



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

ZONING CERTIFICATE #: Z25-06-0303

Date of Application: 06/18/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805029872	38 GREENWOOD SHLS	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	REEDY, TIMOTHY & AMY	TAX MAP 0072	BLOCK WEST	PARCEL 0110
OWNER ADDRESS:	38 GREENWOOD SHOALS GRASONVILLE, MD 21638	LOT 212	SECTION 3	ZONED NC-1, NC-
HOME PHONE:	(410) 465-0566	CRITICAL AREA YES		ACREAGE 1.05
		SUBDIVISION PROSPECT PLANTATION WEST		
		BUILDING VALUE \$5,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	TIMOTHY & AMY REEDY	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	38 Greenwood Shoals GRASONVILLE, MD 21638	ELECTRICAL PERMIT #:	
PHONE:	(410) 465-0566	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	RESIDENCE	PROPOSED USE: ACCESSORY STRUCTURE <200SF	
MINIMUM YARD REQUIREMENTS:			
FRONT:	35 FT	SIDE:	3 FT
REAR:	100 FT	SIDE STREET:	FT
		HEIGHT:	20 FT
WORK DESCRIPTION: INSTALL 12' X 16' SHED			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH BP	07/09/2025 JEN
FLOODPLAIN ZONE	07/09/2025 KN
HOA REVIEW	07/08/2025 MP
S.W. MGT.	07/09/2025 KN
ZONING	07/09/2025 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:**  
 ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 60% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING.  
 ANY ELECTRICAL WORK ADDED TO THIS STRUCTURE WILL REQUIRE AN APPROVED QUEEN ANNE'S COUNTY ELECTRICAL PERMIT AND AN INSPECTION BY THE MIDDLE DEPARTMENT INSPECTION AGENCY.  
 BUFFER MODIFIED.  
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.  
 MUST REMOVE FIRE PIT FROM BUFFER WITHIN 45 DAYS OF ISSUANCE.

ADMINISTRATOR APPROVAL: *Viran Johnson* DATE APPROVED: 7-10-25



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

ZONING CERTIFICATE #: Z25-05-0239

Date of Application: 05/12/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804069072	100 DAVIDSON DR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	BLOOR, ELIZABETH	TAX MAP 0056	BLOCK	PARCEL 0259
		LOT 5A	SECTION	ZONED NC-2
OWNER ADDRESS:	100 DAVIDSON DR STEVENSVILLE, MD 21666	CRITICAL AREA YES		ACREAGE 2.29
HOME PHONE:	(443) 249-3151	SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	CHRISTINE LITTLE	ZONING FEE: \$55.00	FM FEE:
ADDRESS:		ELECTRICAL PERMIT #:	
PHONE:	(443) 249-3151	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	RESIDENCE/GARDEN CENTER	PROPOSED USE:	TEMPORARY PRODUCE STAND
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: TEMPORARY PRODUCE STAND			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH BP	05/29/2025 JEN
ZONING	05/30/2025 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:  
 THIS IS A TEMPORARY USE PERMIT AND WILL EXPIRE 12/31/2025  
 MUST COMPLY WITH SECTION 18:1-53 (A)-(D) SEE ATTACHED

ADMINISTRATOR APPROVAL: Vivian J. Swanson DATE APPROVED: 7-16-25



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

ZONING CERTIFICATE #: Z25-05-0231

Date of Application: 05/08/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804059816	311 QUEENS COLONY HIGH RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	COSTELLO SURVIVORS TRUST COSTELLO, MARTIN	TAX MAP 0070	BLOCK D	PARCEL 0064
OWNER ADDRESS:	7220 KENT POINT RD STEVENSVILLE, MD 21666	LOT 3	SECTION	ZONED NC-15
HOME PHONE:	(414) 732-8069	CRITICAL AREA YES		ACREAGE 0.64
		SUBDIVISION		
		BUILDING VALUE \$5,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	ZACHARIAH ROSIER	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	110 Channel Marker Way SUITE 200 GRASONVILLE, MD 21638	ELECTRICAL PERMIT #:	
PHONE:	(301) 527-1400	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENCE	PROPOSED USE:	ACCESSORY STRUCTURE <200SF
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 3 FT	REAR: 3 FT	SIDE STREET: FT HEIGHT: 20 FT
WORK DESCRIPTION: INSTALL 16' X 10' SHED ON CONCRETE PAD OF SAME SIZE			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH BP	05/22/2025 JEN
HOA REVIEW	05/22/2025 MP
S.W. MGT.	05/22/2025 KN
SKI	05/23/2025 AC
ZONING	05/27/2025 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:**  
 ANY ELECTRICAL WORK ADDED TO THIS STRUCTURE WILL REQUIRE AN APPROVED QUEEN ANNE'S COUNTY ELECTRICAL PERMIT AND AN INSPECTION BY THE MIDDLE DEPARTMENT INSPECTION AGENCY.  
 ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 60% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING.  
 OWNER MUST PLANT ( 1 ) 4'-6- TALL CONTAINER GROWN NATIVE TREES. CALL 410-758-4088 FOR INSPECTION.  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 SWM - MUST FOLLOW APPROVED STORMWATER MANAGEMENT PLAN

