



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

ZONING CERTIFICATE #: Z25-08-0413

Date of Application: 08/25/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805029880	36 GREENWOOD SHLS	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CYLIAX, CURT & SUSAN	TAX MAP 0072	BLOCK WEST	PARCEL 0110
OWNER ADDRESS:	5 CEDAR WOODS DR DOYLESTOWN, PA 18901	LOT 213	SECTION 3	ZONED NC-1
HOME PHONE:	(215) 275-0840	CRITICAL AREA YES		ACREAGE 1.02
		SUBDIVISION PROSPECT PLANTATION WEST		
		BUILDING VALUE \$10,500.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	HEATHERWOOD CONSULTING	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	9879 Fox Hill Ct ELLCOTT CITY, MD 21042	ELECTRICAL PERMIT #: EZ25-08-0413	
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
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: REMOVE EXISTING PIER AND ASSOCIATED STRUCTURES AND CONSTRUCT 60' X 6' PIER WITH 10' X 12' "L" SHAPED PLATFORM AND (1) BOAT LIFT WITH ASSOCIATED PILINGS. TOTAL LENGTH OF MHW = 70'.

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	08/27/2025 CLOW E-155
FLOODPLAIN ZONE	09/11/2025 KN
ZONING	09/15/2025 RO

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 INSPECTIONS.
 FINAL ELECTRICAL INSPECTION REQUIRED
 FLOOD ZONE: AE BFE: 4 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET

ADMINISTRATOR APPROVAL: *Vivian J. Simpson* DATE APPROVED: *9-26-25*



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

BUILDING PERMIT No.: BR25-08-0679
 Date of Application: 08/07/2025

BUILDING PERMIT

BUILDING LOCATION 301 IRENE WAY STEVENSVILLE TAX ACCOUNT 1804044606 SUBDIVISION BAY CITY CRITICAL AREA YES ACREAGE 0.412 TAX MAP 0056 GRID 0000 PARCEL 0421 SECTION 2 BLOCK 32 LOT 16 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: OEHLERKING, ANGELA DAVIS, STEVEN 301 IRENE WAY STEVENSVILLE, MD 21666 HOME PHONE: (540) 538-4097 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE ACCESSORY STRUCTURE IN FLOODPLAIN REVISED PROPOSED USE CONSTRUCTION VALUE \$10,000.00		FEES BOCA FEE \$35.00 ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: INSTALL 8' X 16' PREFAB SHED ON 8 X 16 GRAVEL BASE.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: 128 TOTAL FLOOR AREA: 128	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE: PUBLIC HEATING SYSTEM: FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE: PUBLIC CENTRAL AIR:

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:
 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. MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR INSPECTION DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	09/09/2025 HD	FLOODPLAIN ZONE	09/08/2025 KN
FRONT 35 FT	FRONT FT	ZONING	09/09/2025 MO	PLUMBING	N/A
SIDE 3 FT	SIDE FT	SEDIMENT	N/A	PUB. SEWER	09/08/2025 RC
REAR 100 FT	REAR FT	HISTORIC	N/A	S.W. MGT.	09/10/2025 KN
SIDE STREET FT	SIDE STREET FT	SHA	N/A	ENTRANCE	N/A
MAX. HGHT 20 FT	MAX. HGHT FT	MECHANICAL	N/A	FIRE MARSHAL	N/A
		ELECTRICAL	N/A	BACKFLOW	N/A
		FOOD SERVICE	N/A	ENV. HEALTH BP	09/09/2025 JEN

