



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

ZONING CERTIFICATE #: Z25-07-0342

Date of Application: 07/11/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1807015763	200 ROSIN CREEK MDWS	CHESTERTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	YERKES, JAMES & LISA	TAX MAP 0004	BLOCK	PARCEL 0100
OWNER ADDRESS:	200 ROSIN CREEK MDWS CHESTERTOWN, MD 21620	LOT	SECTION	ZONED CS
HOME PHONE:	(443) 480-3047	CRITICAL AREA YES		ACREAGE 23.98
		SUBDIVISION		
		BUILDING VALUE \$21,843.42		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	ROSIN CREEK COLLABORATIVE LLC	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	7328 Church Hill Rd CHESTERTOWN, MD 21620	ELECTRICAL PERMIT #:	
PHONE:	(443) 282-0063	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	AGRICULTURE/RESIDENCE	PROPOSED USE:	FARM BLDG
MINIMUM YARD REQUIREMENTS:			
FRONT:	35 FT	SIDE:	10 FT
REAR:	100 FT	SIDE STREET:	35 FT
		HEIGHT:	135 FT
WORK DESCRIPTION: CONSTRUCT 30' X 70' FARM EQUIPMENT STORAGE BUILDING WITH 12' X 30 LEAN-TO.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH BP	08/20/2025 JEN
FLOODPLAIN ZONE	09/09/2025 KN
SOIL CONSERVATION - PERMITTING	09/09/2025 DS
ZONING	08/21/2025 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.
 BUFFER FULLY ESTABLISHED.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Van J. Smunson* DATE APPROVED: 10-7-25



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

ZONING CERTIFICATE #: Z25-07-0340

Date of Application: 07/10/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804060326	313 FIVE FARMS DR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MAROTTA, ANTHONY & JEAN	TAX MAP 0070	BLOCK H	PARCEL 0067
OWNER ADDRESS:	313 FIVE FARMS DR STEVENSVILLE, MD 21666	LOT 14	SECTION	ZONED NC-15
HOME PHONE:	(202) 421-0216	CRITICAL AREA YES		ACREAGE 0.55
		SUBDIVISION QUEEN ANNE COLONY		
		BUILDING VALUE \$20,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	ANTHONY & JEAN MAROTTA	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	313 Five Farms Dr STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:	
PHONE:	(202) 421-0216	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: REPAIR EXISTING 6' X 12' WALKWAY TO 6' X 14' PIER WITH 6' X 30' "L" SECTION AND 6' X 50' PLATFORM IN KIND LANDWARD OF MHW.

AGENCY APPROVALS:

Name	Completed Date
FLOODPLAIN ZONE	08/20/2025 KN
HOA REVIEW	08/19/2025 MP
ZONING	08/19/2025 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:
 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.
 FLOOD ZONE:AE BFE:4 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET
 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: *Vincent Swanson* DATE APPROVED: 10-7-25



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

BUILDING PERMIT No.: BR25-06-0537
 Date of Application: 06/26/2025

BUILDING PERMIT

BUILDING LOCATION 330 NENTEGO ACRES CHESTERTOWN TAX ACCOUNT 1802126746 SUBDIVISION CRITICAL AREA NO ACREAGE 4.62 TAX MAP 0010 GRID 0001 PARCEL 0033 SECTION BLOCK LOT 2 ZONED SE FRONTAGE DEPTH		PROPERTY OWNERS: BOZARTH, TREVOR & KATHERINE 1729 ABERDEEN CT CROFTON, MD 21114 HOME PHONE: (410) 708-4885 APPLICANT: MADCLAY HOMES LLC MADISON KERVIN 4469 Park Brown Rd HARRINGTON DE 19952 STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$360,400.00		FEES SPRINKLER \$150.00 ELECT. ADMIN. \$10.00 ZONING \$55.00 BOCA FEE \$304.08 SINGLE LOT \$55.00 ELECT. PERMIT \$115.00 COPIES AND MISC \$32.50 MHB FEE \$50.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# MHBR MADCLAY HOMES LLC MHL#5887 (302) 566-1474 SPRINKLER SAFEGUARD RESIDENTIAL FIRE MSC-592 (304) 839-4882 BF-0920-25 SPRINKLER SERVICES LLC PLUMBER A AND D PLUMBING LLC PN-795 (302) 387-9232 P-0919-25 HVAC ARCTEC AIR HEATING & COOLING HM#382 (302) 629-7129 H-1009-25 ELECTRICIAN TOLSON ENTERPRISES LLC E-000428-2025 (302) 650-3845 ER25-06-0537			
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 54' X 45' OVERALL TO INCLUDE 20' X 20' GARAGE, 6' X 22' FRONT PORCH, AND 3' X 7' REAR LANDING WITH STEPS TO GRADE. SECOND FLOOR 54' X 32'6" OVERALL UNFINISHED STORAGE.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 1,526.00 SECOND FLOOR: 974.00 THIRD FLOOR: FOURTH FLOOR: GARAGE: 406.00 CARPOR: DECK: PORCH: 132.00 OTHER: TOTAL FLOOR AREA: 3,038		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: 3.00 # BATHROOMS: 2.00 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE: PRIVATE SEWER TYPE: PRIVATE HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE: NONE	

