



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

ZONING CERTIFICATE #: Z25-04-0189

Date of Application: 04/11/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804006720	109 BALTIMORE DR	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: CAMPBELL, AMY	TAX MAP 0063 BLOCK J PARCEL 0092
OWNER ADDRESS: 109 BALTIMORE DR STEVENSVILLE, MD 21666	LOT 16 18 SECTION ZONED NC-20
HOME PHONE: (443) 336-3921	CRITICAL AREA YES ACREAGE 0.41
	SUBDIVISION SUNNY ISLE OF KENT
	BUILDING VALUE \$60,000.00
	WATER TYPE PRIVATE SEWER TYPE PUBLIC

APPLICANT INFORMATION	PERMIT FEES
NAME: JUST PERMITS LLC	ZONING FEE: \$75.00 FM FEE:
ADDRESS: 2864 Millers Way Dr ELLICOTT CITY, MD 21043	ELECTRICAL PERMIT #:
PHONE: (443) 355-7074	PLUMBING PERMIT #:
	GAS PERMIT #:
EXISTING USE: RESIDENCE	STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
PROPOSED USE: POOL/SPA	
MIMIMUM YARD REQUIREMENTS:	
FRONT: FT SIDE: 3 FT REAR: 3 FT SIDE STREET: FT HEIGHT: FT	
WORK DESCRIPTION: INSTALL 12'11" X 32' INGROUND FIBER GLASS POOL WITH 515 SQ' CONCRETE PATIO.	

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	06/25/2025 PELIKAN E-684
ENV. HEALTH BP	05/07/2025 CS
S.W. MGT.	05/05/2025 KN
SKI	05/05/2025 AC
ZONING	06/24/2025 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: *Manoj Sunson* DATE APPROVED: 7-1-25



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BUILDING PERMIT No.: BR25-06-0523

Date of Application: 06/23/2025

BUILDING PERMIT

BUILDING LOCATION 319 FOREMANS LANDING RD QUEENSTOWN TAX ACCOUNT 1805002796 SUBDIVISION CRITICAL AREA YES ACREAGE 259 TAX MAP 0060 GRID 0020 PARCEL 0017 SECTION BLOCK LOT ZONED AG, CS FRONTAGE DEPTH		PROPERTY OWNERS: CARTER FAMILY FARMS LLC CARTER, KENNETH 1519 JOHN BROWN RD QUEENSTOWN, MD 21658 HOME PHONE: (410) 924-0637 APPLICANT: LANE ENGINEERING LLC MARSHA USILTON 354 Pennsylvania Ave STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE DEMOLITION REVISED PROPOSED USE CONSTRUCTION VALUE \$4,000.00		FEES DEMOLITION \$50.00 ZONING \$55.00 PERMIT FEE	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: DEMOLITION OF EXISTING SFD - BURN PERMIT OB-0019-25. DWELLING IS NOT SAFE TO ENTER.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: DEMO	
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPOR: DECK: PORCH: OTHER: TOTAL FLOOR AREA:		# BEDROOMS: # BATHROOMS: ROAD TYPE: SPRINKLER: WATER TYPE: PRIVATE SEWER TYPE: PRIVATE HEATING SYSTEM: CENTRAL AIR: FIREPLACE:	

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:
 NO IMPACT FEE CREDIT.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE	
FRONT	FT	FRONT	FT
SIDE	FT	SIDE	FT
REAR	FT	REAR	FT
SIDE STREET	FT	SIDE STREET	FT
MAX. HGHT	FT	MAX. HGHT	FT

APPROVALS:

BUILDING	TD	07/01/2025	FLOODPLAIN ZONE	N/A
ZONING	JM	06/27/2025	PLUMBING	N/A
SEDIMENT		N/A	PUB. SEWER	N/A
HISTORIC	DS	07/01/2025	S.W. MGT.	N/A
SHA		N/A	ENTRANCE	N/A
MECHANICAL		N/A	FIRE MARSHAL	N/A
ELECTRICAL		N/A	BACKFLOW	N/A
FOOD SERVICE		N/A	ENV. HEALTH BP	06/27/2025

DATE APPROVED: 7-1-25

ADMINISTRATOR APPROVAL: *Kiran J. Sunson*