



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

ZONING CERTIFICATE #: Z25-09-0453

Date of Application: 09/23/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802000334	728 ROSIN DR	CHESTERTOWN

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: THOMAS, JOSEPH	TAX MAP 0010 BLOCK 17 PARCEL 0046
OWNER ADDRESS: 5604 SURREY ST CHEVY CHASE, MD 20815	LOT 547 SECTION 01 ZONED NC-20
HOME PHONE:	CRITICAL AREA YES ACREAGE 0.72
	SUBDIVISION CHESTER HARBOR
	BUILDING VALUE
	WATER TYPE PRIVATE SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME: CHESAPEAKE BOAT LIFTSERVICES LLC	ZONING FEE: \$55.00 FM FEE:
ADDRESS: 7015 Church Hill Rd CHESTERTOWN, MD 21620	ELECTRICAL PERMIT #:
PHONE: (410) 708-1409	PLUMBING PERMIT #:
	GAS PERMIT #:
EXISTING USE: RESIDENCE	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
PROPOSED USE: PIER	
MINIMUM YARD REQUIREMENTS:	
FRONT: FT SIDE: 6 FT REAR: FT SIDE STREET: FT HEIGHT: FT	
WORK DESCRIPTION: CONSTRUCT 47' X 6' PIER WITH 3' X 15' FINGER PIER. TOTAL LENGTH OF PIER = 50'	

AGENCY APPROVALS:

Name	Completed Date
FLOODPLAIN ZONE	10/22/2025 KN
ZONING	10/22/2025 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:
 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: 5 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET
 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.
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION.

ADMINISTRATOR APPROVAL: Vivian J. Sunson DATE APPROVED: 10-24-25



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ZONING CERTIFICATE #: Z25-09-0433

Date of Application: 09/09/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1806003583	515 NEIGHBORS RD	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	WOOD, WILLIAM & LAWRENCE	TAX MAP 0061	BLOCK	PARCEL 0027
OWNER ADDRESS:	515 NEIGHBORS RD CENTREVILLE, MD 21617	LOT	SECTION	ZONED AG
HOME PHONE:	(410) 739-1560	CRITICAL AREA NO		ACREAGE 121.59
		SUBDIVISION		
		BUILDING VALUE \$7,500.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	WILLIAM & LAWRENCE WOOD	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	515 Neighbors Rd CENTREVILLE, MD 21617	ELECTRICAL PERMIT #:	
PHONE:	(410) 739-1560	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	AGRICULTURAL/RESIDENCE	PROPOSED USE:	FARM BLDG
MINIMUM YARD REQUIREMENTS:			
FRONT:	35 FT	SIDE:	10 FT
REAR:	10 FT	SIDE STREET:	FT
		HEIGHT:	135 FT
WORK DESCRIPTION: CONSTRUCT (2) 28' X 30' LEAN-TOS OFF EXISTING 60' X 120' FARM BUILDING. FOR FARM EQUIPMENT STORAGE.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH BP	10/15/2025 GH
SOIL CONSERVATION - PERMITTING	10/10/2025 JP
ZONING	10/14/2025 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:

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: *Karen J. Sunson* DATE APPROVED: *10-24-25*



Queen Anne's County
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ZONING CERTIFICATE #: Z25-09-0446

Date of Application: 09/16/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805125869	210 FALLEN HORSE CIR UNIT 100	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SLIPPERY HILL 1,LP	TAX MAP 058F	BLOCK	PARCEL 0819
OWNER ADDRESS:	1375 PICARD DR #150 ROCKVILLE, MD 20850	LOT 1	SECTION	ZONED GGMC
HOME PHONE:	(443) 735-3839	CRITICAL AREA NO		ACREAGE 4.36
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	A PERFECT START LLC	ZONING FEE: \$130.00	FM FEE: \$100.00
ADDRESS:	122 S HAVEN ST UNIT 1F BALTIMORE MD 21224	ELECTRICAL PERMIT #:	
PHONE:	(410) 365-4117	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE: VACANT COMMERCIAL	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 "A PERFECT START LLC" (BEHAVIORAL HEALTH & REHABILITATION CENTER)
 1260 SQ FT
 3 EMPLOYEES

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH BP	10/22/2025 JEN
FIRE MARSHAL	10/21/2025 JM
SANITARY DEPT	10/20/2025 RC
ZONING	10/21/2025 RC

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Conditions:
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS. PLEASE CALL 410-745-4500 EXT 8.

