



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

ZONING CERTIFICATE #: Z25-03-0126

Date of Application: 03/21/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805014972	428 KENT NARROWS WAY N	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SHM NARROWS POINT LLC TUEL, JASON	TAX MAP 0057	BLOCK	PARCEL 0071
OWNER ADDRESS:	428 KENT NARROWS WAY N GRASONVILLE, MD 21638	LOT	SECTION	ZONED WWC
HOME PHONE:	(410) 827-8888	CRITICAL AREA YES		ACREAGE 42.74
		SUBDIVISION		
		BUILDING VALUE \$128,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	DOLDON MOORE & ASSOC LLC	ZONING FEE: \$55.00	FM FEE: \$150.00
ADDRESS:	1 Po Box 1 OWINGS, MD 20736	ELECTRICAL PERMIT #: TP-000049-2025	
PHONE:	(443) 771-2374	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE: SAFE HARBOR MARINA	PROPOSED USE: PIER
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: REPLACE EXISTING DOCK "N". REMOVE EXISTING PIER AND ASSOCIATED STRUCTURES. CONSTRUCT A 186' X 10' FLOATING PIER WITH A 70' X 8' "L" SHAPED FLOATING PLATFORM, A 30' X 6' GANGWAY, AND (3) 60' X 6' FLOATING PIERS. ALL EXTENDING A MAXIMUM 194' CHANNELWARD OF THE MEAN HIGH WATER LINE. (4) SLIPS

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	04/10/2025 SCHANKWEILER E-000366-2025
ENV. HEALTH BP	10/08/2025 JEN
FIRE MARSHAL	10/10/2025 JL
FLOODPLAIN ZONE	10/07/2025 KN
SANITARY DEPT	11/05/2025 RC
ZONING	10/08/2025 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:

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.
 FINAL ELECTRICAL INSPECTION REQUIRED
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 FLOOD ZONE: AE 5 ALL ELECTRICAL /MECHANICAL MUST MEET CURRENT EDITION OF NATIONAL ELECTRIC CODE.

ADMINISTRATOR APPROVAL: *Vron J. Swanson* DATE APPROVED: 11-5-25



Queen Anne's County
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ZONING CERTIFICATE #: Z25-03-0126

Date of Application: 03/21/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805014972	428 KENT NARROWS WAY N	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SHM NARROWS POINT LLC TUEL, JASON	TAX MAP 0057	BLOCK	PARCEL 0071
OWNER ADDRESS:	428 KENT NARROWS WAY N GRASONVILLE, MD 21638	LOT	SECTION	ZONED WWC
HOME PHONE:	(410) 827-8888	CRITICAL AREA YES		ACREAGE 42.74
		SUBDIVISION		
		BUILDING VALUE \$128,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	DOLDON MOORE & ASSOC LLC	ZONING FEE: \$55.00	FM FEE: \$150.00
ADDRESS:	1 Po Box 1 OWINGS, MD 20736	ELECTRICAL PERMIT #: TP-000049-2025	
PHONE:	(443) 771-2374	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	SAFE HARBOR MARINA	PROPOSED USE: PIER	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: REPLACE EXISTING DOCK "N". REMOVE EXISTING PIER AND ASSOCIATED STRUCTURES. CONSTRUCT A 186' X 10' FLOATING PIER WITH A 70' X 8' "L" SHAPED FLOATING PLATFORM, A 30' X 6' GANGWAY, AND (3) 60' X 6' FLOATING PIERS. ALL EXTENDING A MAXIMUM 194' CHANNELWARD OF THE MEAN HIGH WATER LINE. (4) SLIPS			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	04/10/2025 SCHANKWEILER E-000366-2025
ENV. HEALTH BP	10/08/2025 JEN
FIRE MARSHAL	10/10/2025 JL
FLOODPLAIN ZONE	10/07/2025 KN
SANITARY DEPT	11/05/2025 RC
ZONING	10/08/2025 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:

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.
 FINAL ELECTRICAL INSPECTION REQUIRED
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 FLOOD ZONE: AE 5 ALL ELECTRICAL /MECHANICAL MUST MEET CURRENT EDITION OF NATIONAL ELECTRIC CODE.

