



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

ZONING CERTIFICATE #: Z25-04-0201

Date of Application: 04/22/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1806002978	32211 QUEEN ANNE HWY	QUEEN ANNE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SHARAZ & SHAZAB INC	TAX MAP 0069	BLOCK	PARCEL 0018
OWNER ADDRESS:	PO BOX 67 QUEEN ANNE, MD 21657	LOT	SECTION	ZONED SC
HOME PHONE:	(410) 820-2281	CRITICAL AREA NO		ACREAGE 0.11
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	KEYSTONE NOVELTIES DISTRIBUTORS LLC	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	201 Seymour St LANCASTER, PA 17603	ELECTRICAL PERMIT #:	
PHONE:	(717) 394-1078	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	COMMERCIAL	PROPOSED USE:	TEMPORARY TENT
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: TEMPORARY 20' X 40' TENT FOR RETAIL SALES OF MD LEGAL SPARKLER PRODUCTS. 6/23/25 - 7/5/25			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH SEPTIC	05/16/2025 JEN
ZONING	05/16/2025 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:

THIS IS A TEMPORARY USE PERMIT AND WILL EXPIRE 12/31/2025

ADMINISTRATOR APPROVAL:

V. G. Sunson

DATE APPROVED:

5-28-25



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

ZONING CERTIFICATE #: Z25-02-0065

Date of Application: 02/14/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804070224	1508 NORMAN RD	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CIOTOLA, ANTHONY & DELORES	TAX MAP 0064	BLOCK	PARCEL 0271
		LOT 11	SECTION 9	ZONED NC-20
OWNER ADDRESS:	1508 NORMAN RD CHESTER, MD 21619	CRITICAL AREA YES		ACREAGE 0.72
HOME PHONE:	(443) 618-7245	SUBDIVISION MARLING FARMS		
		BUILDING VALUE \$3,800.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	ANTHONY & DELORES CIOTOLA	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	1508 Norman Rd CHESTER, MD 21619	ELECTRICAL PERMIT #: EZ25-02-0065	
PHONE:	(443) 618-7245	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	HEIGHT: FT
SIDE STREET: FT			
WORK DESCRIPTION: INSTALL 24' ROUND ABOVE GROUND POOL.			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	05/21/2025 CORN E-1680
ENV. HEALTH SEPTIC	05/01/2025 CS
S.W. MGT.	04/30/2025 KN
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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 SWM - MUST FOLLOW APPROVED STORMWATER MANAGEMENT PLAN
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.

ADMINISTRATOR APPROVAL: *Vincent Sunson* DATE APPROVED: 5-28-25



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

ZONING CERTIFICATE #: Z25-01-0003

Date of Application: 01/03/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804038762	1915 MAIN ST	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SAFEWAY REALTY LLC	TAX MAP 0057	BLOCK	PARCEL 0043
OWNER ADDRESS:	C/O ALBERTSONS COMPANIES 250 E PARK CENTER BLVD BOISE, ID 83706	LOT 1	SECTION	ZONED TC
HOME PHONE:		CRITICAL AREA YES		ACREAGE 7.37
		SUBDIVISION		
		BUILDING VALUE \$1,200.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	MEALEY SIGNS	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	2 Willow St ANNAPOLIS, MD 21401	ELECTRICAL PERMIT #: EZ25-01-0003	
PHONE:	(410) 266-6905	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	COMMERCIAL	PROPOSED USE: WALL SIGN	

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

WORK DESCRIPTION: INSTALL ILLUMINATED CHANNEL LETTERS 2.41' X 10.66' OVERALL TO FRONT ELEVATION OF EXISTING BUILDING. SIGN MESSAGE = "FITNESS FORUM PHYSICAL THERAPY" & "LOGO" SIGN AREA = 25.7 SQFT.

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	04/16/2025 SCHWANINGER E-802
ZONING	05/21/2025 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.
 FINAL ELECTRICAL INSPECTION REQUIRED

ADMINISTRATOR APPROVAL: Vivian J. Simonson DATE APPROVED: 5-28-25

