THE NORTH AND SOUTH FAMILY BEDROOMS TO MAKE ADA COMPLIANT.																							
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																					
UNFIN. BASEMENT: FIRST FLOOR: 4,784 THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA: 9,590	FIN BASEMENT: SECOND FLOOR: 4796 FOURTH FLOOR: CARPORT: PORCH: 648	# BEDROOMS: ROAD TYPE: WATER TYPE PRIVATE SEWER TYPE PRIVATE HEATING SYSTEM: EXISTING CENTRAL AIR: YES FIREPLACE:	# BATHROOMS: SPRINKLER:																				

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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:
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OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING HD 09/28/2023	FLOODPLAIN ZONE KA 09/26/2023
FRONT FT	FRONT FT	ZONING MO 09/26/2023	PLUMBING GA 03/27/2025
SIDE FT	SIDE FT	SEDIMENT N/A	ENV. HEALTH JEN 09/27/2023
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 JL 11/14/2023	ELECTRICAL 03/24/2025
		BACKFLOW CH 03/27/2025	FOOD SERVICE N/A

DATE APPROVED: 4-9-25 ADMINISTRATOR APPROVAL: Vron J. Swinson



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

BUILDING PERMIT No.: BC23-09-0109
 Date of Application: 09/21/2023

BUILDING PERMIT

BUILDING LOCATION 580 ASPEN DR QUEENSTOWN TAX ACCOUNT 1805034930 SUBDIVISION CRITICAL AREA YES ACREAGE 26.01 TAX MAP 0073 GRID 0006 PARCEL 0105 SECTION BLOCK LOT ZONED NC-5 FRONTAGE DEPTH		PROPERTY OWNERS: HOLE IN THE WALL GANG CAMP BARRY, PADRAIG 555 LONG WHARF DR NEW HAVEN, CT 06511 HOME PHONE: (860) 942-3475 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																										
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DESCRIPTION OF WORK: RENOVATION TO GENERATOR BUILDING TO INCLUDE ADDING (1) NEW WALL AND (1) NEW DOOR TO CREATE MECHANICAL ROOM IN EXISTING SPACE. UPDATE ELECTRIC, HVAC, AND PLUMBING AS NEEDED.																												
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) <table border="0"> <tr> <td>UNFIN. BASEMENT:</td> <td>FIN BASEMENT:</td> </tr> <tr> <td>FIRST FLOOR: 1,387</td> <td>SECOND FLOOR:</td> </tr> <tr> <td>THIRD FLOOR:</td> <td>FOURTH FLOOR:</td> </tr> <tr> <td>GARAGE:</td> <td>CARPORIT:</td> </tr> <tr> <td>DECK:</td> <td>PORCH:</td> </tr> <tr> <td>OTHER:</td> <td></td> </tr> <tr> <td colspan="2">TOTAL FLOOR AREA: 1,387</td> </tr> </table>		UNFIN. BASEMENT:	FIN BASEMENT:	FIRST FLOOR: 1,387	SECOND FLOOR:	THIRD FLOOR:	FOURTH FLOOR:	GARAGE:	CARPORIT:	DECK:	PORCH:	OTHER:		TOTAL FLOOR AREA: 1,387		CONSTRUCTION TYPE: <table border="0"> <tr> <td># BEDROOMS:</td> <td># BATHROOMS:</td> </tr> <tr> <td>ROAD TYPE:</td> <td>SPRINKLER:</td> </tr> <tr> <td>WATER TYPE PRIVATE</td> <td>SEWER TYPE PRIVATE</td> </tr> <tr> <td>HEATING SYSTEM:</td> <td>CENTRAL AIR:</td> </tr> <tr> <td>FIREPLACE:</td> <td></td> </tr> </table>		# BEDROOMS:	# BATHROOMS:	ROAD TYPE:	SPRINKLER:	WATER TYPE PRIVATE	SEWER TYPE PRIVATE	HEATING SYSTEM:	CENTRAL AIR:	FIREPLACE:		
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OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING HD	02/13/2024
FRONT	FRONT	FLOODPLAIN ZONE W	02/15/2024
SIDE	SIDE	PLUMBING Ch	03/27/2025
REAR	REAR	ENV. HEALTH JEN	02/14/2024
SIDE STREET	SIDE STREET	HISTORIC	N/A
MAX. HGHT	MAX. HGHT	SHA	N/A
		MECHANICAL Ch	03/27/2025
		ELECTRICAL	03/14/2025
		FOOD SERVICE	N/A
		ENTRANCE	N/A
		FIRE MARSHAL JL	02/16/2024
		BACKFLOW	N/A

DATE APPROVED: 4-9-25

ADMINISTRATOR APPROVAL: *Kiran G. Swinson*