ADMINISTRATOR APPROVAL: Vivian J. Simpson DATE APPROVED: 7-10-25



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

BUILDING PERMIT No.: BR25-01-0037  
 Date of Application: 01/21/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 203 OLIVE BRANCH RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804039238 <b>SUBDIVISION</b> ROMANCOKE ON THE BAY <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.33 <b>TAX MAP</b> 0076 <b>GRID</b> 0000 <b>PARCEL</b> 0059 <b>SECTION</b> 2 <b>BLOCK</b> 1 <b>LOT</b> 15 <b>ZONED</b> NC-20 <b>FRONTAGE</b> 75 <b>DEPTH</b> 190		<b>PROPERTY OWNERS:</b> MD RESIDENTIAL BY LACROSSE 721 MAIN ST 100 STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> <b>APPLICANT:</b> MD RESIDENTIAL BY LACROSSE LLC KRISTIN NICHOLS Po Box 1118 STEVENSVILLE MD 21666  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
<b>EXISTING USE</b> VACANT LOT  <b>PROPOSED USE</b> SINGLE FAMILY DWELLING  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$175,000.00		<b>FEES</b> <b>SPRINKLER</b> \$150.00 <b>ELECT. ADMIN.</b> \$10.00 <b>BOCA FEE</b> \$333.36 <b>SCHOOLS</b> \$11,591.10 <b>ZONING</b> \$55.00 <b>ELECT. PERMIT</b> \$115.00 <b>MHB FEE</b> \$50.00 <b>FIRE DIST 9</b> \$1,336.50 <b>PARKS &amp; REC</b> \$1,287.90																															
<table border="1"> <thead> <tr> <th>CONTRACTORS</th> <th>NAME</th> <th>LICENSE #</th> <th>PHONE#</th> <th>PERMIT#</th> </tr> </thead> <tbody> <tr> <td>MHBR</td> <td>MD RESIDENTIAL BY LACROSSE LLC PO BOX 1118, STEVENSVILLE, MD 21666</td> <td>MHBR-7238</td> <td>(410) 604-3701</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>RJ BEASLEY ELECTRIC LLC</td> <td>E-#900</td> <td>(410) 604-3950</td> <td>ER25-01-0037</td> </tr> <tr> <td>SPRINKLER</td> <td>ABSOLUTE FIRE PROTECTION</td> <td>MSC-#4</td> <td>(410) 544-7771</td> <td>BF-0499-25</td> </tr> <tr> <td>HVAC</td> <td>WILLIAM H METCALFE &amp; SONS</td> <td>HM#105</td> <td>(301) 368-6330</td> <td>H-0140-25</td> </tr> <tr> <td>PLUMBER</td> <td>JW SHEPHERD INC</td> <td>PR-154</td> <td>(410) 827-6778</td> <td>P-0498-25</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	MD RESIDENTIAL BY LACROSSE LLC PO BOX 1118, STEVENSVILLE, MD 21666	MHBR-7238	(410) 604-3701		ELECTRICIAN	RJ BEASLEY ELECTRIC LLC	E-#900	(410) 604-3950	ER25-01-0037	SPRINKLER	ABSOLUTE FIRE PROTECTION	MSC-#4	(410) 544-7771	BF-0499-25	HVAC	WILLIAM H METCALFE & SONS	HM#105	(301) 368-6330	H-0140-25	PLUMBER	JW SHEPHERD INC	PR-154	(410) 827-6778	P-0498-25
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 40' X 44' OVERALL TO INCLUDE 19'2" X 22'6" GARAGE, 22'9" X 4'2", 11' X 5' FRONT PORCH. SECOND FLOOR 35'10" X 42' OVERALL.  <b>MODEL:</b> THE DORAL, ELEVATION 4																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 1,091.00 <b>THIRD FLOOR:</b> <b>GARAGE:</b> 378.00 <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 2,952	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> 1,339.00 <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 144.00	<b># BEDROOMS:</b> 4.00 <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> HEAT PUMP CENTRAL AIR: YES <b>FIREPLACE:</b> GAS	<b># BATHROOMS:</b> 2.50 <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> PUBLIC <b>AIR:</b> YES																														

