



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

ZONING CERTIFICATE #: Z24-12-0531

Date of Application: 12/23/2024

ZONING CERTIFICATE

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME |
|---------------|----------------------|------------|
| 1805000610 | 100 PIG PEN POINT CT | QUEENSTOWN |

| OWNER INFORMATION | | PROPERTY INFORMATION | | |
|-------------------|-----------------------------------------------|----------------------------|--------------------|--------------|
| OWNER: | HERLIHY, PATRICK & LISA | TAX MAP 0073 | BLOCK | PARCEL 0023 |
| OWNER ADDRESS: | 100 PIG PEN POINT CIR QUEENSTOWN, MD 21658 | LOT 1 | SECTION | ZONED NC-1 |
| HOME PHONE: | (410) 610-1084 | CRITICAL AREA YES | | ACREAGE 0.54 |
| | | SUBDIVISION WYE VIEW | | |
| | | BUILDING VALUE \$10,000.00 | | |
| | | WATER TYPE PRIVATE | SEWER TYPE PRIVATE | |

| APPLICANT INFORMATION | | PERMIT FEES | |
|-----------------------------------------|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------|----------------------------------|
| NAME: | PATRICK & LISA HERLIHY | ZONING FEE: \$55.00 | FM FEE: |
| ADDRESS: | 100 Pig Pen Point Cir QUEENSTOWN, MD 21658 | ELECTRICAL PERMIT #: | |
| PHONE: | (410) 610-1084 | 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: 20 FT |
| WORK DESCRIPTION: INSTALL 8' X 12' SHED | | | |

AGENCY APPROVALS:

| Name | Completed Date |
|-------------|----------------|
| ENV. HEALTH | 01/14/2025 KK |
| S.W. MGT. | 01/22/2025 KN |
| ZONING | 04/15/2025 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:

OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 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.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

ADMINISTRATOR APPROVAL: *Vivian J. Gunnison* DATE APPROVED: 4-30-25



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 Department of Planning and Zoning
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 410-758-4088

ZONING CERTIFICATE #: Z24-12-0532

Date of Application: 12/23/2024

ZONING CERTIFICATE

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME |
|---------------|----------------------|------------|
| 1805000610 | 100 PIG PEN POINT CT | QUEENSTOWN |

| OWNER INFORMATION | | PROPERTY INFORMATION | | |
|-------------------|-----------------------------------------------|----------------------------|--------------------|--------------|
| OWNER: | HERLIHY, PATRICK & LISA | TAX MAP 0073 | BLOCK | PARCEL 0023 |
| OWNER ADDRESS: | 100 PIG PEN POINT CIR QUEENSTOWN, MD 21658 | LOT 1 | SECTION | ZONED NC-1 |
| HOME PHONE: | (410) 610-1084 | CRITICAL AREA YES | | ACREAGE 0.54 |
| | | SUBDIVISION WYE VIEW | | |
| | | BUILDING VALUE \$10,000.00 | | |
| | | WATER TYPE PRIVATE | SEWER TYPE PRIVATE | |

| APPLICANT INFORMATION | | PERMIT FEES | |
|----------------------------------------------------------------------------------------|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------------------------|
| NAME: | PATRICK & LISA HERLIHY | ZONING FEE: \$75.00 | FM FEE: |
| ADDRESS: | 100 Pig Pen Point Cir QUEENSTOWN, MD 21658 | ELECTRICAL PERMIT #: E224-12-0532 | |
| PHONE: | (410) 610-1084 | 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: 35 FT HEIGHT: FT |
| WORK DESCRIPTION: RELOCATE 8' X 8' HOT TUB FROM EXISTING DECK TO 8' X 8' CONCRETE SLAB | | | |

AGENCY APPROVALS:

| Name | Completed Date |
|-------------|-----------------------|
| ELECTRICAL | 04/02/2025 CLOW E-155 |
| ENV. HEALTH | 01/14/2025 KK |
| S.W. MGT. | 01/17/2025 KN |
| ZONING | 04/15/2025 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:

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.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 FINAL ELECTRICAL INSPECTION REQUIRED

