



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

ZONING CERTIFICATE #: Z25-02-0060

Date of Application: 02/10/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805003296	131 RADCLIFFE RD	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	DOVI, JOHN & KAREN	TAX MAP 058E	BLOCK	PARCEL 0448
OWNER ADDRESS:	131 RADCLIFFE RD GRASONVILLE, MD 21638	LOT	SECTION	ZONED NC-20
HOME PHONE:	(703) 955-0488	CRITICAL AREA YES		ACREAGE 1.30
		SUBDIVISION		
		BUILDING VALUE \$24,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	JOHN & KAREN DOVI	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	131 Radcliffe Rd GRASONVILLE, MD 21638	ELECTRICAL PERMIT #: EZ25-02-0060		
PHONE:	(703) 955-0488	PLUMBING PERMIT #:		
		GAS PERMIT #:		
		STAKED?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE: RESIDENCE		PROPOSED USE: PIER ADDITION		
MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT
WORK DESCRIPTION: INSTALL (1) BOATLIFT AND RELOCATE 14' X 3' FINGER PIER & (3) PILES ON EXISTING 60' PIER				

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	02/13/2025 MICKEY E-640
FLOODPLAIN ZONE	02/14/2025 KN
ZONING	02/18/2025 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.
 OWNER MUST PLANT (2) 4'-6- TALL CONTAINER GROWN NATIVE TREES AND (3) LARGE SHRUBS IN THE 100' BUFFER FOR PERMIT Z17-0587 WITHIN 45 DAYS. CALL 410-758-4088 FOR INSPECTION. FINAL ELECTRICAL INSPECTION REQUIRED.
 FLOOD ZONE: AE BFE: 6 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE:8 FEET

ADMINISTRATOR APPROVAL: *Vernon J. Johnson* DATE APPROVED: 7-24-25



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

BUILDING PERMIT No.: BR25-04-0336

Date of Application: 04/21/2025

BUILDING PERMIT

BUILDING LOCATION 325 GREENSPRING RD QUEENSTOWN TAX ACCOUNT 1805051843 SUBDIVISION CALLAHAN LANDS CRITICAL AREA NO ACREAGE 1.34 TAX MAP 0051 GRID 0023 PARCEL 0029 SECTION BLOCK LOT 3 ZONED SR FRONTAGE DEPTH			PROPERTY OWNERS: 325 GREENSPRING LLC PUGH, NICHOLAS 705 MAYO RD GLEN BURNIE, MD 21061 HOME PHONE: (443) 306-3945 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																																
EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$200,000.00			FEES <table border="0"> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>ROADS FEE</td> <td>\$500.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$273.12</td> <td>FIRE DIST 3</td> <td>\$1,021.90</td> </tr> <tr> <td>PARKS & REC</td> <td>\$984.74</td> <td>SCHOOLS</td> <td>\$8,862.66</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> </table>			SPRINKLER	\$150.00	ROADS FEE	\$500.00	BOCA FEE	\$273.12	FIRE DIST 3	\$1,021.90	PARKS & REC	\$984.74	SCHOOLS	\$8,862.66	ZONING	\$55.00	SINGLE LOT	\$55.00														
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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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN 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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 40 FT
SIDE FT	SIDE 20/15 FT
REAR FT	REAR SEE PLAT FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 35 FT

APPROVALS:

BUILDING	05/20/2025 HD	FLOODPLAIN ZONE	05/14/2025 KN
ZONING	05/29/2025 WB	PLUMBING	07/11/2025 CG
SEDIMENT	05/15/2025 JP	PUB. SEWER	N/A
HISTORIC	N/A	S.W. MGT.	07/14/2025 KN
SHA	N/A	ENTRANCE	05/16/2025 AH
MECHANICAL	07/11/2025 CG	FIRE MARSHAL	05/20/2025 JB
ELECTRICAL	07/03/2025	BACKFLOW	07/11/2025 CG
FOOD SERVICE	N/A	ENV. HEALTH BP	07/11/2025 GJH

DATE APPROVED: 7-24-25

ADMINISTRATOR APPROVAL: *Vivian G Swinson*