



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

ZONING CERTIFICATE #: Z25-01-0024

Date of Application: 01/17/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804047516	316 OLD POINT RD	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	BATEMAN, ZACHARY	TAX MAP 0063	BLOCK	PARCEL 0079
OWNER ADDRESS:	316 OLD POINT RD CHESTER, MD 21619	LOT	SECTION	ZONED NC-1
HOME PHONE:	(410) 599-8554	CRITICAL AREA YES		ACREAGE 0.74
		SUBDIVISION		
		BUILDING VALUE \$50,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	LANE ENGINEERING LLC	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	117 Bay St EASTON, MD 21601	ELECTRICAL PERMIT #:	EZ25-01-0024
PHONE:	(410) 822-8003	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

MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

**WORK DESCRIPTION:** REMOVE EXISTING PIER AND ASSOCIATED STRUCTURES. CONSTRUCT 140' X 6' PIER WITH 10' X 20' "L" PLATFORM, (1) 15' X 3' FINGER PIER, (1) BOAT LIFT WITH ASSOCIATED PILES, AND (4) MOORING PILES. TOTAL LENGTH OF PIER = 150'

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	04/11/2025 DAVIS E-606
FLOODPLAIN ZONE	01/30/2025 KN
ZONING	01/30/2025 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.  
 FLOOD ZONE:AE BFE 7 FEET      ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE:9 FEET  
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION ONCE PLANTED.  
 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.

ADMINISTRATOR APPROVAL: *Vran J. Sunson*      DATE APPROVED: 5-14-25



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

BUILDING PERMIT No.: BR25-04-0279

Date of Application: 04/04/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 102 TAMBOR DR GRASONVILLE  <b>TAX ACCOUNT</b> 1805127153 <b>SUBDIVISION</b> PERRY'S RETREAT <b>CRITICAL AREA NO</b> <b>ACREAGE</b> 0.175 <b>TAX MAP</b> 058H <b>GRID</b> 0021 <b>PARCEL</b> 0201 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 53 <b>ZONED GPRN</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> TOR PERRYS LLC SHECKELLS, FRED PO BOX 257 FALLSTON, MD 21047  <b>HOME PHONE:</b>  <b>APPLICANT:</b> PERMITS PLUS, INC TERRI MCNICHOLAS Po Box 690 MILLERSVILLE MD 21108  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
<b>EXISTING USE</b> VACANT LOT  <b>PROPOSED USE</b> SINGLE FAMILY DWELLING  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$143,000.00		<b>FEES</b> <table border="0"> <tr> <td><b>FIRE DIST 2</b></td> <td>\$1,664.85</td> <td><b>MHB FEE</b></td> <td>\$50.00</td> </tr> <tr> <td><b>SCHOOLS</b></td> <td>\$14,438.79</td> <td><b>ZONING</b></td> <td>\$55.00</td> </tr> <tr> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> <td><b>BOCA FEE</b></td> <td>\$406.44</td> </tr> <tr> <td><b>ELECT. PERMIT</b></td> <td>\$165.00</td> <td><b>SINGLE LOT</b></td> <td>\$55.00</td> </tr> <tr> <td><b>SPRINKLER</b></td> <td>\$150.00</td> <td><b>PARKS &amp; REC</b></td> <td>\$1,604.31</td> </tr> </table>		<b>FIRE DIST 2</b>	\$1,664.85	<b>MHB FEE</b>	\$50.00	<b>SCHOOLS</b>	\$14,438.79	<b>ZONING</b>	\$55.00	<b>ELECT. ADMIN.</b>	\$10.00	<b>BOCA FEE</b>	\$406.44	<b>ELECT. PERMIT</b>	\$165.00	<b>SINGLE LOT</b>	\$55.00	<b>SPRINKLER</b>	\$150.00	<b>PARKS &amp; REC</b>	\$1,604.31										
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 40' X 50' OVERALL TO INCLUDE 20' X 21' (2) CAR GARAGE, AND 6' X 20' FRONT COVERED PORCH. SECOND FLOOR 42' X 40' OVERALL. ATTIC SPACE FOR HVAC PLATFORM ONLY, NO ATTIC STORAGE.  <b>MODEL:</b> LEHIGH, ELEVATION C																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b> <table border="0"> <tr> <td><b>UNFIN. BASEMENT:</b></td> <td><b>FIN BASEMENT:</b></td> </tr> <tr> <td><b>FIRST FLOOR:</b> 1,400</td> <td><b>SECOND FLOOR:</b> 1627</td> </tr> <tr> <td><b>THIRD FLOOR:</b></td> <td><b>FOURTH FLOOR:</b></td> </tr> <tr> <td><b>GARAGE:</b> 420</td> <td><b>CARPOR:</b></td> </tr> <tr> <td><b>DECK:</b></td> <td><b>PORCH:</b> 120</td> </tr> <tr> <td><b>OTHER:</b></td> <td></td> </tr> <tr> <td colspan="2"><b>TOTAL FLOOR AREA:</b> 3,567</td> </tr> </table>		<b>UNFIN. BASEMENT:</b>	<b>FIN BASEMENT:</b>	<b>FIRST FLOOR:</b> 1,400	<b>SECOND FLOOR:</b> 1627	<b>THIRD FLOOR:</b>	<b>FOURTH FLOOR:</b>	<b>GARAGE:</b> 420	<b>CARPOR:</b>	<b>DECK:</b>	<b>PORCH:</b> 120	<b>OTHER:</b>		<b>TOTAL FLOOR AREA:</b> 3,567		<b>CONSTRUCTION TYPE:</b> WOOD FRAME  <table border="0"> <tr> <td><b># BEDROOMS:</b> 4</td> <td><b># BATHROOMS:</b> 3</td> </tr> <tr> <td><b>ROAD TYPE:</b> COUNTY</td> <td><b>SPRINKLER:</b> YES</td> </tr> <tr> <td><b>WATER TYPE:</b> PUBLIC</td> <td><b>SEWER TYPE:</b> PUBLIC</td> </tr> <tr> <td><b>HEATING SYSTEM:</b> HEAT PUMP CENTRAL AIR: YES</td> <td></td> </tr> <tr> <td><b>FIREPLACE:</b> NONE</td> <td></td> </tr> </table>		<b># BEDROOMS:</b> 4	<b># BATHROOMS:</b> 3	<b>ROAD TYPE:</b> COUNTY	<b>SPRINKLER:</b> YES	<b>WATER TYPE:</b> PUBLIC	<b>SEWER TYPE:</b> PUBLIC	<b>HEATING SYSTEM:</b> HEAT PUMP CENTRAL AIR: YES		<b>FIREPLACE:</b> NONE							
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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:**

