



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

ZONING CERTIFICATE #: Z25-02-0070

Date of Application: 02/19/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805012716	120 PARKS PT	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	NESTER, TIMOTHY & CATHERINE	TAX MAP 0073	BLOCK	PARCEL 0009
OWNER ADDRESS:	7178 STERLING RD HARRISBURG, PA 17112	LOT 1	SECTION	ZONED NC-1
HOME PHONE:	(717) 823-0327	CRITICAL AREA YES		ACREAGE 3.80
		SUBDIVISION		
		BUILDING VALUE \$40,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	PATRIOT POOLS, LLC	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	225 Tidewater Dr CENTREVILLE, MD 21619	ELECTRICAL PERMIT #: EZ25-02-0070	
PHONE:	(410) 320-2840	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL
EXISTING USE:	RESIDENCE	PROPOSED USE: POOL/SPA	
MINIMUM YARD REQUIREMENTS:			
FRONT:	35 FT	SIDE:	3 FT
REAR:	50 FT	SIDE STREET:	FT
HEIGHT:	FT		
WORK DESCRIPTION: INSTALL 18' X 38' INGROUND CONCRETE POOL WITH 2031 SQFT PAVER PATIO AND 6' X 3' EQUIPMENT PAD			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	04/15/2025 LAWSON #638
ENV. HEALTH SEPTIC	02/26/2025 JEN
FLOODPLAIN ZONE	02/25/2025 KN
S.W. MGT.	02/26/2025 KN
ZONING	05/13/2025 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:

EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
 ALL SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO START OF WORK
 BUFFER MODIFIED.
 OWNER MUST PLANT (4) 4'-6- TALL CONTAINER GROWN NATIVE TREES. CALL 410-758-4088 FOR INSPECTION
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN UNDER BR23-11-0832. CALL 410-758-4088 FOR INSPECTION ONCE PLANTED.
 SWM - MUST FOLLOW APPROVED STORMWATER MANAGEMENT PLAN

ADMINISTRATOR APPROVAL: *Virginia Sunson* DATE APPROVED: 5-30-25