ADMINISTRATOR APPROVAL: Vivian J. Simpson DATE APPROVED: 4-30-25



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

BUILDING PERMIT No.: BR24-12-0957

Date of Application: 12/16/2024

BUILDING PERMIT

| | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BUILDING LOCATION 908 LONG POINT RD GRASONVILLE TAX ACCOUNT 1805012627 SUBDIVISION LONG POINT CRITICAL AREA YES ACREAGE 0.542 TAX MAP 0058 GRID 0002 PARCEL 0569 SECTION BLOCK LOT 20 ZONED NC-15 FRONTAGE DEPTH | | PROPERTY OWNERS: MGM&MPM LLC ANGELUS, MARK 25935 GREGORY CT CHANTILLY, VA 20152 HOME PHONE: (703) 930-3218 APPLICANT: STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL | |
| EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$500,000.00 | | FEES MHB FEE \$50.00 BOCA FEE \$565.16 ELECT. ADMIN. \$10.00 SPRINKLER \$150.00 SINGLE LOT \$55.00 ELECT. PERMIT \$125.00 ZONING \$55.00 | |
| CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000 SPRINKLER FAMILY FIRE PROTECTION SERV. MSC-#187 (301) 390-3500 BF-0211-25 ELECTRICIAN C ALBERT MATTHEWS E-#1488 (410) 822-0900 ER24-12-0957 PLUMBER C ALBERT MATTHEWS PN-658 (410) 822-0900 P-0195-25 HVAC C ALBERT MATTHEWS HM-240 (410) 822-0900 H-0194-25 | | | |
| DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 68'5" X 82'6" OVERALL TO INCLUDE 20' X 26', 15' X 5', & 16' X 12'7" GARAGE WITH UNFINISHED WORK AREA AND FISHING CLOSET, 9'6" X 21'1 COVERED DECK, 10' X 15'6", 21'6" X 15', & 21'6" X 7' OPEN DECKS, AND 6' X 22'4" FRONT PORCH. SECOND FLOOR 26'2" X 57' OVERALL TO INCLUDE 20' X 10' UNFINISHED ATTIC AND 6' X 20'4" DECK TO BE CANTILEVERED 6'. | | | |
| BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 2,648 SECOND FLOOR: 933 THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPOR: DECK: 627 PORCH: 135 OTHER: TOTAL FLOOR AREA: 5,374 | | CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: 3 # BATHROOMS: 4 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE PRIVATE SEWER TYPE PUBLIC 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:
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. IMPACT FEE CREDIT: DEMO BR22-10-0776. BUFFER MODIFIED. FLOOD ZONE:AE BFE: 6 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 8 FEET ELEVATION CERTIFICATE REQUIRED LOCATION SURVEY WITH LOT COVERAGE REQUIRED AT TIME OF THE FOUNDATION INSPECTION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. AS CONDITION OF APPROVAL, SEWER PERMIT SHALL BE OBTAINED FROM THE SANITARY DISTRICT BY A LICENSED PLUMBER AND WORK TO BE INSPECTED. (410) 643-3535 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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

| | |
|----------------------------|----------------------------|
| ACCESSORY STRUCTURE | PRINCIPLE STRUCTURE |
| FRONT FT | FRONT 35 FT |
| SIDE FT | SIDE 8/18 FT |
| REAR FT | REAR 50 FT |
| SIDE STREET FT | SIDE STREET FT |
| MAX. HGHT FT | MAX. HGHT 40 FT |

APPROVALS:

| | | | |
|------------------------|------------|--------------------------|------------|
| BUILDING <i>HD</i> | 12/30/2024 | FLOODPLAIN ZONE <i>W</i> | 01/30/2025 |
| ZONING <i>JM</i> | 02/13/2025 | PLUMBING <i>Ch</i> | 02/14/2025 |
| SEDIMENT <i>AR</i> | 02/13/2025 | ENV. HEALTH <i>JEU</i> | 12/30/2025 |
| PUB. SEWER <i>ML</i> | 02/21/2025 | HISTORIC | N/A |
| S.W. MGT. <i>KN</i> | 01/14/2025 | SHA | N/A |
| ENTRANCE <i>TH</i> | 12/30/2024 | MECHANICAL <i>Ch</i> | 02/14/2025 |
| FIRE MARSHAL <i>JM</i> | 01/16/2025 | ELECTRICAL | 02/20/2025 |
| BACKFLOW <i>Ch</i> | 02/14/2025 | FOOD SERVICE | N/A |

DATE APPROVED: 4-30-25

ADMINISTRATOR APPROVAL: *Karen J Swinson*