



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

ZONING CERTIFICATE #: Z25-05-0245

Date of Application: 05/16/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804125867	401 WALKER RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	BARBA, JEFFREY	TAX MAP 0048	BLOCK	PARCEL 0011
		LOT 1	SECTION	ZONED CS
OWNER ADDRESS:	401 WALKER RD STEVENSVILLE, MD 21666	CRITICAL AREA YES		ACREAGE 4.07
		SUBDIVISION THE LANDS OF WILLIAM W WALKER JR		
HOME PHONE:	(410) 739-5700	BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	JEFFREY BARBA	ZONING FEE: \$75.00	FM FEE:	
ADDRESS:	401 Walker Rd STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #: EZ25-05-0245		
PHONE:	(410) 739-5700	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		
MINIMUM YARD REQUIREMENTS:				
FRONT:	40 FT	SIDE:	3 FT	REAR:
				100 FT
		SIDE STREET:	FT	HEIGHT:
				FT
WORK DESCRIPTION: INSTALL 38' X 38' INGROUND CONCRETE POOL WITH 1500 SQFT PAVER PATIO AND 6' X 3' EQUIPMENT PAD.				

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	06/06/2025 LAWSON E-638
ENV. HEALTH BP	06/06/2025 CS
FLOODPLAIN ZONE	06/04/2025 KN
S.W. MGT.	06/26/2025 KN
ZONING	06/26/2025 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:
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
 SWM - MUST FOLLOW APPROVED STORMWATER MANAGEMENT PLAN.
 MUST CALL AND SCHEDULE AN INSPECTION ONCE POOL AND STORMWATER MANAGEMENT IS COMPLETE
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

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



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ZONING CERTIFICATE #: Z25-03-0109

Date of Application: 03/11/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805017777	411 WINCHESTER CREEK RD	GRASONVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: GYI LLC	TAX MAP 058E BLOCK PARCEL 0457
OWNER ADDRESS: 411 WINCHESTER CREEK RD GRASONVILLE, MD 21638	LOT SECTION ZONED UC
HOME PHONE: (609) 377-4142	CRITICAL AREA YES ACREAGE 5.00
	SUBDIVISION
	BUILDING VALUE \$1,000.00
	WATER TYPE PRIVATE SEWER TYPE PUBLIC

APPLICANT INFORMATION	PERMIT FEES
NAME: BOSUNS MARINE	ZONING FEE: \$55.00 FM FEE:
ADDRESS: 411 Winchester Creek Rd GRASONVILLE, MD 21638	ELECTRICAL PERMIT #: EZ25-03-0109
PHONE: (410) 286-1350	PLUMBING PERMIT #:
	GAS PERMIT #:
	STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE: COMMERCIAL	PROPOSED USE: WALL SIGN
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: INSTALL 1.14' X 4.62' ILLUMINATED CHANNEL LETTER WALL SIGN. SIGN MESSAGE: "PARTS". TOTAL SIGN AREA= 5.4 SQFT

AGENCY APPROVALS:	
Name	Completed Date
ELECTRICAL	06/18/2025 JENKINS E-834
ZONING	03/25/2025 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:
 TOTAL WALL SIGNS = 82 SQFT. PER 18:1-81 (11) B.
 FINAL ELECTRICAL INSPECTION REQUIRED
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: Vivian Johnson DATE APPROVED: 7-16-25



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ZONING CERTIFICATE #: Z25-03-0108

Date of Application: 03/11/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805017777	411 WINCHESTER CREEK RD	GRASONVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: GYI LLC	TAX MAP 058E BLOCK PARCEL 0457
OWNER ADDRESS: 411 WINCHESTER CREEK RD GRASONVILLE, MD 21638	LOT SECTION ZONED UC
HOME PHONE: (609) 377-4142	CRITICAL AREA YES ACREAGE 5.00
	SUBDIVISION
	BUILDING VALUE \$1,000.00
	WATER TYPE PRIVATE SEWER TYPE PUBLIC

APPLICANT INFORMATION	PERMIT FEES
NAME: BOSUNS MARINE	ZONING FEE: \$55.00 FM FEE:
ADDRESS: 411 Winchester Creek Rd GRASONVILLE, MD 21638	ELECTRICAL PERMIT #: EZ25-03-0106
PHONE: (410) 286-1350	PLUMBING PERMIT #:
	GAS PERMIT #:
	STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE: COMMERCIAL	PROPOSED USE: WALL SIGN
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: INSTALL 1.14' X 6.2' ILLUMINATED CHANNEL LETTER WALL SIGN. SIGN MESSAGE: "SERVICE". SIGN AREA = 7.2 SQFT

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	06/18/2025 JENKINS E-834
ZONING	03/25/2025 JM

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Conditions:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 TOTAL WALL SIGNS = 82 SQFT. PER 18:1-81 (11) B.
 FINAL ELECTRICAL INSPECTION REQUIRED

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



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ZONING CERTIFICATE #: Z25-03-0107

Date of Application: 03/11/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805017777	411 WINCHESTER CREEK RD	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	GYI LLC	TAX MAP 058E	BLOCK	PARCEL 0457
OWNER ADDRESS:	411 WINCHESTER CREEK RD GRASONVILLE, MD 21638	LOT	SECTION	ZONED UC
HOME PHONE:	(609) 377-4142	CRITICAL AREA YES		ACREAGE 5.00
		SUBDIVISION		
		BUILDING VALUE \$1,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	BOSUNS MARINE	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	411 Winchester Creek Rd GRASONVILLE, MD 21638	ELECTRICAL PERMIT #: EZ25-03-0106	
PHONE:	(410) 286-1350	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: COMMERCIAL PROPOSED USE: WALL SIGN

