







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

BUILDING PERMIT No.: BR25-09-0836

Date of Application: 09/19/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 330 WYE RD QUEENSTOWN  <b>TAX ACCOUNT</b> 1805009979 <b>SUBDIVISION</b> QUEEN ANNES ON THE WYE <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 1.67 <b>TAX MAP</b> 0073 <b>GRID</b> 0001 <b>PARCEL</b> 0043 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 70 <b>ZONED</b> NC-2 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> MORRIS, CYNTHIA & LLOYD 330 WYE RD QUEENSTOWN, MD 21658  <b>HOME PHONE:</b> (410) 320-3158 <b>APPLICANT:</b> CYNTHIA & LLOYD MORRIS 330 Wye Rd QUEENSTOWN, MD 21658  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> RESIDENTIAL  <b>PROPOSED USE</b> ACCESSORY STRUCTURE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$89,117.00		<b>FEES</b> <b>ELECT. ADMIN.</b> \$10.00 <b>BOCA FEE</b> \$140.64 <b>COPIES AND</b> \$25.00 <b>ZONING</b> \$55.00 <b>MISC</b> <b>ELECT. PERMIT</b> \$115.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> <b>OWNER</b> <b>OWNER</b> QAC1000 <b>ELECTRICIAN</b> CREATIVE ELECTRIC              E-#603    (410) 236-6362    ER25-09-0836 <b>HVAC</b> THERMAL PLUS LLC              HM-496    (443) 249-3747    H-1272-25			
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY DETACHED GARAGE. FIRST FLOOR 24' X 36' OVERALL FINISHED WORKSHOP TO INCLUDE HVAC AND ELECTRIC. SECOND FLOOR 12' X 36' OVERALL UNFINISHED STORAGE.			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
<b>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b> <b>FIRST FLOOR:</b> 864.00 <b>SECOND FLOOR:</b> <b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b> <b>GARAGE:</b> <b>CARPORT:</b> <b>DECK:</b> <b>PORCH:</b> <b>OTHER:</b> 432-ATTIC SPACE <b>TOTAL FLOOR AREA:</b> 1,296		<b># BEDROOMS:</b> 0.00 <b># BATHROOMS:</b> <b>ROAD TYPE:</b> COUNTY <b>SPRINKLER:</b> NO <b>WATER TYPE:</b> PRIVATE <b>SEWER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> SPLIT SYSTEM <b>CENTRAL AIR:</b> WALL UNIT <b>FIREPLACE:</b> 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:**

DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. THIS STRUCTURE IS NOT APPROVED AS A DWELLING UNIT. MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION. FUTURE DRIVEWAY TO STRUCTURE MUST HAVE APPROVED SEDIMENT PERMIT AND STORM WATER MANAGEMENT APPROVAL. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. 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.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 3 FT
REAR FT	REAR 100 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 20 FT

**APPROVALS:**

BUILDING	11/10/2025 HD	FLOODPLAIN ZONE	10/28/2025 KN
ZONING	11/04/2025 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	11/18/2025 CG	FIRE MARSHAL	N/A
ELECTRICAL	12/03/2025	BACKFLOW	N/A
FOOD SERVICE	N/A	ENV. HEALTH BP	11/06/2025 GH