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

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 15 FT
SIDE FT	SIDE 5 FT
REAR FT	REAR 20 FT
SIDE STREET FT	SIDE STREET 15 FT
MAX. HGHT FT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING <i>HD</i>	04/16/2025	FLOODPLAIN ZONE <i>KN</i>	04/16/2025
ZONING <i>JM</i>	04/17/2025	PLUMBING <i>Ch</i>	04/17/2025
SEDIMENT <i>TR</i>	03/02/2023	PUB. SEWER <i>RC</i>	04/17/2025
HISTORIC	N/A	S.W. MGT. <i>KN</i>	04/16/2025
SHA	N/A	ENTRANCE <i>AT</i>	04/16/2025
MECHANICAL <i>Ch</i>	04/17/2025	FIRE MARSHAL <i>JB</i>	05/08/2025
ELECTRICAL	04/15/2025	BACKFLOW <i>Ch</i>	04/17/2025
FOOD SERVICE	N/A	ENV. HEALTH SEPTIC	04/17/2025 <i>VX</i>
ENV. HEALTH WELL	N/A		

DATE APPROVED: 5-14-25

ADMINISTRATOR APPROVAL: Vivian 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.: BR24-11-0872  
 Date of Application: 11/12/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 155 CASPIAN DR GRASONVILLE  <b>TAX ACCOUNT</b> 1805048141 <b>SUBDIVISION</b> GREENWOOD PHASE III <b>CRITICAL AREA NO</b> ACREAGE 0.243 <b>TAX MAP</b> 0065 <b>GRID</b> 0005 <b>PARCEL</b> 0054 <b>SECTION</b> 3 <b>BLOCK</b> <b>LOT</b> 91 <b>ZONED</b> GPRN <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> KILLEEN, JONATHAN & LAUREN 155 CASPIAN DR GRASONVILLE, MD 21638  <b>HOME PHONE:</b> (410) 596-0890 <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> ADDITION TO RESIDENCE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$8,000.00		<b>FEES</b> <b>ZONING</b> \$55.00 <b>BOCA FEE</b> \$35.00		
<b>CONTRACTORS</b>	<b>NAME</b>	<b>LICENSE #</b>	<b>PHONE#</b>	<b>PERMIT#</b>
OWNER	OWNER	QAC1000		
<b>DESCRIPTION OF WORK:</b> CONSTRUCT ADDITION TO EXISTING SFD OF A 12' X 18' SCREEN PORCH. USING EXISTING ELECTRIC ON HOUSE. INSTALL 300 SQ' PAVER PATIO AROUND SCREENED PORCH.				
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME		
<b>UNFIN. BASEMENT:</b>	<b>FIN BASEMENT:</b>	<b># BEDROOMS:</b>	<b># BATHROOMS:</b>	
<b>FIRST FLOOR:</b>	<b>SECOND FLOOR:</b>	<b>ROAD TYPE:</b>	<b>SPRINKLER:</b>	
<b>THIRD FLOOR:</b>	<b>FOURTH FLOOR:</b>	<b>WATER TYPE</b> PUBLIC	<b>SEWER TYPE</b> PUBLIC	
<b>GARAGE:</b>	<b>CARPORT:</b>	<b>HEATING SYSTEM:</b>	<b>CENTRAL AIR:</b>	
<b>DECK:</b>	<b>PORCH:</b> 216	<b>FIREPLACE:</b>		
<b>OTHER:</b>				
<b>TOTAL FLOOR AREA:</b> 216				