ADMINISTRATOR APPROVAL: *Kieran J. Stinson* DATE APPROVED: *10-24-25*



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BUILDING PERMIT No.: BR25-07-0585

Date of Application: 07/11/2025

BUILDING PERMIT

BUILDING LOCATION 233 HICKORY RIDGE DR QUEENSTOWN TAX ACCOUNT 1805031664 SUBDIVISION HICKORY RIDGE CRITICAL AREA YES ACREAGE 1.42 TAX MAP 059A GRID PARCEL 0165 SECTION C BLOCK C LOT 10 ZONED NC-1 FRONTAGE DEPTH		PROPERTY OWNERS: SAVAL, NEIL & NICOLE 233 HICKORY RIDGE DR QUEENSTOWN, MD 21658 HOME PHONE: (410) 409-8472 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 \$150,000.00		FEES ELECT. ADMIN. \$10.00 BOCA FEE \$80.72 ZONING \$55.00 ELECT. PERMIT \$105.00 RENOVATION PERMIT FEE \$1,050.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# MHIC JOHN W COURSEY & SON MHIC 20935 (410) 726-1310 ELECTRICIAN R&D ELECTRIC, INC. E-#606 (410) 827-7469			
DESCRIPTION OF WORK: REMOVE EXISTING BREEZEWAY, DECK, AND STAIRS WITH CONCRETE PAD BETWEEN THE EXISTING SFD AND GARAGE. REMOVE EXISTING PORTION OF CONCRETE PAD OUTSIDE FAMILY ROOM. CONSTRUCT ADDITION OVER NEW CRAWLSPACE TO INCLUDE 10' X 5' COVERED PORCH AND 8' X 11' ENTRY FOYER OPEN TO ABOVE. ON SECOND LEVEL REMOVE DINING ROOM WALL INCLUDING DOOR/FRAME FOR NEW OPENING. AT ENTRY TO BEDROOM (3) AND ATTIC AREA - REMOVE PORTION OF WALL INCLUDING DOOR/FRAME, SOFFIT, AND LOWER STAIRS. CONSTRUCT SECOND LEVEL ADDITION TO INCLUDE 12' X 8' & 4' X 5' GALLERY WITH BAR. INSTALL NEW STAIRS FROM FOYER TO SECOND LEVEL. REPLACE 8' X 13' PORTION OF EXISTING DECK REMOVED FOR CONSTRUCTION.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: 88.00 THIRD FLOOR: GARAGE: DECK: 104.00 OTHER: TOTAL FLOOR AREA: 358		FIN BASEMENT: SECOND FLOOR: 116.00 FOURTH FLOOR: CARPORT: PORCH: 50.00	
		# BEDROOMS: ROAD TYPE: WATER TYPE: PRIVATE SEWER TYPE: PRIVATE HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES 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:
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN PRIOR TO CERTIFICATE OF OCCUPANCY OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 20 FT
REAR FT	REAR 100 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	08/22/2025 HD	FLOODPLAIN ZONE	08/21/2025 KN
ZONING	10/09/2025 RO	PLUMBING	N/A
SEDIMENT	N/A	PUB. SEWER	N/A
HISTORIC	N/A	S.W. MGT.	N/A
SHA	N/A	ENTRANCE	N/A
MECHANICAL	N/A	FIRE MARSHAL	N/A
ELECTRICAL	10/07/2025	BACKFLOW	N/A
FOOD SERVICE	N/A	ENV. HEALTH BP	08/28/2025 KK

DATE APPROVED: 10-24-25

ADMINISTRATOR APPROVAL: Vivian J. Swinson