DATE APPROVED: 12-4-25

ADMINISTRATOR APPROVAL: *Karen J. Swinson*



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

ZONING CERTIFICATE #: Z25-06-0311

Date of Application: 06/25/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804127272	104 MARINA CLUB RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CHESAPEAKE BAY BEACH CLUB LLC JANES, DERECK	TAX MAP 0056	BLOCK	PARCEL 0273
OWNER	500 MARINA CLUB RD	LOT 3	SECTION	ZONED APKIG
ADDRESS:	STEVENSVILLE, MD 21666	CRITICAL AREA YES		ACREAGE 2.12
HOME PHONE:	(410) 604-1933	SUBDIVISION		
		BUILDING VALUE \$85,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	COASTAL POOLS	ZONING FEE: \$75.00	FM FEE:	
ADDRESS:	500 Saddler Rd GRASONVILLE, MD 21638	ELECTRICAL PERMIT #: E225-06-0311		
PHONE:	(410) 827-0888	PLUMBING PERMIT #: P-0586-25 BF-0672-25		
		GAS PERMIT #:		
		STAKED?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	HOTEL	PROPOSED USE: POOL/SPA		
MINIMUM YARD REQUIREMENTS:				
FRONT:	25 FT	SIDE:	10 FT	REAR: 10 FT
		SIDE STREET:	FT	HEIGHT: FT
WORK DESCRIPTION: INSTALL 22' X 42' INGROUND CONCRETE POOL WITH 5' X 46' CATCH BASIN.				

**AGENCY APPROVALS:**

Name	Completed Date
BACKFLOW	05/28/2025 CG
ELECTRICAL	12/02/2025 CLOWE-155
ENV. HEALTH BP	11/18/2025 SH
FIRE MARSHAL	08/04/2025 JL
FLOODPLAIN ZONE	08/04/2025 KN
S.W. MGT.	08/04/2025 KN
ZONING	08/05/2025 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:**  
 MUST COMPLY WITH SP-24-07-0128 APPROVED 2/20/2025. MUST COMPLY WITH APPROVED BUFFER MANGEMENT PLAN.  
 SWM - MUST FOLLOW APPROVED STORMWATER MANAGEMENT PLAN  
 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.  
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.

ADMINISTRATOR APPROVAL: Man J. Swinson DATE APPROVED: 12-4-25



Queen Anne's County  
 Department of Planning and Zoning  
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 Centreville, MD 21617  
 410-758-4088

ZONING CERTIFICATE #: Z25-09-0431

Date of Application: 09/08/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804115031	346 MAINSAIL DR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	VERHOEF, RYAN & JULIA	TAX MAP 0056	BLOCK	PARCEL 0437
OWNER ADDRESS:	346 MAINSAIL DR STEVENSVILLE, MD 21666	LOT 42	SECTION	ZONED SMPD
HOME PHONE:	(254) 231-9162	CRITICAL AREA YES		ACREAGE 0.22
		SUBDIVISION ANCHORAGE		
		BUILDING VALUE \$65,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	COASTAL POOLS	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	500 Saddler Rd GRASONVILLE, MD 21638	ELECTRICAL PERMIT #: EZ25-09-0431	
PHONE:	(410) 827-0888	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	HEIGHT: FT
WORK DESCRIPTION: INSTALL 33' X 20' OVERALL IRREGULAR SHAPED POOL WITH 750 SQFT PATIO			

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	09/10/2025 CLOW E-155
ENV. HEALTH BP	10/10/2025 JEN
S.W. MGT.	10/14/2025 KN
ZONING	11/06/2025 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:
SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN
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: *Vincent J. Gunnison* DATE APPROVED: 12-4-25