ADMINISTRATOR APPROVAL: *Vivian J. Sumner* DATE APPROVED: 11-5-25



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

ZONING CERTIFICATE #: Z25-03-0127

Date of Application: 03/21/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805014972	428 KENT NARROWS WAY N	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SHM NARROWS POINT LLC TUEL, JASON	TAX MAP 0057	BLOCK	PARCEL 0071
OWNER ADDRESS:	428 KENT NARROWS WAY N GRASONVILLE, MD 21638	LOT	SECTION	ZONED WWC
HOME PHONE:	(410) 827-8888	CRITICAL AREA YES		ACREAGE 42.74
		SUBDIVISION		
		BUILDING VALUE \$128,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	DOLDON MOORE & ASSOC LLC	ZONING FEE: \$55.00	FM FEE: \$100.00
ADDRESS:	1 Po Box 1 OWINGS, MD 20736	ELECTRICAL PERMIT #: TP-000049-2025	
PHONE:	(443) 771-2374	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: SAFE HARBOR MARINA	PROPOSED USE: PIER
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: REPLACE DOCK "O". REMOVE EXISTING PIER AND ASSOCIATED STRUCTURES. CONSTRUCT A 383' X 8' FLOATING PIER WITH AN 118' X 8' "T" SHAPED FLOATING PLATFORM, (8) 50' X 5' FLOATING FINGER PIERS, (8) 60' X 6' FLOATING PIERS, AND (27) SUPPORT PILES. ALL EXTENDING A MAXIMUM OF 400' CHANNELWARD OF THE MEAN HIGH WATER LINE. (34) SLIPS.

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	04/10/2025 SCHANKWEILER E-000366-2025
ENV. HEALTH BP	10/08/2025 JEN
FIRE MARSHAL	10/10/2025 JL
FLOODPLAIN ZONE	10/07/2025 KN
SANITARY DEPT	11/05/2025 RC
ZONING	10/08/2025 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:
 FLOOD ZONE: AE 5 ALL ELECTRICAL /MECHANICAL MUST MEET CURRENT NEC.
 FINAL ELECTRICAL INSPECTION REQUIRED
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 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.

ADMINISTRATOR APPROVAL: Vivian J. Swanson DATE APPROVED: 11-5-25



Queen Anne's County
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 410-758-4088

ZONING CERTIFICATE #: Z25-03-0128

Date of Application: 03/21/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805014972	428 KENT NARROWS WAY N	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SHM NARROWS POINT LLC TUEL, JASON	TAX MAP 0057	BLOCK	PARCEL 0071
OWNER ADDRESS:	428 KENT NARROWS WAY N GRASONVILLE, MD 21638	LOT	SECTION	ZONED WVC
HOME PHONE:	(410) 827-8888	CRITICAL AREA YES		ACREAGE 42.74
		SUBDIVISION		
		BUILDING VALUE \$128,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	DOLDON MOORE & ASSOC LLC	ZONING FEE: \$55.00	FM FEE: \$100.00
ADDRESS:	1 Po Box 1 OWINGS, MD 20736	ELECTRICAL PERMIT #: TP-000049-2025	
PHONE:	(443) 771-2374	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: SAFE HARBOR MARINA	PROPOSED USE: PIER
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: REPLACE DOCK "P". REMOVE EXISTING PIER AND ASSOCIATED STRUCTURES. CONSTRUCT A 406' X 8' FLOATING PIER WITH AN 88' X 8' "T" SHAPED FLOATING PLATFORM, A 30' X 6' GANGWAY, 29' X 10' LANDING, (20) 40' X 4' FLOATING FINGER PIER, AND (33) SUPPORT PILES. ALL EXTENDING A MAXIMUM OF 429' CHANNELWARD OF THE MEAN HIGH WATER LINE. (40) SLIPS.

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	04/10/2025 SCHANKWEILER E-000366-2025
ENV. HEALTH BP	10/08/2025 JEN
FIRE MARSHAL	10/10/2025 JL
FLOODPLAIN ZONE	10/07/2025 KN
SANITARY DEPT	11/05/2025 RC
ZONING	10/08/2025 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.
 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.
 FLOOD ZONE: AE BFE: 5 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET
 FINAL ELECTRICAL INSPECTION REQUIRED

