



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

ZONING CERTIFICATE #: Z25-05-0240

Date of Application: 05/13/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804071611	331 DORCHESTER RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CHENOWITH, BRAD & DANIELLE	TAX MAP 0070	BLOCK D	PARCEL 0103
OWNER ADDRESS:	201 ACKERMAN DR STEVENSVILLE, MD 21666	LOT 16ETC	SECTION 1	ZONED NC-20
HOME PHONE:	(443) 604-6197	CRITICAL AREA YES		ACREAGE
		SUBDIVISION KENT ISLAND ESTATES		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$55.00 FM FEE:
ADDRESS:	ELECTRICAL PERMIT #: E225-05-0240
PHONE:	PLUMBING PERMIT #:
EXISTING USE: RESIDENCE	GAS PERMIT #:
MINIMUM YARD REQUIREMENTS:	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
FRONT: FT SIDE: 6 FT REAR: FT SIDE STREET: FT HEIGHT: FT	PROPOSED USE: PIER
WORK DESCRIPTION: REMOVE EXISTING PIER AND ASSOCIATED STRUCTURES. CONSTRUCT 6' x 95' PIER WITH A 10' X 16' "MID PIER" PLAT FORM (2) BOAT LIFTS WITH ASSOCIATED PILES AND (2) MOORING PILES. TOTAL LENGTH OF PIER = 95'	

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	06/03/2025 E-000220-2022 KAHOE
FLOODPLAIN ZONE	06/03/2025 KN
SKI	05/13/2025 AC
ZONING	06/09/2025 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:
MUST COMPLY WITH NON-CONFORMING USE CERTIFICATE DATED AUGUST 15TH, 2024
FLOOD ZONE: AE BFE:5 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET
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.
MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 WHEN PLANTED

ADMINISTRATOR APPROVAL: *V. J. Sunson*

DATE APPROVED: 6-11-25



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

BUILDING PERMIT No.: BR24-12-0952

Date of Application: 12/12/2024

BUILDING PERMIT

BUILDING LOCATION 109 HOWARD RD STEVENSVILLE TAX ACCOUNT 1804041216 SUBDIVISION KENT ISLAND ESTATES CRITICAL AREA YES ACREAGE 0.459 TAX MAP 0076 GRID 0000 PARCEL 0042 SECTION 2 BLOCK G LOT 36 ZONED NC-20 FRONTAGE 100 DEPTH 190		PROPERTY OWNERS: DAUSES REAL ESTATE DAUSES, DAVID 109 COUNTRY DAY RD SUITE 1 CHESTER, MD 21619 HOME PHONE: (443) 994-4180 APPLICANT: ANVIL SERVICES DEREK PURRINGTON 208 Carroll Rd CENTREVILLE MD 21617 STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$150,000.00		FEES <table border="0"> <tr> <td>PARKS & REC</td> <td>\$1,107.70</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>BOCA FEE</td> <td>\$304.72</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$115.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>FEE IN LIEU - CA-TREE REMOVAL</td> <td>\$1,960.00</td> <td>FIRE DIST 9</td> <td>\$1,149.50</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>SCHOOLS</td> <td>\$9,969.30</td> <td>COPIES AND MISC</td> <td>\$47.50</td> </tr> </table>		PARKS & REC	\$1,107.70	ELECT. ADMIN.	\$10.00	SPRINKLER	\$150.00	BOCA FEE	\$304.72	ELECT. PERMIT	\$115.00	SINGLE LOT	\$55.00	FEE IN LIEU - CA-TREE REMOVAL	\$1,960.00	FIRE DIST 9	\$1,149.50	MHB FEE	\$50.00	ZONING	\$55.00	SCHOOLS	\$9,969.30	COPIES AND MISC	\$47.50						
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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:
 AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. OWNER MUST PLANT (10) 4'-6" TALL CONTAINER GROWN NATIVE TREES PRIOR TO CERTIFICATE OF OCCUPANCY. 410-758-4088 FOR INSPECTION. (56) TREES PAID FEE IN LIEU. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. 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. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING <i>HD</i>	12/27/2024	FLOODPLAIN ZONE <i>KA</i>	12/30/2024
FRONT	FRONT	ZONING <i>MO</i>	01/28/2025	PLUMBING <i>en</i>	05/19/2025
SIDE	SIDE	SEDIMENT <i>JP</i>	12/30/2024	PUB. SEWER <i>KZ</i>	05/08/2025
REAR	REAR	HISTORIC	N/A	S.W. MGT. <i>KN</i>	01/06/2025
SIDE STREET	SIDE STREET	SHA	N/A	ENTRANCE <i>AT</i>	12/30/2024
MAX. HGHT	MAX. HGHT	MECHANICAL <i>en</i>	05/19/2025	FIRE MARSHAL <i>JB</i>	04/08/2025
		ELECTRICAL	01/16/2025	BACKFLOW <i>en</i>	05/19/2025
		FOOD SERVICE	N/A	ENV. HEALTH SEPTIC	12/27/2025 <i>JEN</i>
		ENV. HEALTH WELL	N/A		

DATE APPROVED: 10-11-25 ADMINISTRATOR APPROVAL: Kiran J. Swinson