DATE APPROVED: 9-26-25 ADMINISTRATOR APPROVAL: Kieran G. Swinson



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

BUILDING PERMIT No.: BR25-08-0680
 Date of Application: 08/07/2025

BUILDING PERMIT

BUILDING LOCATION 113 REDSTART DR CHESTER TAX ACCOUNT 1804126562 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.158 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 522 ZONED SMPD FRONTAGE 70 DEPTH 120		PROPERTY OWNERS: ARROYO CAP V-2 LLC LASHER, NICK 18575 JAMBOREE RD SUITE 350 IRVINE, CA 92612 HOME PHONE: (949) 272-1163 APPLICANT: K HOVNIANIAN LOLITA JUSTICE-WATKINS 101 Log Canoe Cir SUITE C2 STVENSVILLE MD 21666 STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE 4SEASONS -SFD REVISED PROPOSED USE CONSTRUCTION VALUE \$195,000.00		FEES <table border="0"> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>BOCA FEE</td> <td>\$405.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$135.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>4SEASNDRRA</td> <td>\$10,546.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> </table>		MHB FEE	\$50.00	SPRINKLER	\$150.00	ELECT. ADMIN.	\$10.00	BOCA FEE	\$405.00	ELECT. PERMIT	\$135.00	ZONING	\$55.00	4SEASNDRRA	\$10,546.00	SINGLE LOT	\$55.00														
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PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1081-25																													
DESCRIPTION OF WORK: CONSTRUCT (2) STORY SFD. FIRST FLOOR 39'4" X 80'4" OVERALL TO INCLUDE 20' X 20'4", 15'11" X 10' (3) CAR GARAGE, 15'2" X 12' COVERED PATIO, AND 8' X 6', 6' X 18'4" "L" SHAPED FRONT PORCH. SECOND FLOOR 39'4" X 16'5" OVERALL WITH LOFT. KERR EDS, PHASE IV 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,127.00 THIRD FLOOR: GARAGE: 563.00 DECK: OTHER: 182 - COVERED PATIO TOTAL FLOOR AREA: 3,676	FIN BASEMENT: SECOND FLOOR: 646.00 FOURTH FLOOR: CARPORT: PORCH: 158.00	# BEDROOMS: 3.00 ROAD TYPE: PRIVATE WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 3.00 SPRINKLER: YES SEWER TYPE: PUBLIC CENTRAL AIR: YES																														

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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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. 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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE		BUILDING	09/18/2025 HD	FLOODPLAIN ZONE	09/08/2025 KN
FRONT	FT	FRONT	20 FT	ZONING	09/10/2025 MO	PLUMBING	09/17/2025 CG
SIDE	FT	SIDE	5 FT	SEDIMENT	01/25/2024 AR	PUB. SEWER	09/05/2025 RC
REAR	FT	REAR	10 FT	HISTORIC	N/A	S.W. MGT.	09/08/2025 KN
SIDE STREET	FT	SIDE STREET	FT	SHA	N/A	ENTRANCE	09/04/2025 DB
MAX. HGHT	FT	MAX. HGHT	20 FT	MECHANICAL	09/17/2025 CG	FIRE MARSHAL	09/17/2025 JB
				ELECTRICAL	09/10/2025	BACKFLOW	09/17/2025 CG
				FOOD SERVICE	N/A	ENV. HEALTH BP	09/05/2025 JEN