ADMINISTRATOR APPROVAL: *Vivian G. Gunnison* DATE APPROVED: 11-5-25



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

BUILDING PERMIT No.: BR25-09-0772
 Date of Application: 09/09/2025

BUILDING PERMIT

BUILDING LOCATION 210 THOMPSON RD CHESTER TAX ACCOUNT 1804012488 SUBDIVISION CRITICAL AREA YES ACREAGE 1.43 TAX MAP 0064 GRID 0008 PARCEL 0234 SECTION BLOCK LOT 1 ZONED NC-1 FRONTAGE DEPTH		PROPERTY OWNERS: BAY PROJECT LLC MIER, MIKE 210 THOMPSON RD CHESTER, MD 21619 HOME PHONE: (302) 229-0778 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 \$55,000.00		FEES BOCA FEE \$57.60 ELECT. ADMIN. \$10.00 ELECT. PERMIT \$60.00 ZONING \$55.00 RENOVATION PERMIT FEE \$385.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# MHIC WALTER J MARCINIAK MHIC 77518 (443) 496-1292 ELECTRICIAN R&D ELECTRIC, INC. E-#606 (410) 827-7469 ER25-09-0772 PLUMBER WARD PLUMBING PR-018 (410) 438-3317 P-1166-25			
DESCRIPTION OF WORK: CONSTRUCT 2-STORY ADDITION TO FRONT OF EXISTING SFD 20' X 12' OVERALL BOTH STORIES. ON 1ST FLOOR ADD CLOSET AND SITTING ROOM ADJACENT TO EXISTING BEDROOM. ON 2ND FLOOR ADD WALK-IN CLOSET AND RECONFIGURE MASTER BEDROOM BATHROOM AREA.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: 240.00 THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA: 480		FIN BASEMENT: SECOND FLOOR: 240.00 FOURTH FLOOR: CARPOR: PORCH: # BEDROOMS: ROAD TYPE: WATER TYPE: PRIVATE SEWER TYPE: PRIVATE HEATING SYSTEM: EXISTING 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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. OWNER MUST PLANT (13) 4'-6" TALL CONTAINER GROWN NATIVE TREES FOR PERMIT S25-09-0651 PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR INSPECTION. BUFFER MODIFIED LOT.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	10/15/2025 HD	FLOODPLAIN ZONE	10/16/2025 KN		
FRONT	FRONT	ZONING	10/15/2025 RO	PLUMBING	10/17/2025 CG		
SIDE	SIDE	SEDIMENT	10/23/2025 JP	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	10/29/2025	BACKFLOW	N/A		
		FOOD SERVICE	N/A	ENV. HEALTH BP	10/16/2025 CS		

DATE APPROVED: 11-5-25 ADMINISTRATOR APPROVAL: Kevin J Swinson



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

ZONING CERTIFICATE #: Z24-09-0378

Date of Application: 09/06/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805126705	129 PERRYS RETREAT BLVD	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	FLEECE, RICHARD & LURA	TAX MAP 058H	BLOCK	PARCEL 0201
OWNER ADDRESS:	129 PERRYS RETREAT BLVD GRASONVILLE, MD 21638	LOT 6	SECTION	ZONED GPRN
HOME PHONE:	(443) 718-7122	CRITICAL AREA NO		ACREAGE 0.16
		SUBDIVISION PERRYS RETREAT		
		BUILDING VALUE \$5,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$55.00 FM FEE:
ADDRESS:	ELECTRICAL PERMIT #:
PHONE:	PLUMBING PERMIT #: P-1175-24 BF-1177-24 SHEPHERD
EXISTING USE: RESIDENCE	GAS PERMIT #:
MINIMUM YARD REQUIREMENTS:	STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
FRONT: FT SIDE: FT REAR: FT SIDE STREET: FT HEIGHT: FT	PROPOSED USE: IRRIGATION
WORK DESCRIPTION: INSTALL LAWN IRRIGATION SYSTEM TO INCLUDE (37) SPRINKLER HEADS. USING EXISTING ELECTRIC.	

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH BP	09/12/2024 JEN
SANITARY DEPT	09/16/2024 DT
ZONING	10/07/2024 JM

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: *Vivian J. Sumner* DATE APPROVED: 11-5-25



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

ZONING CERTIFICATE #: Z25-07-0352

Date of Application: 07/18/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804081374	29 PINEY NARROWS RD SLIP C-29	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KRINGEL, NEAL	TAX MAP 0057	BLOCK	PARCEL 0455
OWNER ADDRESS:	305 SWAN COVE LN CHESTER, MD 21619	LOT C29	SECTION 1	ZONED
HOME PHONE:		CRITICAL AREA NO		ACREAGE
		SUBDIVISION		
		BUILDING VALUE \$20,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	JOE POMERANTZ	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	405 Queen Anne Club Dr STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #: EZ25-07-0352	
PHONE:	(410) 739-7672	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: PINEY NARROWS YACHT HAVEN	PROPOSED USE: PIER ADDITION
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: DOCK C/SLIP C-29 : CONSTRUCT ADDITION TO EXISTING PIER OF (1) BOATLIFT WITH ASSOCIATED PILES. 245' CHANNELWARD OF MHW

AGENCY APPROVALS:	
Name	Completed Date
ELECTRICAL	10/21/2025 SCHIWY E-000357-2025
FLOODPLAIN ZONE	08/28/2025 KN
ZONING	08/29/2025 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:
 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.
 FINAL ELECTRICAL INSPECTION REQUIRED
 OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE AND FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER.