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:**

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. AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. NON CONFORMING LOT; USE NC-15 SETBACKS PER COUNTY CODE 18:-1-127 (E). OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

**OFFICE USE ONLY**

MINIMUM YARD REQUIREMENTS		APPROVALS:	
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	BUILDING	01/31/2025 HD FLOODPLAIN ZONE 02/03/2025 KN
<b>FRONT</b> FT	<b>FRONT</b> 35 FT	ZONING	06/26/2025 MO PLUMBING 04/15/2025 CG
<b>SIDE</b> FT	<b>SIDE</b> 8/18 FT	SEDIMENT	10/11/2024 AR PUB. SEWER 04/10/2025 AC
<b>REAR</b> FT	<b>REAR</b> 50 FT	HISTORIC	N/A S.W. MGT. 02/03/2025 KN
<b>SIDE STREET</b> FT	<b>SIDE STREET</b> FT	SHA	N/A ENTRANCE 01/31/2025 AH
<b>MAX. HGHT</b> FT	<b>MAX. HGHT</b> 40 FT	MECHANICAL	04/15/2025 CG FIRE MARSHAL 02/26/2025 JB
		ELECTRICAL	02/13/2025 BACKFLOW 04/15/2025 CG
		FOOD SERVICE	N/A ENV. HEALTH WELL N/A

DATE APPROVED: 7-10-25

ADMINISTRATOR APPROVAL: *Vron J Swinson*



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

BUILDING PERMIT No.: BR25-02-0135

Date of Application: 02/20/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 6624 KENT POINT RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804097696 <b>SUBDIVISION</b> <b>CRITICAL AREA NO</b> <b>ACREAGE</b> 16.2 <b>TAX MAP</b> 0076 <b>GRID</b> 0013 <b>PARCEL</b> 0030 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 41 <b>ZONED</b> CS, CS <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> PONTIUS, GREGORY & LINDA 6624 KENT POINT RD STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (443) 324-0469  <b>APPLICANT:</b>  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																										
<b>EXISTING USE</b> RESIDENTIAL  <b>PROPOSED USE</b> ACCESSORY STRUCTURE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$150,000.00		<b>FEES</b> <b>ZONING</b> \$55.00 <b>BOCA FEE</b> \$319.60																										
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY DETACHED GARAGE. FIRST FLOOR 76'1" X 38' OVERALL TO INCLUDE 36'8" X 28' UNFINISHED (2) CAR GARAGE, 20'8" X 5'4" FRONT COVERED PORCH, 23' X 10' REAR COVERED PORCH, 20'1" X 14'2" FINISHED GREEN HOUSE, 10' X 15'11" UNFINISHED STORAGE, AND 17'1" X 22'8" FINISHED WORKSHOP, (1) BATHROOM, AND (1) HALL CLOSET. SECOND FLOOR. 56' X 28' OVERALL TO INCLUDE 1,087 SQFT UNFINISHED ATTIC.																												
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b>																										
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 1,125.00 <b>THIRD FLOOR:</b> <b>GARAGE:</b> 960.00 <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 3,512	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> 1,087.00 <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 340.00	<b># BEDROOMS:</b> <b>ROAD TYPE:</b> <b>WATER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> GAS <b>FIREPLACE:</b>	<b># BATHROOMS:</b> 1.00 <b>SPRINKLER:</b> <b>SEWER TYPE:</b> PRIVATE <b>CENTRAL AIR:</b> YES																									

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:** GARAGE CAN NOT BE CONSTRUCTED IN FRONT YARD.  
 NOT APPROVED AS A DWELLING UNIT. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. SWM - MUST FOLLOW APPROVED STORMWATER MANAGEMENT PLAN DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:	
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	BUILDING	04/29/2025 HD FLOODPLAIN ZONE 04/30/2025 KN
<b>FRONT</b> FT	<b>FRONT</b> FT	ZONING	05/08/2025 MO PLUMBING 06/16/2025 CG
<b>SIDE</b> 3 FT	<b>SIDE</b> FT	SEDIMENT	N/A PUB. SEWER N/A
<b>REAR</b> 3 FT	<b>REAR</b> FT	HISTORIC	N/A S.W. MGT. 04/30/2025 KN
<b>SIDE STREET</b> FT	<b>SIDE STREET</b> FT	SHA	N/A ENTRANCE N/A
<b>MAX. HGHT</b> 40 FT	<b>MAX. HGHT</b> FT	MECHANICAL	06/16/2025 CG FIRE MARSHAL N/A
		ELECTRICAL	06/13/2025 BACKFLOW N/A
		FOOD SERVICE	N/A ENV. HEALTH BP 04/30/2025 KK

DATE APPROVED: 7-10-25                      ADMINISTRATOR APPROVAL: *Vran J Swinson*

