



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

ZONING CERTIFICATE #: Z24-08-0363

Date of Application: 08/24/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805021715	3111 BENNETT POINT RD	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	OBERMEIER, JAMES & LISA	TAX MAP 0077	BLOCK	PARCEL 0004
		LOT 23	SECTION 1	ZONED NC-5
OWNER ADDRESS:	3111 BENNETT POINT RD QUEENSTOWN, MD 21658	CRITICAL AREA YES		ACREAGE 5.03
HOME PHONE:	(267) 718-7745	SUBDIVISION BENNETTS POINT		
		BUILDING VALUE \$30,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	HEATHERWOOD CONSULTING	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	9879 Fox Hill Ct ELLCOTT CITY, MD 21042	ELECTRICAL PERMIT #: EZ24-08-0363	
PHONE:	(443) 308-8027	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	RESIDENTIAL	PROPOSED USE:	PIER

MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: REMOVE EXISTING 301' PIER AND ASSOCIATED STRUCTURES. INSTALL 291' X 6' PIER WITH 10' X 20' PLATFORM, (2) BOAT LIFTS WITH ASSOCIATED PILINGS INCLUDING A GUIDE PILING. TOTAL LENGTH OF PIER = 301'

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	07/03/2025 CLOW E-155
FLOODPLAIN ZONE	08/30/2024 KN
ZONING	05/07/2025 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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION.
 FLOOD ZONE: AE 5 ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET
 MUST COMPLY WITH BOARD OF APPEALS CASE NUMBER BOA-24-12-0202 APPROVED 5/7/2025

ADMINISTRATOR APPROVAL: *V. Van Johnson* DATE APPROVED: 7-23-25



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ZONING CERTIFICATE #: Z25-04-0197

Date of Application: 04/17/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804093313	237 PLANTATION LN	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	GROSSMAN, TY & JENNA	TAX MAP 0070	BLOCK	PARCEL 0051
OWNER ADDRESS:	100 BELLE POINT DR QUEENSTOWN, MD 21658	LOT 8	SECTION	ZONED CS
HOME PHONE:	(410) 562-3793	CRITICAL AREA YES		ACREAGE 15.00
		SUBDIVISION		
		BUILDING VALUE \$50,000.00		
		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 #: EZ25-04-0197		
PHONE:	(410) 320-2840	PLUMBING PERMIT #:		
		GAS PERMIT #:		
		STAKED?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	RESIDENTIAL	PROPOSED USE: POOL/SPA		
MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT
WORK DESCRIPTION: INSTALL 20' X 40' INGROUND CONCRETE POOL WITH 2000 SQFT PAVER PATIO AND 6' X 3' EQUIPMENT PAD.				

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	06/06/2025 LAWSON E-638
ENV. HEALTH BP	05/15/2025 CS
S.W. MGT.	05/14/2025 KN
ZONING	06/23/2025 MO

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Conditions:

OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. FINAL ELECTRICAL INSPECTION REQUIRED.
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.

ADMINISTRATOR APPROVAL: Vivian G. Stinson DATE APPROVED: 7-23-25



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ZONING CERTIFICATE #: Z25-05-0256

Date of Application: 05/27/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802025655	143 GATHERING CT	SUDLERSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	WEBER, BRIAN FALLER, AMANDA	TAX MAP 0017	BLOCK	PARCEL 0013
OWNER ADDRESS:	143 GATHERING CT SUDLERSVILLE, MD 21668	LOT 13	SECTION	ZONED AG
HOME PHONE:	(302) 300-7848	CRITICAL AREA NO		ACREAGE 1.00
		SUBDIVISION BISHOPS GRANT		
		BUILDING VALUE \$0.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	WEBER, BRIAN	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	143 Gathering Ct SUDLERSVILLE, MD 21668	ELECTRICAL PERMIT #:	
PHONE:	(302) 300-7848	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENTIAL	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 10' X 14' SHED.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH BP	06/27/2025 JEN
S.W. MGT.	06/24/2025 KN
ZONING	06/27/2025 WB

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.
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: Vivian J. Summerson DATE APPROVED: 7-23-25



Queen Anne's County
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ZONING CERTIFICATE #: Z25-04-0217

Date of Application: 04/29/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802025655	143 GATHERING CT	SUDLERSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	WEBER, BRIAN FALLER, AMANDA	TAX MAP 0017	BLOCK	PARCEL 0013
OWNER ADDRESS:	143 GATHERING CT SUDLERSVILLE, MD 21668	LOT 13	SECTION	ZONED AG
HOME PHONE:	(302) 300-7848	CRITICAL AREA NO		ACREAGE 1.00
		SUBDIVISION BISHOPS GRANT		
		BUILDING VALUE \$115,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	WADE LANDSCAPE DESIGN	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	1131 Little Magothy View Way ANNAPOLIS, MD 21409	ELECTRICAL PERMIT #:	
PHONE:	(410) 507-9264	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: RESIDENTIAL	PROPOSED USE: POOL/SPA
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 3 FT	REAR: 3 FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: INSTALL 20' X 37'6" INGROUND CONCRETE POOL WITH 575 SQ' PAVER PATIO AND 49' X 1' (2' TALL) PAVER RETAINER WALL.