ADMINISTRATOR APPROVAL: *Wm J Burns* DATE APPROVED: 11-5-25



Queen Anne's County
 Department of Planning and Zoning
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 410-758-4088

ZONING CERTIFICATE #: Z25-07-0353

Date of Application: 07/18/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804081439	3 PINEY NARROWS RD D-03	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	PRYOR, STEVEN & KOBE	TAX MAP 0057	BLOCK	PARCEL 0455
OWNER ADDRESS:	185 SHAWN RD CENTREVILLE, MD 21617	LOT D3	SECTION 1	ZONED
HOME PHONE:	(470) 758-7174	CRITICAL AREA NO		ACREAGE
		SUBDIVISION		
		BUILDING VALUE \$20,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	JOE POMERANTZ	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	405 Queen Anne Club Dr STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #: EZ25-07-0353	
PHONE:	(410) 739-7672	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: PINEY NARROWS YACHT HAVEN	PROPOSED USE: PIER ADDITION
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: DOCK D/SLIP D-03 : CONSTRUCT ADDITION TO EXISTING PIER OF (1) BOATLIFTS WITH ASSOCIATED PILES. 50' CHANNELWARD OF MHW

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	10/21/2025 SCHIWY E-000357-2025
FLOODPLAIN ZONE	08/28/2025 KN
ZONING	08/29/2025 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:
 OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE AND FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER.
 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
 FINAL ELECTRICAL INSPECTION REQUIRED

ADMINISTRATOR APPROVAL: Vivian G. Swanson DATE APPROVED: 11-5-25



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

ZONING CERTIFICATE #: Z25-07-0354

Date of Application: 07/18/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804087445	8 PINEY NARROWS RD I-08	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MINTS, WILLIAM & KRYSTINA	TAX MAP 0057	BLOCK	PARCEL 0461
OWNER ADDRESS:	5302 BEAUVOIR CT WEST RIVER, MD 20778	LOT 18	SECTION 2	ZONED
HOME PHONE:		CRITICAL AREA NO		ACREAGE
		SUBDIVISION		
		BUILDING VALUE \$20,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	JOE POMERANTZ	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	405 Queen Anne Club Dr STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #: EZ25-07-0354	
PHONE:	(410) 739-7672	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE: PINEY NARROWS YACHT HAVEN	PROPOSED USE: PIER ADDITION
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: DOCK I/SLIP I-08 : CONSTRUCT ADDITION TO EXISTING PIER OF (1) BOATLIFT WITH ASSOCIATED PILES. 158' CHANNELWARD OF MHW

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	10/21/2025 SCHIWWY E-000357-2025
FLOODPLAIN ZONE	09/02/2025 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:
 FINAL ELECTRICAL INSPECTION REQUIRED
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE AND FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER.
 FLOOD ZONE: AE BFE: 5 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET

ADMINISTRATOR APPROVAL: Vivian J. Stinson DATE APPROVED: 11-5-25



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

ZONING CERTIFICATE #: Z24-09-0379

Date of Application: 09/06/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805126975	126 GREYBULL LN	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	HARRIS, JEREMY & TARYN	TAX MAP 058H	BLOCK	PARCEL 0201
OWNER ADDRESS:	126 GREYBULL LN GRASONVILLE, MD 21638	LOT 133	SECTION	ZONED GPRN
HOME PHONE:	(443) 562-2922	CRITICAL AREA NO		ACREAGE 0.20
		SUBDIVISION PERRYS RETREAT		
		BUILDING VALUE \$5,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	BURGE SPRINKLER COMPANY	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	682 N Riverside Dr CROWNSVILLE, MD 21032	ELECTRICAL PERMIT #:	
PHONE:	(443) 333-8782	PLUMBING PERMIT #: P-1174-24 BF-1176-24 SHEPHERD PR-154	
		GAS PERMIT #:	
EXISTING USE: RESIDENCE		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
PROPOSED USE: IRRIGATION			
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL LAWN IRRIGATION SYSTEM TO INCLUDE (39) SPRINKLER HEADS. USING EXISTING ELECTRIC.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	09/19/2024 JEN
SANITARY DEPT	09/16/2024 DT
ZONING	09/13/2024 JM

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: *Vhan J. Swanson* DATE APPROVED: *11-5-25*