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

BUILDING PERMIT No.: BR25-05-0426

Date of Application: 05/22/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 107 CHESTNUT RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804007816 <b>SUBDIVISION</b> CHESAPEAKE ESTATES <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.344 <b>TAX MAP</b> 0063 <b>GRID</b> 0013 <b>PARCEL</b> 0098 <b>SECTION</b> <b>BLOCK</b> D <b>LOT</b> 11 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> FORNOS, JAIME & BRENDA 217 GROVE COVE RD CENTREVILLE, MD 21617  <b>HOME PHONE:</b> (410) 279-3851 <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																																					
<b>EXISTING USE</b> VACANT LOT  <b>PROPOSED USE</b> SINGLE FAMILY DWELLING  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$250,000.00		<b>FEES</b> <table border="0"> <tr> <td><b>ROADS FEE</b></td> <td>\$500.00</td> <td><b>PARKS &amp; REC</b></td> <td>\$1,238.61</td> </tr> <tr> <td><b>MHB FEE</b></td> <td>\$50.00</td> <td><b>SPRINKLER</b></td> <td>\$150.00</td> </tr> <tr> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> <td><b>BOCA FEE</b></td> <td>\$320.60</td> </tr> <tr> <td><b>SINGLE LOT</b></td> <td>\$55.00</td> <td><b>3 PERCENT</b></td> <td>\$205.07</td> </tr> <tr> <td></td> <td></td> <td><b>ADMIN FEE TO</b></td> <td></td> </tr> <tr> <td></td> <td></td> <td><b>BALANCE OF</b></td> <td></td> </tr> <tr> <td></td> <td></td> <td><b>IMPACT FEE</b></td> <td></td> </tr> <tr> <td><b>SCHOOLS</b></td> <td>\$11,147.49</td> <td><b>ELECT. PERMIT</b></td> <td>\$95.00</td> </tr> <tr> <td><b>FIRE DIST 9</b></td> <td>\$1,285.35</td> <td><b>ZONING</b></td> <td>\$55.00</td> </tr> </table>		<b>ROADS FEE</b>	\$500.00	<b>PARKS &amp; REC</b>	\$1,238.61	<b>MHB FEE</b>	\$50.00	<b>SPRINKLER</b>	\$150.00	<b>ELECT. ADMIN.</b>	\$10.00	<b>BOCA FEE</b>	\$320.60	<b>SINGLE LOT</b>	\$55.00	<b>3 PERCENT</b>	\$205.07			<b>ADMIN FEE TO</b>				<b>BALANCE OF</b>				<b>IMPACT FEE</b>		<b>SCHOOLS</b>	\$11,147.49	<b>ELECT. PERMIT</b>	\$95.00	<b>FIRE DIST 9</b>	\$1,285.35	<b>ZONING</b>	\$55.00
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT A 2 STORY SFD. FIRST FLOOR 48'8" X 36' OVERALL TO INCLUDE 21' X 22'5" GARAGE AND 4' X 10' COVERED PORCH. SECOND FLOOR 48'8" X 36' OVERALL.																																							
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																																					
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 1,103.00 <b>THIRD FLOOR:</b> <b>GARAGE:</b> 462.00 <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 2,839	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> 1,234.00 <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 40.00	<b># BEDROOMS:</b> 4.00 <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> HEAT PUMP CENTRAL <b>FIREPLACE:</b> NONE	<b># BATHROOMS:</b> 3.00 <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> PUBLIC <b>AIR:</b> YES																																				

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. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. USE NC-15 SET BACKS PER 18:1-127(E) OF THE QUEEN ANNE'S COUNTY CODE. 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. THE SCHOOL, FIRE, AND PARK LAND IMPACT FEES OF \$6,835.71 HAVE BEEN DEFERRED. NO TEMPORARY OR FINAL OCCUPANCY CERTIFICATE WILL BE ISSUED UNTIL FEES HAVE BEEN PAID. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. OWNER MUST PLANT (5) 4'-6" TALL CONTAINER GROWN NATIVE TREES WITHIN 45 DAYS CALL 410-758-4088 FOR INSPECTION NTW PERMIT 25-NT-2044-202560910 EXP: 10/02/2030

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 8/18 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING	06/09/2025 HD	FLOODPLAIN ZONE	06/09/2025 KN
ZONING	11/04/2025 MO	PLUMBING	08/21/2025 CG
SEDIMENT	06/09/2025 JP	PUB. SEWER	08/18/2025 AC
HISTORIC	N/A	S.W. MGT.	11/12/2025 KN
SHA	N/A	ENTRANCE	06/10/2025 AH
MECHANICAL	08/21/2025 CG	FIRE MARSHAL	06/19/2025 JB
ELECTRICAL	05/30/2025	BACKFLOW	08/21/2025 CG
FOOD SERVICE	N/A	ENV. HEALTH BP	07/07/2025 JEN

DATE APPROVED: 12-4-25

ADMINISTRATOR APPROVAL: Vnan J. Spinson



