



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

BUILDING PERMIT No.: BR25-03-0182  
 Date of Application: 03/05/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 1544 LOVE POINT RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804073533 <b>SUBDIVISION</b> <b>CRITICAL AREA NO</b> <b>ACREAGE</b> 2.903 <b>TAX MAP</b> 0048 <b>GRID</b> 0006 <b>PARCEL</b> 0106 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> LOWE, CLIFTON 1544 LOVE POINT RD STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (410) 310-4149 <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> ADDITION TO RESIDENCE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$55,000.00		<b>FEES</b> <b>ZONING</b> \$55.00 <b>ELECT. ADMIN.</b> \$10.00 <b>BOCA FEE</b> \$154.04 <b>ELECT. PERMIT</b> \$95.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> <b>OWNER</b> <b>OWNER</b> QAC1000 <b>PLUMBER</b> JEFFREY LUND & SONS              PN-576              (410) 507-5344      P-0537-25 <b>HVAC</b> SHORELINE COMFORT LLC              HM-585              (410) 739-4232      H-0538-25 <b>ELECTRICIAN</b> R&D ELECTRIC, INC.              E-#606              (410) 827-7469      ER25-03-0182			
<b>DESCRIPTION OF WORK:</b> CONSTRUCT ADDITIONS TO EXISTING SFD. 12' X 14' MASTER BATHROOM, AND 24' X 36' UNFINISHED GARAGE ATTACHED TO HOUSE BY 26' X 24' CAR PORT			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
<b>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b> <b>FIRST FLOOR:</b> 168.00 <b>SECOND FLOOR:</b> <b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b> <b>GARAGE:</b> 864.00 <b>CARPORT:</b> 624.00 <b>DECK:</b> <b>PORCH:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 1,656		<b># BEDROOMS:</b> <b># BATHROOMS:</b> 1.00 <b>ROAD TYPE:</b> <b>SPRINKLER:</b> <b>WATER TYPE:</b> PRIVATE <b>SEWER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> HEAT PUMP CENTRAL AIR: <b>FIREPLACE:</b>	

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:**  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:	
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	<b>BUILDING</b>	05/29/2025 HD FLOODPLAIN ZONE N/A
<b>FRONT</b> FT	<b>FRONT</b> 35 FT	<b>ZONING</b>	05/01/2025 MO PLUMBING N/A
<b>SIDE</b> FT	<b>SIDE</b> 15/35 FT	<b>SEDIMENT</b>	N/A PUB. SEWER N/A
<b>REAR</b> FT	<b>REAR</b> 50 FT	<b>HISTORIC</b>	N/A S.W. MGT. N/A
<b>SIDE STREET</b> FT	<b>SIDE STREET</b> FT	<b>SHA</b>	N/A ENTRANCE N/A
<b>MAX. HGHT</b> FT	<b>MAX. HGHT</b> 40 FT	<b>MECHANICAL</b>	N/A FIRE MARSHAL N/A
		<b>ELECTRICAL</b>	09/03/2025 BACKFLOW N/A
		<b>FOOD SERVICE</b>	N/A ENV. HEALTH BP 04/28/2025 KK

DATE APPROVED: 10-6-25

ADMINISTRATOR APPROVAL: Karen J. Swinson









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

ZONING CERTIFICATE #: Z25-07-0332

Date of Application: 07/08/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805018412	1713 BENNETT POINT RD	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CK FARMS LLC	TAX MAP 0066	BLOCK	PARCEL 0063
OWNER ADDRESS:	5501 ALBIA RD BETHESDA, MD 20816	LOT 1	SECTION	ZONED CS
HOME PHONE:	(571) 230-7117	CRITICAL AREA YES		ACREAGE 36.00
		SUBDIVISION		
		BUILDING VALUE \$2,500.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	PENNEY DESIGN GROUP	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	8120 Woodmont Ave Suite 750 SUITE 750 BETHESDA, MD 20814	ELECTRICAL PERMIT #:	
PHONE:	(301) 339-6190	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	agricultural	PROPOSED USE: PIER ADDITION	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL (2) BOAT LIFTS TO EXISTING 150' PIER.			

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	08/07/2025 HOPKINS E-716
FLOODPLAIN ZONE	08/27/2025 KN
ZONING	08/28/2025 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.  
 FLOOD ZONE: AE BFE: 5 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET

ADMINISTRATOR APPROVAL: *[Signature]* DATE APPROVED: 10-6-25



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ZONING CERTIFICATE #: Z25-07-0358

Date of Application: 07/22/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805029171	52 PROSPECT BAY DR W	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MCILREE, ROGER & DIANE	TAX MAP 0072	BLOCK WEST	PARCEL 0109
OWNER ADDRESS:	52 PROSPECT BAY DR W GRASONVILLE, MD 21638	LOT 161	SECTION 2	ZONED NC-1
HOME PHONE:	(631) 987-9987	CRITICAL AREA YES		ACREAGE 1.00
		SUBDIVISION PROSPECT PLANTATION WEST		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	ROGER & DIANE MCILREE	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	52 Prospect Bay Dr W GRASONVILLE, MD 21638	ELECTRICAL PERMIT #:	
PHONE:	(631) 987-9987	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: 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	08/29/2025 JEN
HOA REVIEW	08/28/2025 MP
S.W. MGT.	08/29/2025 KN
SANITARY DEPT	10/02/2025 RC
ZONING	09/05/2025 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:**

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

ADMINISTRATOR APPROVAL: Vivian J. Sunson DATE APPROVED: 10.6.25



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ZONING CERTIFICATE #: Z25-07-0330

Date of Application: 07/07/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804098684	206 CHEWS MANOR RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CORNBLATH, DAVID LIEBERMAN, DEBORAH	TAX MAP 0076	BLOCK	PARCEL 0032
OWNER	10 MELISSA CT	LOT 17	SECTION	ZONED CS
ADDRESS:	OWINGS MILLS, MD 21117	CRITICAL AREA NO		ACREAGE 2.03
HOME PHONE:	(410) 790-1036	SUBDIVISION CHEWS MANOR		
		BUILDING VALUE \$22,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	LANE ENGINEERING LLC	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	117 Bay St EASTON, MD 21601	ELECTRICAL PERMIT #:	
PHONE:	(410) 822-8003	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

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 A 8' X 6' WALKWAY LANDWARD OF MHW TO 32' X 6' PIER WITH A 10' X 20' FIXED SHAPE PLATFORM. TOTAL LENGTH OF PIER = 32'

AGENCY APPROVALS:

Name	Completed Date
FLOODPLAIN ZONE	08/18/2025 KN
ZONING	10/06/2025 MO

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Conditions:  
 FLOOD ZONE: AE BFE:5 FEET      ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 A PIER CANNOT EXTEND INTO A BODY OF WATER A DISTANCE GREATER THAN 150 FT NOR CAN A PIER EXCEED ONE-QUARTER THE DISTANCE OF A WATERWAY. OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE OR FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER.  
 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 J. Sunson      DATE APPROVED: 10-6-25