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:
 IMPACT FEE CREDIT TRANSFERRED FROM BR25-07-0605. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. 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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 50 FT
SIDE FT	SIDE 25 FT
REAR FT	REAR 75 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	08/08/2025 HD	FLOODPLAIN ZONE	08/06/2025 KN
ZONING	08/27/2025 WB	PLUMBING	09/23/2025 CG
SEDIMENT	07/24/2025 DS	PUB. SEWER	N/A
HISTORIC	N/A	S.W. MGT.	09/12/2025 KN
SHA	N/A	ENTRANCE	08/06/2025 DB
MECHANICAL	09/23/2025 CG	FIRE MARSHAL	10/03/2025 JB
ELECTRICAL	09/15/2025	BACKFLOW	09/23/2025 CG
FOOD SERVICE	N/A	ENV. HEALTH BP	09/19/2025 JEN

DATE APPROVED: 10-7-25

ADMINISTRATOR APPROVAL: Vivian J. Finson



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

BUILDING PERMIT No.: BR25-07-0645
 Date of Application: 07/28/2025

BUILDING PERMIT

BUILDING LOCATION 215 ORCHID ST STEVENSVILLE TAX ACCOUNT 1804032985 SUBDIVISION KENTMORR AIRPARK CRITICAL AREA YES ACREAGE 2.296 TAX MAP 0070 GRID 0001 PARCEL 0024 SECTION BLOCK N LOT 2 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: SEMAN, JASON 224 POSSUM POINT FARM LN CENTREVILLE, MD 21666 HOME PHONE: (443) 262-2588 APPLICANT: CROWN HOMES, LLC MARY LILLY 337 Pier One Road Suite 202 STEVENSVILLE MD 21666 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 SCHOOLS \$15,264.64 FIRE DIST 9 \$1,751.68 ZONING \$55.00 ELECT. ADMIN. \$10.00 MHB FEE \$50.00 SPRINKLER \$150.00 BOCA FEE \$647.68 PARKS & REC \$1,689.12 SINGLE LOT \$55.00 ELECT. PERMIT \$115.00																															
<table border="1"> <thead> <tr> <th>CONTRACTORS</th> <th>NAME</th> <th>LICENSE #</th> <th>PHONE#</th> <th>PERMIT#</th> </tr> </thead> <tbody> <tr> <td>MHBR</td> <td>CROWN HOMES 17435 MILL BRANCH PL, BOWIE, MD 20716</td> <td>MHBL 7649</td> <td>(301) 464-7660</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>C&R ELECTRIC INC</td> <td>E-#732</td> <td>(410) 760-4224</td> <td>ER25-07-0645</td> </tr> <tr> <td>HVAC</td> <td>WILLIAM H METCALFE & SONS</td> <td>HM#105</td> <td>(301) 368-6330</td> <td>H-1090-25</td> </tr> <tr> <td>SPRINKLER</td> <td>FAMILY FIRE PROTECTION SYSTEMS, INC</td> <td>MSC-#187</td> <td>(301) 390-3500</td> <td>BF-1089-25</td> </tr> <tr> <td>PLUMBER</td> <td>J.W. SHEPHERD INC</td> <td>PR-154</td> <td>(410) 827-6778</td> <td>P-1088-25</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	CROWN HOMES 17435 MILL BRANCH PL, BOWIE, MD 20716	MHBL 7649	(301) 464-7660		ELECTRICIAN	C&R ELECTRIC INC	E-#732	(410) 760-4224	ER25-07-0645	HVAC	WILLIAM H METCALFE & SONS	HM#105	(301) 368-6330	H-1090-25	SPRINKLER	FAMILY FIRE PROTECTION SYSTEMS, INC	MSC-#187	(301) 390-3500	BF-1089-25	PLUMBER	J.W. SHEPHERD INC	PR-154	(410) 827-6778	P-1088-25
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PLUMBER	J.W. SHEPHERD INC	PR-154	(410) 827-6778	P-1088-25																													
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD WITH UNFINISHED BASEMENT. FIRST FLOOR 78'6" X 79'4" OVERALL TO INCLUDE 32' X 40' GARAGE AND 8' X 42' COVERED FRONT PORCH. SECOND FLOOR 17'1" X 39'1" UNFINISHED STORAGE/BONUS ROOM. 2278 SQFT UNFINISHED BASEMENT WITH EXTERIOR ACCESS STAIRS.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: 2,278.00 FIN BASEMENT: FIRST FLOOR: 2,468.00 SECOND FLOOR: 660.00 THIRD FLOOR: FOURTH FLOOR: GARAGE: 1,120.00 CARPOR: DECK: PORCH: 336.00 OTHER: TOTAL FLOOR AREA: 6,862		# BEDROOMS: 3.00 # BATHROOMS: 3.00 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE: PRIVATE SEWER TYPE: PUBLIC HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE: WOOD																															

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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: MUST MAINTAIN 25' SETBACK FROM NONTIDAL WETLANDS.
 AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. 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. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	09/02/2025 HD	FLOODPLAIN ZONE	09/03/2025 KN
FRONT	FRONT	ZONING	09/19/2025 MO	PLUMBING	09/18/2025 CG
SIDE	SIDE	SEDIMENT	08/22/2025 JP	PUB. SEWER	09/02/2025 AC
REAR	REAR	HISTORIC	N/A	S.W. MGT.	09/17/2025 KN
SIDE STREET	SIDE STREET	SHA	N/A	ENTRANCE	09/03/2025 AH
MAX. HGHT	MAX. HGHT	MECHANICAL	09/18/2025 CG	FIRE MARSHAL	10/01/2025 JB
		ELECTRICAL	08/05/2025	BACKFLOW	09/18/2025 CG
		FOOD SERVICE	N/A	ENV. HEALTH BP	09/03/2025 JEN

DATE APPROVED:

10-7-25

ADMINISTRATOR APPROVAL:

Vivian J. Swinson