



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

ZONING CERTIFICATE #: Z25-03-0144

Date of Application: 03/26/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1807019955	121 PEARL CREEK LN	CHESTERTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MEREDITH, ERIC	TAX MAP 0005	BLOCK	PARCEL 0151
		LOT 3	SECTION	ZONED NC-1T
OWNER ADDRESS:	121 PEARL CREEK LN CHESTERTOWN, MD 21620	CRITICAL AREA NO		ACREAGE 1.25
		SUBDIVISION PEARL CREEK ESTATES		
HOME PHONE:	(443) 480-9649	BUILDING VALUE \$6,500.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	ERIC MEREDITH	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	121 Pearl Creek Ln CHESTERTOWN, MD 21620	ELECTRICAL PERMIT #:	
PHONE:	(443) 480-9649	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 16' SHED			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH SEPTIC	04/09/2025 JEN
S.W. MGT.	04/10/2025 KN
ZONING	04/08/2025 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.  
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN  
 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.  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Vhan G. Sunson*      DATE APPROVED: 5-19-25



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

BUILDING PERMIT No.: BR25-03-0266  
 Date of Application: 03/28/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 425 WATSON RD CENTREVILLE  <b>TAX ACCOUNT</b> 1803022129 <b>SUBDIVISION</b> WATSON WOODLANDS <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 1 <b>TAX MAP</b> 035F <b>GRID</b> 0021 <b>PARCEL</b> 0156 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 20 <b>ZONED</b> NC-1 <b>FRONTAGE</b> <b>DEPTH</b>			<b>PROPERTY OWNERS:</b> AYERS, JENNIFER & TERRY 425 WATSON RD CENTREVILLE, MD 21617  <b>HOME PHONE:</b> (410) 829-7060  <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> ACCESSORY STRUCTURE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$20,000.00			<b>FEES</b> <b>ZONING</b> \$55.00 <b>BOCA FEE</b> \$38.40		
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> <b>OWNER</b> <b>OWNER</b> QAC1000			<b>DESCRIPTION OF WORK:</b> CONSTRUCT 20' X 24' DETACHED GARAGE		
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>			<b>CONSTRUCTION TYPE:</b> WOOD FRAME		
<b>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b> <b>FIRST FLOOR:</b> <b>SECOND FLOOR:</b> <b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b> <b>GARAGE:</b> 480 <b>CARPOR:</b> <b>DECK:</b> <b>PORCH:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 480			<b># BEDROOMS:</b> <b># BATHROOMS:</b> <b>ROAD TYPE:</b> <b>SPRINKLER:</b> <b>WATER TYPE</b> PRIVATE <b>SEWER TYPE</b> PRIVATE <b>HEATING SYSTEM:</b> <b>CENTRAL AIR:</b> <b>FIREPLACE:</b>		

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:**  
 EXISTING 10' X 14' SHED MUST BE REMOVED PRIOR TO CERTIFICATE OF OCCUPANCY. 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 INHIEIT 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**

<b>MINIMUM YARD REQUIREMENTS</b>				<b>APPROVALS:</b>			
<b>ACCESSORY STRUCTURE</b>		<b>PRINCIPLE STRUCTURE</b>		BUILDING <b>HD</b>	04/16/2025	FLOODPLAIN ZONE	N/A
<b>FRONT</b>	FT	<b>FRONT</b>	FT	ZONING <b>WB</b>	04/16/2025	PLUMBING	N/A
<b>SIDE</b>	3 FT	<b>SIDE</b>	FT	SEDIMENT	N/A	PUB. SEWER	N/A
<b>REAR</b>	3 FT	<b>REAR</b>	FT	HISTORIC	N/A	S.W. MGT. <b>KN</b>	04/16/2025
<b>SIDE STREET</b>	FT	<b>SIDE STREET</b>	FT	SHA	N/A	ENTRANCE	N/A
<b>MAX. HGHT</b>	20 FT	<b>MAX. HGHT</b>	FT	MECHANICAL	N/A	FIRE MARSHAL	N/A
				ELECTRICAL	N/A	BACKFLOW	N/A
				FOOD SERVICE	N/A	ENV. HEALTH SEPTIC	04/25/2025 <b>GJTT</b>
				ENV. HEALTH WELL	N/A		

DATE APPROVED: 5-19-25                      ADMINISTRATOR APPROVAL: Vivian G Swinson



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

ZONING CERTIFICATE #: Z25-03-0121

Date of Application: 03/19/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803024563	302 STANFORD RD	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	HANES, JARED & YANA	TAX MAP 0035	BLOCK	PARCEL 0166
OWNER ADDRESS:	302 STANFORD RD CENTREVILLE, MD 21617	LOT 8	SECTION	ZONED NC-1
HOME PHONE:	(443) 995-8507	CRITICAL AREA NO		ACREAGE 0.47
		SUBDIVISION GRIFFIN		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	JARED & YANA HANES	ZONING FEE: \$130.00	FM FEE:
ADDRESS:	302 Stanford Rd CENTREVILLE, MD 21617	ELECTRICAL PERMIT #:	
PHONE:	(443) 995-8507	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE: RESIDENCE      PROPOSED USE: HOME OCCUPATION

