



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

ZONING CERTIFICATE #: Z25-08-0414

Date of Application: 08/25/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805026067	108 RIVER RUN	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	ROSSBACH, MICHAEL & LORI	TAX MAP 0066	BLOCK	PARCEL 0083
OWNER ADDRESS:	108 RIVER RUN QUEENSTOWN, MD 21658	LOT 99	SECTION	ZONED NC-1
HOME PHONE:	(410) 829-5335	CRITICAL AREA YES		ACREAGE 1.11
		SUBDIVISION GOVERNOR GRASON MANOR		
		BUILDING VALUE \$78,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	MICHAEL & LORI ROSSBACH	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	108 River Run QUEENSTOWN, MD 21658	ELECTRICAL PERMIT #: EZ25-08-0414	
PHONE:	(410) 829-5335	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENCE	PROPOSED USE: POOL/SPA	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 3 FT	REAR: 3 FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL 16' X 34' INGROUND VINYL POOL WITH A 1056 SQFT POOL DECKING.			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	11/05/2025 MORRIS E-#1439
ENV. HEALTH BP	09/30/2025 CS
S.W. MGT.	10/03/2025 KN
ZONING	09/30/2025 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:
DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
FINAL ELECTRICAL INSPECTION REQUIRED
OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.

ADMINISTRATOR APPROVAL: *Vivian Johnson* DATE APPROVED: 11-20-25



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

BUILDING PERMIT No.: BR25-07-0584

Date of Application: 07/11/2025

BUILDING PERMIT

BUILDING LOCATION 3102 BENNETT POINT RD QUEENSTOWN TAX ACCOUNT 1805022010 SUBDIVISION BENNETTS POINT SECTION I CRITICAL AREA YES ACREAGE 5.15 TAX MAP 0077 GRID 0011 PARCEL 0004 SECTION 1 BLOCK LOT 50 ZONED NC-5 FRONTAGE DEPTH		PROPERTY OWNERS: TILL, SHAWN & LEANNE 3102 BENNETT POINT RD QUEENSTOWN, MD 21658 HOME PHONE: (571) 251-9031 APPLICANT: LUNDBERG BUILDERS INC JAMES SMITH 314 Main St STEVENSVILLE MD 21666 STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE RESIDENCE PROPOSED USE RENOVATION/ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$600,000.00	FEES ELECT. PERMIT \$105.00 BOCA FEE \$127.52 ELECT. ADMIN. \$10.00 ZONING \$55.00 RENOVATION PERMIT FEE \$4,200.00	

CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#
MHIC	LUNDBERG BUILDERS INC 314 MAIN ST, STEVENSVILLE, MD 21666	MHIC 11697	(410) 643-3334	
PLUMBER	C. ALBERT MATTHEWS INC.	PN-658	(410) 822-0900	P-1223-25
HVAC	GROVE HEATING & COOLING	HM#175	(410) 721-5595	H-1260-25
ELECTRICIAN	GUNTHERS ELECTRIC INC	E-000357-2025	(410) 827-8320	ER25-07-0584

DESCRIPTION OF WORK: ADDITION/RENOVATION TO EXISTING TO SFD: ON FIRST FLOOR ADD 11'3 X 14'2" PORCH OFF FAMILY ROOM WITH KNEE WALL AND BUILT IN GAS GRILL AND COUNTER. ADD 19'6" X 11'1" REAR PORCH WITH MOTORIZED SCREENS AND STEPS THAT WRAP AROUND TO NEW DECK. ADD DOOR TO DECK AND ADD SLIDER TO NEW PORCH OF FAMILY ROOM. REMOVE WALL BETWEEN FR AND KITCHEN AND INSTALL BEAM. RECONFIGURE PANTRY, POWDER ROOM AND MUDROOM. ADD 6' X 8' PORCH TO MUDROOM. CONSTRUCT 24'7" X 14' KITCHEN ADDITION AND RECONFIGURE AREA. ADD CORNERS TO DINING ROOM.PORCH. ADD 19'1" X 13'2" FRONT FOYER AND CONSTRUCT 13'2 X 10'2" FRONT PORCH WITH WRAP AROUND STEPS.INSTALL NEW WINDOWS IN LIVING ROOM. RECONFIGURE EXISTING HALL BATH. ADD CORNER ADDITIONS TO EXISTING OFFICE TO CREATE GYM AREA. RECONFIGURE MASTER BEDROOM/BATH AREA. ADD CORNERS TO PREVIOUS MASTER BATH AREA TO CREATE OFFICE. ADD NEW LAUNDRY ROOM WITH EXTERIOR ENTRANCE ADJACENT TO MB. REMOVE (2) EXISTING STAIRCASES AND CONSTRUCT ONE SET OF STAIRS TO SECOND FLOOR. ON THE SECOND FLOOR CONVERT GAME ROOM TO BEDROOM. IN CINEMA ROOM REMOVE WALL TO ENLARGE AREA. RECONFIGURE EXISTING BATHROOM,ADD WINE CLOSET, RELOCATE BAR WITH SINK. AND CONVERT AREA TO NEW GAME ROOM. RECONFIGURE ROOF SYSTEM TO ACCOMODATE NEW ADDITIONS. ADD GEOTHERMAL HVAC SYSTEM AND NEW 40KW GENERATOR.

BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT:	FIN BASEMENT:	# BEDROOMS: 1.00	# BATHROOMS:
FIRST FLOOR: 610.00	SECOND FLOOR: 100.00	ROAD TYPE:	SPRINKLER:
THIRD FLOOR:	FOURTH FLOOR:	WATER TYPE: PRIVATE	SEWER TYPE: PRIVATE
GARAGE:	CARPOR:	HEATING SYSTEM: GEOTHERMAL	CENTRAL AIR: YES
DECK:	PORCH: 529.00	FIREPLACE:	
OTHER:			
TOTAL FLOOR AREA: 1,239			

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 PLAN (6) SHRUBS PRIOR TO CERTIFICATE OF OCCPUANCY FOR PERMITS Z21-03-0119 AND S19-04-0087. PLEASE CALL 410-758-4088 FOR INSPECTION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

MINIMUM YARD REQUIREMENTS		APPROVALS:	OFFICE USE ONLY	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	09/26/2025 HD	FLOODPLAIN ZONE
FRONT FT	FRONT 35 FT	ZONING	09/26/2025 RO	PLUMBING
SIDE FT	SIDE 20 FT	SEDIMENT	N/A	PUB. SEWER
REAR FT	REAR 100 FT	HISTORIC	N/A	S.W. MGT.
SIDE STREET FT	SIDE STREET FT	SHA	N/A	ENTRANCE
MAX. HGHT FT	MAX. HGHT 40 FT	MECHANICAL	11/17/2025 CG	FIRE MARSHAL
		ELECTRICAL	10/07/2025	BACKFLOW
		FOOD SERVICE	N/A	ENV. HEALTH BP
				10/22/2025 KK

DATE APPROVED: 11-20-25 ADMINISTRATOR APPROVAL: Vivian G. Sumner



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

BUILDING PERMIT No.: BR25-09-0883
 Date of Application: 09/30/2025

BUILDING PERMIT

BUILDING LOCATION 209 OLIVE BRANCH RD STEVENSVILLE TAX ACCOUNT 1804041186 SUBDIVISION ROMANCOKE ON THE BAY CRITICAL AREA YES ACREAGE 0.654 TAX MAP 0076 GRID 0000 PARCEL 0059 SECTION 2 BLOCK 1 LOT 18 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: JOHNSON, RODNEY 209 OLIVE BRANCH RD STEVENSVILLE, MD 21666 HOME PHONE: (202) 657-2271 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE ACCESSORY STRUCTURE REVISED PROPOSED USE CONSTRUCTION VALUE \$8,128.08		FEES BOCA FEE \$49.92 ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: CONSTRUCT 26' X 24' DETACHED GARAGE ON EXISTING CONCRETE SLAB			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: 624.00 DECK: OTHER: TOTAL FLOOR AREA: 624	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE: PRIVATE HEATING SYSTEM: FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE: PUBLIC CENTRAL AIR:

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:

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. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. 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. FUTURE DRIVEWAY TO STRUCTURE MUST COMPLY WITH APPROVED SEDIMENT CONTROL PERMIT AND STORMWATER MANAGEMENT PLAN.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT FT
SIDE 3 FT	SIDE FT
REAR 3 FT	REAR FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT 20 FT	MAX. HGHT FT

APPROVALS:

BUILDING	10/29/2025 HD	FLOODPLAIN ZONE	N/A
ZONING	11/05/2025 RO	PLUMBING	N/A
SEDIMENT	N/A	PUB. SEWER	N/A
HISTORIC	N/A	S.W. MGT.	10/30/2025 KN
SHA	N/A	ENTRANCE	N/A
MECHANICAL	N/A	FIRE MARSHAL	N/A
ELECTRICAL	N/A	BACKFLOW	N/A
FOOD SERVICE	N/A	ENV. HEALTH BP	10/29/2025 JEN

DATE APPROVED: 11-20-25

ADMINISTRATOR APPROVAL: Vron J Swinson