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. 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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

<b>MINIMUM YARD REQUIREMENTS</b>		<b>APPROVALS:</b>					
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	BUILDING	HD	11/27/2024	FLOODPLAIN ZONE	N/A	
<b>FRONT</b>	<b>FRONT</b>	ZONING	JM	03/07/2025	PLUMBING	N/A	
<b>SIDE</b>	<b>SIDE</b>	SEDIMENT		N/A	PUB. SEWER	DT	11/27/2024
<b>REAR</b>	<b>REAR</b>	HISTORIC		N/A	S.W. MGT.	KN	04/17/2025
<b>SIDE STREET</b>	<b>SIDE STREET</b>	SHA		N/A	ENTRANCE		N/A
<b>MAX. HGHT</b>	<b>MAX. HGHT</b>	MECHANICAL		N/A	FIRE MARSHAL		N/A
		ELECTRICAL		N/A	BACKFLOW		N/A
		FOOD SERVICE		N/A	ENV. HEALTH SEPTIC		03/07/2025 JEN
		ENV. HEALTH WELL		N/A			

DATE APPROVED: 5-14-25 ADMINISTRATOR APPROVAL: [Signature]



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

BUILDING PERMIT No.: BR25-01-0005  
 Date of Application: 01/06/2025

**BUILDING PERMIT**

BUILDING LOCATION 1224 EWINGTOWN RD CHESTERTOWN  TAX ACCOUNT 1807007086 SUBDIVISION CRITICAL AREA NO                      ACREAGE 1 TAX MAP 0011      GRID 0007      PARCEL 0047 SECTION                      BLOCK                      LOT ZONED NC-1T      FRONTAGE                      DEPTH		PROPERTY OWNERS: GOBELY, LAWRENCE 1224 EWINGTOWN RD CHESTERTOWN, MD 21620  HOME PHONE:                      (443) 282-8623 APPLICANT:                      LAWRENCE GOBELY 1224 Ewingtown Rd CHESTERTOWN, MD 21620  STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
EXISTING USE RESIDENTIAL  PROPOSED USE ACCESSORY STRUCTURE  REVISED PROPOSED USE  CONSTRUCTION VALUE \$20,000.00		FEES COPIES AND                      \$33.75      BOCA FEE                      \$96.00 MISC ZONING                              \$55.00		
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#
OWNER	OWNER	QAC1000		
DESCRIPTION OF WORK: CONSTRUCT 30' X 40' POLE BUILDING.				
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME		
UNFIN. BASEMENT:	FIN BASEMENT:	# BEDROOMS:	# BATHROOMS:	
FIRST FLOOR:	SECOND FLOOR:	ROAD TYPE:	SPRINKLER:	
THIRD FLOOR:	FOURTH FLOOR:	WATER TYPE PRIVATE	SEWER TYPE PRIVATE	
GARAGE: 1,200	CARPORT:	HEATING SYSTEM:	CENTRAL AIR:	
DECK:	PORCH:	FIREPLACE:		
OTHER:				
TOTAL FLOOR AREA: 1,200				

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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:**  
 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.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT                      FT	FRONT                      FT
SIDE                      3 FT	SIDE                      FT
REAR                      3 FT	REAR                      FT
SIDE STREET                      FT	SIDE STREET                      FT
MAX. HGHT                      20 FT	MAX. HGHT                      FT

**APPROVALS:**

BUILDING <i>HD</i>	01/15/2025
ZONING <i>WB</i>	02/12/2025
SEDIMENT	N/A
PUB. SEWER	N/A
S.W. MGT. <i>KN</i>	01/27/2025
ENTRANCE	N/A
FIRE MARSHAL	N/A
BACKFLOW	N/A

FLOODPLAIN ZONE	N/A
PLUMBING	N/A
ENV. HEALTH <i>GJH</i>	01/16/2025
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	N/A
FOOD SERVICE	N/A

DATE APPROVED: 5-14-25

ADMINISTRATOR APPROVAL: *Wendy Johnson*