DATE APPROVED: 9-26-25 ADMINISTRATOR APPROVAL: Vran G. Swinson



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

BUILDING PERMIT No.: BR25-07-0582
 Date of Application: 07/11/2025

BUILDING PERMIT

BUILDING LOCATION 900 LONG POINT RD GRASONVILLE TAX ACCOUNT 1805004209 SUBDIVISION LONG POINT CRITICAL AREA YES ACREAGE 0.325 TAX MAP 058D GRID 0004 PARCEL 0569 SECTION BLOCK LOT 16 ZONED NC-15 FRONTAGE DEPTH		PROPERTY OWNERS: STEMCRAFT LLC CRAFTON, CHRISTIAN 118 GREENWOOD CREEK RD QUEENSTOWN, MD 21658 HOME PHONE: (571) 438-8670 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE RENOVATION/ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$110,000.00		FEES ELECT. ADMIN. \$10.00 BOCA FEE \$101.20 ELECT. PERMIT \$105.00 RENOVATION PERMIT FEE \$770.00 ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000 PLUMBER CLARKSVILLE PLUMBING LLC PN-815 (443) 289-6751 P-0965-25 ELECTRICIAN R&D ELECTRIC, INC. E-#606 (410) 827-7469 ER25-07-0582 HVAC HOMETOWN HEATING AND COOLING HR-350 (410) 739-7379 H-0966-25			
DESCRIPTION OF WORK: 1ST FLOOR RENOVATION TO INCLUDE RELOCATE EXISTING LAUNDRY ROOM TO DINING ROOM. CONVERT KITCHEN AND SUNROOM TO NEW MASTER SUITE TO INCLUDE MASTER BATH AND (2) WALK-IN CLOSESTS. RELOCATE KITCHEN TO EXISTING BEDROOM AREA. RELOCATE BATHROOM TO EXISTING LAUNDRY ROOM. CREATE HALLWAY CLOSET. REMOVE EXISTING WOOD STOVE AND INSTALL GAS FIRE PLACE IN LIVING ROOM. CONSTRUCT 12' X 10' DECK ADDITION TO EXISTING 12' X 10' DECK FOR OVERALL 24' X 10' DECK WITH STEPS TO GRADE. REMOVE AND REPLACE IN-KIND WINDOWS IN NEW LAUNDRY ROOM LOCATION AND NEW KITCHEN LOCATION AND DOOR/SIDE LIGHTS AT ENTRY. 2ND FLOOR TO INCLUDE 18'5" X 14' ADDITION TO CREATE BEDROOM #2, RECONFIGURE BEDROOM #3 TO CREATE NEW CLOSET AND CREATE FULL HALLWAY BATH. FRAME IN NEW MECHANICAL AND STORAGE CLOSETS IN HALLWAY. RECONFIGURE EXISTING MASTER SUITE TO CREATE BEDROOM #4 AND LOFT AREA. EXISTING MASTER BATH TO BECOME HALLWAY BATHROOM, REPLACE AND RECONFIGURE BATHROOM FIXTURES. INSTALL NEW WINDOW FOR NEW BEDROOM #3. REMOVE AND REPLACE EXISTING WINDOWS IN NEW LOFT AREA AND DOOR TO BALCONY.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: 120.00 OTHER: TOTAL FLOOR AREA: 380	FIN BASEMENT: SECOND FLOOR: 260.00 FOURTH FLOOR: CARPOR: PORCH:	# BEDROOMS: 1.00 ROAD TYPE: WATER TYPE: PRIVATE HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE:	# BATHROOMS: 2.00 SPRINKLER: NO SEWER TYPE: PUBLIC

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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. **NON CONFORMING LOT; USE NC-8 SETBACKS PER COUNTY CODE**

Conditions: 18:1-127 (E).

BUFFER MODIFIED. OVER 50% SUBSTANTIAL IMPROVEMENT HOUSE WILL NEED TO BE FLOOD COMPLIANT
 FLOOD ZONE: AE BFE:5 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE:7 FEET
 ELEVATION CERTIFICATE REQUIRED OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	08/21/2025 HD	FLOODPLAIN ZONE	09/15/2025 KN		
FRONT	FRONT	ZONING	09/05/2025 RO	PLUMBING	08/26/2025 CG		
SIDE	SIDE	SEDIMENT	N/A	PUB. SEWER	08/22/2025 RC		
REAR	REAR	HISTORIC	N/A	S.W. MGT.	N/A		
SIDE STREET	SIDE STREET	SHA	N/A	ENTRANCE	N/A		
MAX. HGHT	MAX. HGHT	MECHANICAL	08/26/2025 CG	FIRE MARSHAL	N/A		
		ELECTRICAL	09/03/2025	BACKFLOW	N/A		
		FOOD SERVICE	N/A	ENV. HEALTH BP	08/22/2025 JEN		

DATE APPROVED: 9-26-25 ADMINISTRATOR APPROVAL: [Signature]

