



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

ZONING CERTIFICATE #: Z25-04-0191

Date of Application: 04/13/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804056183	206 NICHOLS MANOR DR	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: VELEZ, ANTHONY & JERRY	TAX MAP 0049 BLOCK D PARCEL 0036
OWNER ADDRESS: 206 NICHOLS MANOR DR STEVENSVILLE, MD 21666	LOT 3 SECTION ZONED NC-15
HOME PHONE: (410) 420-8528	CRITICAL AREA NO ACREAGE 0.34
	SUBDIVISION CLOVERFIELDS
	BUILDING VALUE \$30,000.00
	WATER TYPE PUBLIC SEWER TYPE PUBLIC

APPLICANT INFORMATION	PERMIT FEES
NAME: ANTHONY & JERRY VELEZ	ZONING FEE: \$75.00 FM FEE:
ADDRESS: 206 Nichols Manor Dr STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #: EZ25-04-0191
PHONE: (410) 420-8528	PLUMBING PERMIT #:
	GAS PERMIT #:
	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE: RESIDENTIAL	PROPOSED USE: POOL/SPA
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 3 FT	REAR: 3 FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: INSTALL 16' X 32' ABOVE GROUND SWIMMING POOL. NO DECK TO BE INSTALLED AT THIS TIME. POOL BEING HEATED WITH PROPANE

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	05/16/2025 IRWIN E-821
ENV. HEALTH SEPTIC	05/05/2025 JEN
HOA REVIEW	05/02/2025 MP
S.W. MGT.	05/05/2025 KN
SANITARY DEPT	05/06/2025 RC
ZONING	05/23/2025 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:  
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.  
 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.

ADMINISTRATOR APPROVAL: Man J. Simpson DATE APPROVED: 5-29-25



Queen Anne's County  
 Department of Planning and Zoning  
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ZONING CERTIFICATE #: Z25-03-0096

Date of Application: 03/05/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803031950	191 THOMAS RD	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SHENK, STEPHEN	TAX MAP 0035	BLOCK	PARCEL 0181
OWNER ADDRESS:	411 CORSICA NECK RD CENTREVILLE, MD 21617	LOT 2	SECTION	ZONED CS
HOME PHONE:	(410) 570-5052	CRITICAL AREA YES		ACREAGE 4.09
		SUBDIVISION CORSICA FARM		
		BUILDING VALUE \$60,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	COASTAL POOLS	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	500 Saddler Rd GRASONVILLE, MD 21638	ELECTRICAL PERMIT #: EZ25-03-0096	
PHONE:	(410) 827-0888	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:	40 FT	SIDE:	3 FT
REAR:	100 FT	SIDE STREET:	FT
HEIGHT:	FT		
WORK DESCRIPTION: INSTALL 16' X 32' INGROUND CONCRETE POOL AND 175 SQFT PATIO.			

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	03/06/2025 CLOW E-155
ENV. HEALTH SEPTIC	04/22/2025 JEN
FLOODPLAIN ZONE	04/21/2025 KN
S.W. MGT.	04/28/2025 KN
ZONING	05/19/2025 WB

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Conditions:
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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.
SWM - MUST FOLLOW APPROVED STORMWATER MANAGEMENT PLAN
MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN PRIOR. CALL 410-758-4088 FOR INSPECTION.
ALL SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO START OF WORK
NO TEMPORARY OR PERMANENT DISTURBANCE TO EXPANDED BUFFER. IS PERMITTED

ADMINISTRATOR APPROVAL: Virgin G. Sunson DATE APPROVED: 5-29-25