



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

ZONING CERTIFICATE #: Z25-06-0272

Date of Application: 06/03/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802010704	602 ROBERTS STATION RD	CHURCH HILL

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	GARNER, MICHAEL & HEATHER	TAX MAP 0023	BLOCK	PARCEL 0023
OWNER ADDRESS:	602 ROBERTS STATION RD CHURCH HILL, MD 21623	LOT 1	SECTION	ZONED AG
HOME PHONE:	(410) 708-5317	CRITICAL AREA NO		ACREAGE 12.43
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	MICHAEL & HEATHER GARNER	ZONING FEE: \$130.00	FM FEE: \$100.00
ADDRESS:	602 Roberts Station Rd CHURCH HILL, MD 21623	ELECTRICAL PERMIT #:	
PHONE:	(410) 708-5317	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE: RESIDENCE/AGRICULTURE	PROPOSED USE: USE PERMIT
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: USE PERMIT FOR "MIKE GARNER HAY & LIVESTOCK EQUIPMENT" TO SELL LIVESTOCK TRAILERS AND AGRICULTURAL EQUIPMENT AS AG SUPPORT BUSINESS. USING 110 SQFT OFFICE IN EXISTING HOUSE AND 3000 SQFT OUTDOOR STORAGE AREA.

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH BP	07/07/2025 CS
FIRE MARSHAL	07/02/2025 JM
ZONING	07/07/2025 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:
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.
 EXISTING FARM BUILDING IS NOT APPROVED FOR COMMERCIAL USE.

ADMINISTRATOR APPROVAL: Vivian J. Swanson DATE APPROVED: 10-15-25



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ZONING CERTIFICATE #: Z22-03-0081

Date of Application: 03/04/2022

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804063503	1551 POSTAL RD	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	RAINBOW PLAZA LLC	TAX MAP 0057	BLOCK	PARCEL 0193
OWNER ADDRESS:	116 S PINEY RD 208 CHESTER, MD 21619	LOT	SECTION	ZONED TC
HOME PHONE:		CRITICAL AREA NO		ACREAGE 2.54
		SUBDIVISION		
		BUILDING VALUE \$2,400.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	SHORE SIGN COMPANY	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	2013 Main St CHESTER, MD 21619	ELECTRICAL PERMIT #: EZ22-03-0081	
PHONE:	(410) 643-6000	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: COMMERCIAL	PROPOSED USE: WALL SIGN
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: INSTALL CHANNEL LETTERS FOR WALL SIGN ON FRONT FACADE OF EXISTING BUILDING. SIGN READS "SALON" 21.68" X 54.57". SIGN AREA = 8.2 SQFT

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	02/20/2025 DAVIS E-606
ZONING	03/09/2022 JP

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.

ADMINISTRATOR APPROVAL: *Vivian Johnson* DATE APPROVED: 10-15-25



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BUILDING PERMIT No.: BR25-06-0499
 Date of Application: 06/13/2025

BUILDING PERMIT

BUILDING LOCATION 120 SPEER COTTAGE LN QUEENSTOWN TAX ACCOUNT 1805033926 SUBDIVISION CRITICAL AREA YES ACREAGE 98.4089 TAX MAP 0073 GRID 0005 PARCEL 0078 SECTION BLOCK LOT ZONED CS FRONTAGE DEPTH			PROPERTY OWNERS: HORSTMAN, JEFFREY & BETH 300 WYE ISLAND RD QUEENSTOWN 21658 HOME PHONE: (484) 885-0611 APPLICANT: GINA RUFF 120 Speer Cottage Ln QUEENSTOWN, MD 21658 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
EXISTING USE RESIDENCE/AGRICULTURE PROPOSED USE RENOVATION/ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$20,000.00			FEES BOCA FEE \$68.08 ELECT. ADMIN. \$10.00 ELECT. PERMIT \$60.00 ZONING \$55.00 RENOVATION PERMIT FEE \$140.00		
CONTRACTORS NAME LICENSE # PHONE# PERMIT# MHIC RUFF ROOFERS 1326 (410) 242-2400 PLUMBER AT WEBB PLUMBING PR-035 (443) 496-0343 P-1136-25 ELECTRICIAN BOWLING ELECTRIC INC E-#1116 (410) 725-0792 ER25-06-0499					
DESCRIPTION OF WORK: RENOVATION TO EXISTING SFD TO ENCLOSE EXISTING "L" SHAPED 15'6" X 6'2", 15'4' X 6'2" PORCH TO CREATE (3) SEASON ROOM. CONSTRUCT ADDITION TO EXISTING SFD OF (2) STORY GARAGE. FIRST FLOOR 24'6" X 22'6" OVERALL (2) CAR GARAGE. SECOND FLOOR 14' X 21'5" ATTIC SPACE. INSTALL HOSE BIB TO GARAGE WALL. NO HVAC WORK.					
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: 551.00 CARPOR: DECK: PORCH: OTHER: ATTIC 300 TOTAL FLOOR AREA: 851			CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: # BATHROOMS: ROAD TYPE: SPRINKLER: WATER TYPE: PRIVATE SEWER TYPE: PRIVATE HEATING SYSTEM: CENTRAL AIR: 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: NO PERMANANT OR TEMPORARY DISTURBANCE APPROVED IN BUFFER.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. OWNER MUST PLANT (1) 4'-6- TALL CONTAINER GROWN NATIVE TREES WITHIN 45 DAYS CALL 410-758-4088 FOR INSPECTION

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	07/15/2025 HD	FLOODPLAIN ZONE	07/15/2025 KN		
FRONT	FRONT	ZONING	10/06/2025 RO	PLUMBING	10/02/2025 CG		
SIDE	SIDE	SEDIMENT	N/A	PUB. SEWER	N/A		
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	N/A	FIRE MARSHAL	N/A		
		ELECTRICAL	10/02/2025	BACKFLOW	N/A		
		FOOD SERVICE	N/A	ENV. HEALTH BP	N/A		

DATE APPROVED: 10-15-25 ADMINISTRATOR APPROVAL: *Manoj Swanson*