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

WORK DESCRIPTION: HOME OCCUPATION FOR CHILDCARE UP TO (8) CHILDREN. "DANCING TREES DAY CARE"  
 0 EMPLOYEES  
 1000 SQFT

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH SEPTIC	04/22/2025 GJH
ZONING	04/28/2025 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:  
 PERMIT ISSUED CONTINGENT UPON COMPLIANCE WITH THE MARYLAND STATE FIRE PREVENTION CODE IN ACCORDANCE WITH THE MARYLAND STATE FIRE MARSHAL  
 MUST COMPLY WITH SECTION 18-1-56. COPY ATTACHED.

ADMINISTRATOR APPROVAL: *Karen J. Sunson*      DATE APPROVED: 5-19-25



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

ZONING CERTIFICATE #: Z25-04-0195

Date of Application: 04/17/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804093151	1707 MAIN ST	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CHESAPEAKE OUTDOORS LLC	TAX MAP 0057	BLOCK	PARCEL 0474
OWNER ADDRESS:	201 THOMAS RD CENTREVILLE, MD 21617	LOT 3	SECTION	ZONED TC
HOME PHONE:	(410) 604-0446	CRITICAL AREA YES		ACREAGE 1.93
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	BIG EARL'S SEAFOOD	ZONING FEE: \$55.00	FM FEE: \$100.00
ADDRESS:	13797 Ocean Gateway QUEEN ANNE, MD 21659	ELECTRICAL PERMIT #:	
PHONE:	(410) 364-9243	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE: CHESAPEAKE OUTDOORS	PROPOSED USE: MOBILE FOOD TRUCK
-----------------------------------	---------------------------------

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

WORK DESCRIPTION: TEMPORARY FOOD TRAILER "BIG EARL'S SEAFOOD" NO ELECTRIC, POWERED BY GAS. USING SAME TRAILER FROM PREVIOUS YEAR.

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH SEPTIC	05/12/2025 LA
FIRE MARSHAL	05/01/2025 JL
SANITARY DEPT	05/09/2025 RC
ZONING	05/09/2025 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:  
 THIS IS A TEMPORARY USE PERMIT AND WILL EXPIRE 12/31/2025  
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: Vivian Johnson DATE APPROVED: 5-19-25



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

ZONING CERTIFICATE #: Z25-04-0173

Date of Application: 04/09/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805001994	4206 MAIN ST	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	BRYAN, FREDERICK	TAX MAP 058H	BLOCK	PARCEL 0186
OWNER ADDRESS:	9539 CHAPEL RD EASTON, MD 21617	LOT	SECTION	ZONED GVC
HOME PHONE:		CRITICAL AREA YES		ACREAGE 0.49
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	FREDERICK BRYAN	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	9539 Chapel Rd EASTON, MD 21617	ELECTRICAL PERMIT #:	
PHONE:		PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE: RESIDENCE		PROPOSED USE: TEMPORARY PRODUCE STAND	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: TEMPORARY PRODUCE STAND FROM JUNE - OCTOBER 2025			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH SEPTIC	05/01/2025 JEN
ZONING	04/30/2025 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:**

MUST COMPLY WITH SECTION 18:1-53 (A)-(D) SEE ATTACHED  
 THIS IS A TEMPORARY USE PERMIT AND WILL EXPIRE 12/31/2025

ADMINISTRATOR APPROVAL: Vivian G. Swanson DATE APPROVED: 5-19-25



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

ZONING CERTIFICATE #: Z25-03-0102

Date of Application: 03/10/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804004302	1420 MAIN ST	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	ISLAND TIDES LLC	TAX MAP 0057	BLOCK	PARCEL 0440
OWNER ADDRESS:	103 NEW CASTLE ST REHOBOTH BEACH, DE 19971	LOT	SECTION	ZONED TC
HOME PHONE:	(410) 643-6465	CRITICAL AREA NO		ACREAGE 1.78
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	Laurie McGovern	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	44 Queen Neva Ct H CHESTER, MD 21619	ELECTRICAL PERMIT #:	
PHONE:	(410) 533-4585	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	WESTERN AUTO	PROPOSED USE:	TEMPORARY TENT
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: TEMPORARY TENT FOR SALE OF SEASONAL FLOWERS AND RELATED ITEMS FROM 04/12/2025-10/12/2025			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH SEPTIC	03/24/2025 JEN
ZONING	03/21/2025 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:  
 TENT MUST BE REMOVED IN 6 MONTHS.  
 MUST COMPLY WITH SECTION 18:1-53 (A)-(D) SEE ATTACHED

ADMINISTRATOR APPROVAL: Vivian J. Swanson DATE APPROVED: 5-19-25