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	06/12/2025 RIVENBURG E-1667
ENV. HEALTH SEPTIC	05/30/2025 GJH
S.W. MGT.	05/16/2025 KN
ZONING	05/21/2025 WB

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Conditions:
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

ADMINISTRATOR APPROVAL: Vivian J. Swanson DATE APPROVED: 7-23-25



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ZONING CERTIFICATE #: Z24-08-0336

Date of Application: 08/07/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1801002902	651 ELL DOWNES RD	HENDERSON

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	DEMOSS LANDS LLC DEMOSS, BRIAN & JILL	TAX MAP 0038	BLOCK	PARCEL 0020
OWNER ADDRESS:	651 ELL DOWNES RD HENDERSON, MD 21640	LOT 1	SECTION	ZONED AG
HOME PHONE:	(410) 708-1258	CRITICAL AREA NO		ACREAGE 43.23
		SUBDIVISION		
		BUILDING VALUE \$44,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	DEMOSS LANDS LLC	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	651 Ell Downes Rd HENDERSON, MD 21640	ELECTRICAL PERMIT #:		
PHONE:	(410) 708-1258	PLUMBING PERMIT #:		
		GAS PERMIT #:		
		STAKED?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	AGRICULTURE	PROPOSED USE:	FARM BLDG	
MINIMUM YARD REQUIREMENTS:				
FRONT:	35 FT	SIDE:	10 FT	REAR: 10 FT
		SIDE STREET:	FT	HEIGHT: 135 FT
WORK DESCRIPTION: CONSTRUCT 30' X 90' FARM EQUIPMENT STORAGE BUILDING.				

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH BP	08/23/2024 JEN
SOIL CONSERVATION - PERMITTING	08/22/2024 DS
ZONING	07/10/2025 WB

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Conditions:

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.

ADMINISTRATOR APPROVAL: *Vivian G. Stinson* DATE APPROVED: *7-23-25*



Queen Anne's County
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BUILDING PERMIT No.: BR25-05-0430

Date of Application: 05/23/2025

BUILDING PERMIT

BUILDING LOCATION 123 THICKET CT CENTREVILLE TAX ACCOUNT 1806011918 SUBDIVISION WILLOW BRANCH EAST PHASE II CRITICAL AREA NO ACREAGE 1.36 TAX MAP 0037 GRID 0016 PARCEL 0018 SECTION BLOCK LOT 29 ZONED AG FRONTAGE DEPTH			PROPERTY OWNERS: KELLY TRUSTEE, JILL 123 THICKET CT CENTREVILLE, MD 21617 HOME PHONE: (513) 910-0716 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
EXISTING USE RESIDENCE PROPOSED USE RENOVATION TO ACCESSORY BLDG REVISED PROPOSED USE CONSTRUCTION VALUE \$30,000.00			FEES ZONING \$55.00 RENOVATION PERMIT FEE \$210.00		
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000 ELECTRICIAN DIXON ELECTRIC E-#567 (410) 490-0172 TP-000120-2025 HVAC HOMETOWN HEATING AND COOLING HR-350 (410) 739-7379 H-0854-25					
DESCRIPTION OF WORK: CONVERT EXISTING DETACHED GARAGE TO FINISHED WOOD SHOP. REMOVE EXISTING OVERHEAD GARAGE DOOR AND SIDE DOOR, FRAME IN, AND INSTALL FRONT ACCESS DOOR AND WINDOW. ADD INSULATION, DRYWALL AND HVAC.					
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)			CONSTRUCTION TYPE: WOOD FRAME		
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: 1,380.00 DECK: OTHER: TOTAL FLOOR AREA: 1,380		FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:		# BEDROOMS: ROAD TYPE: WATER TYPE: PRIVATE SEWER TYPE: PRIVATE HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES 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:
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN THIS STRUCTURE IS NOT APPROVED AS A DWELLING UNIT. NO ADDITIONAL LIVING SPACE/APPROVED DWELLING UNIT PERMITTED WITHOUT AN APPROVED SOIL EVALUATION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE			BUILDING	06/02/2025 HD	FLOODPLAIN ZONE	N/A
FRONT	FRONT	FT	FT	ZONING	06/11/2025 WB	PLUMBING	N/A
SIDE	SIDE	3 FT	FT	SEDIMENT	N/A	PUB. SEWER	N/A
REAR	REAR	3 FT	FT	HISTORIC	N/A	S.W. MGT.	06/02/2025 KN
SIDE STREET	SIDE STREET	FT	FT	SHA	N/A	ENTRANCE	N/A
MAX. HGHT	MAX. HGHT	20 FT	FT	MECHANICAL	07/17/2025 CG	FIRE MARSHAL	N/A
				ELECTRICAL	05/15/2025	BACKFLOW	N/A
				FOOD SERVICE	N/A	ENV. HEALTH BP	06/11/2025 GJH

DATE APPROVED: 7-23-25 ADMINISTRATOR APPROVAL: *Vivian J. Swinson*