MINIMUM YARD REQUIREMENTS:
 FRONT: FT SIDE: FT REAR: FT SIDE STREET: FT HEIGHT: FT

WORK DESCRIPTION: INSTALL 1.14' X 4.64' ILLUMINATED CHANNEL LETTER WALL SIGN. SIGN MESSAGE: "SALES". SIGN AREA = 5.4 SQFT

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	06/18/2025 JENKINS E-834
ZONING	03/25/2025 JM

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 FINAL ELECTRICAL INSPECTION REQUIRED

ADMINISTRATOR APPROVAL: Vivian Sumson DATE APPROVED: 7-16-25



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 Department of Planning and Zoning
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 410-758-4088

ZONING CERTIFICATE #: Z25-03-0106

Date of Application: 03/11/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805017777	411 WINCHESTER CREEK RD	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	GYI LLC	TAX MAP 058E	BLOCK	PARCEL 0457
OWNER ADDRESS:	411 WINCHESTER CREEK RD GRASONVILLE, MD 21638	LOT	SECTION	ZONED UC
HOME PHONE:	(609) 377-4142	CRITICAL AREA YES		ACREAGE 5.00
		SUBDIVISION		
		BUILDING VALUE \$7,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	BOSUNS MARINE	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	411 Winchester Creek Rd GRASONVILLE, MD 21638	ELECTRICAL PERMIT #: EZ25-03-0106	
PHONE:	(410) 286-1350	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	COMMERCIAL	PROPOSED USE: WALL SIGN	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	HEIGHT: FT
WORK DESCRIPTION: INSTALL 19.71' X 3.26' ILLUMINATED CHANNEL LETTER WALL SIGN. SIGN MESSAGE: "BOSUNS". TOTAL SIGN AREA = 64 SQFT			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	06/18/2025 JENKINS E-834
ZONING	03/25/2025 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:
 TOTAL WALL SIGNS = 82 SQFT. PER 18:1-81 (11) B.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 FINAL ELECTRICAL INSPECTION REQUIRED

ADMINISTRATOR APPROVAL: Vivian G. Sunson DATE APPROVED: 7-16-23



Queen Anne's County
 Department of Planning and Zoning
 110 Vincit St, Suite 104
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BUILDING PERMIT No.: BC25-05-0060

Date of Application: 05/12/2025

BUILDING PERMIT

BUILDING LOCATION 120 CHESTER STATION RD CHESTER			PROPERTY OWNERS: 120 CHESTER STATION ROAD LL MIR, RAZA 120 CHESTER STATION RD CHESTER, MD 21619		
TAX ACCOUNT 1804109767			HOME PHONE: (301) 526-4339		
SUBDIVISION			APPLICANT: STEPHANIE RUMER 116 Ellis Rd HAVERTOWN, PA 19083		
CRITICAL AREA YES		ACREAGE 4.66			
TAX MAP 0057		GRID 0009		PARCEL 0537	
SECTION		BLOCK		LOT	
ZONED TC		FRONTAGE		DEPTH	
EXISTING USE COMMERCIAL			FEEs		
PROPOSED USE ACCESSORY STRUCTURE <200SF			ZONING \$55.00 COPIES AND MISC \$22.50		
REVISED PROPOSED USE			BOCA FEE \$35.00		
CONSTRUCTION VALUE \$6,280.30					
CONTRACTORS		NAME		LICENSE #	
GENERAL		GABLE SIGNS & GRAPHICS		MD-02306224 (410) 255-6400	
PHONE#		PERMIT#			
DESCRIPTION OF WORK: INSTALL 4'6" X 8" DETACHED CANOPY AT ORDER POINT IN DRIVE THRU. CANOPY HEIGHT= 10'3"					
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)			CONSTRUCTION TYPE: OTHER		
UNFIN. BASEMENT:		FIN BASEMENT:		# BEDROOMS:	
FIRST FLOOR:		SECOND FLOOR:		# BATHROOMS:	
THIRD FLOOR:		FOURTH FLOOR:		ROAD TYPE:	
GARAGE:		CARPOR:		WATER TYPE: PUBLIC	
DECK:		PORCH:		HEATING SYSTEM:	
OTHER: 36				SEWER TYPE: PUBLIC	
TOTAL FLOOR AREA: 36				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:

DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. 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.

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	HD	05/16/2025
ZONING	MO	05/19/2025
SEDIMENT		N/A
HISTORIC		N/A
SHA		N/A
MECHANICAL		N/A
ELECTRICAL		N/A
FOOD SERVICE		N/A
ENV. HEALTH WELL		N/A

FLOODPLAIN ZONE	N/A
PLUMBING	N/A
PUB. SEWER	ML 05/20/2025
S.W. MGT.	KU 05/16/2025
ENTRANCE	N/A
FIRE MARSHAL	JM 05/21/2025
BACKFLOW	N/A
ENV. HEALTH SEPTIC	05/20/2025 JEN

DATE APPROVED:

7-16-25

ADMINISTRATOR APPROVAL:

Vivian G. Swinson