



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

ZONING CERTIFICATE #: Z25-10-0480

Date of Application: 10/09/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1806013783	105 INDEPENDENCE CT	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	AARON, NICOLE & RAYMOND	TAX MAP 0046	BLOCK	PARCEL 0032
OWNER ADDRESS:	105 INDEPENDENCE CT CENTREVILLE, MD 21617	LOT 47	SECTION	ZONED AG
HOME PHONE:	(443) 618-4730	CRITICAL AREA NO		ACREAGE 1.25
		SUBDIVISION MEADOW BROOK ESTATES, PHASE II		
		BUILDING VALUE \$40,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	PATRIOT POOLS, LLC	ZONING FEE: \$75.00	FM FEE:	
ADDRESS:	225 Tidewater Dr CENTREVILLE, MD 21619	ELECTRICAL PERMIT #:		
PHONE:	(410) 320-2840	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 39' X 18' INGROUND CONCRETE POOL WITH 1000 SQFT CONCRETE PATIO AND 6' X 3' EQUIPMENT PAD				

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	11/20/2025 LAWSON E-638
ENV. HEALTH BP	11/20/2025 CS
HOA REVIEW	11/18/2025 MP
S.W. MGT.	11/19/2025 KN
ZONING	11/19/2025 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:
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

ADMINISTRATOR APPROVAL: *Walter J. Swanson* DATE APPROVED: 12-12-25



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BUILDING PERMIT No.: BR25-09-0850

Date of Application: 09/24/2025

BUILDING PERMIT

BUILDING LOCATION 120 TENNESSEE RD STEVENSVILLE TAX ACCOUNT 1804029585 SUBDIVISION KENT ISLAND ESTATES CRITICAL AREA YES ACREAGE 0.495 TAX MAP 0070 GRID 0000 PARCEL 0089 SECTION 3 BLOCK O LOT 31 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: LASTER, STEPHEN & SARAH 120 TENNESSEE RD STEVENSVILLE, MD 21666 HOME PHONE: (443) 790-7920 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$3,000.00		FEES ZONING \$55.00 BOCA FEE \$35.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: REMOVE AND REPLACE EXISTING 8' X 12' FRONT DECK.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: 96.00 OTHER: TOTAL FLOOR AREA: 96	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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE		BUILDING	MD 10/22/2025	FLOODPLAIN ZONE	N/A
FRONT	FT	FRONT	35 FT	ZONING	MO 11/05/2025	PLUMBING	N/A
SIDE	FT	SIDE	15/35 FT	SEDIMENT	N/A	PUB. SEWER	AC 10/22/2025
REAR	FT	REAR	50 FT	HISTORIC	N/A	S.W. MGT.	N/A
SIDE STREET	FT	SIDE STREET	FT	SHA	N/A	ENTRANCE	N/A
MAX. HGHT	FT	MAX. HGHT	40 FT	MECHANICAL	N/A	FIRE MARSHAL	N/A
				ELECTRICAL	N/A	BACKFLOW	N/A
				FOOD SERVICE	N/A	ENV. HEALTH BP	10/23/2025

DATE APPROVED: 12-12-25

ADMINISTRATOR APPROVAL: *Man J. Swinson*

