



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

ZONING CERTIFICATE #: Z19-02-0039

Date of Application: 02/14/2019

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805046637	224 CANAL ST	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CAROLYN PRENDKI	TAX MAP 058E	BLOCK	PARCEL 0817
OWNER ADDRESS:	224 CANAL ST GRASONVILLE, MD 21638	LOT 3	SECTION	ZONED NC-15
HOME PHONE:		CRITICAL AREA YES		ACREAGE 3.20
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION	PERMIT FEES	
NAME:	ZONING FEE:	FM FEE:
ADDRESS:	ELECTRICAL PERMIT #: N/A	
PHONE:	PLUMBING PERMIT #: N/A	
	GAS PERMIT #: N/A	
	STAKED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL

PROPOSED USE: HOME OCCUPATION
MINIMUM YARD REQUIREMENTS:
FRONT: FT      SIDE: FT      REAR: FT      SIDE STREET: FT      HEIGHT: FT
WORK DESCRIPTION: HOME OFFICE FOR CASE MARINE CONSTRUCTION AND SALVAGE, INC. 2 EMPLOYEES

AGENCY APPROVALS:	
Name	Completed Date
ENV. HEALTH	02/22/2019 <i>JEN</i>
ZONING	02/26/2019 <i>HLV</i>

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 SECTION 18-1-56. COPY ATTACHED.

ADMINISTRATOR APPROVAL: *Aaron J. Swanson*      DATE APPROVED: *3-7-19*

ORIGINAL





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

BUILDING PERMIT No.: BR18-12-0391

Date of Application: 12/27/2018

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 206 ACKERMAN DR STEVENSVILLE  <b>TAX ACCOUNT</b> 1804048024 <b>SUBDIVISION</b> ROMANCOKE ON THE BAY <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 0.42 <b>TAX MAP</b> 0076 <b>GRID</b> 0000 <b>PARCEL</b> 0062 <b>SECTION</b> 2 <b>BLOCK</b> L <b>LOT</b> 12 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> KATHERINE EASTMAN 823 PATUXANT RUN CIR ODENTON, MD 21113  <b>HOME PHONE:</b> <b>APPLICANT:</b>  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" 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> SINGLE FAMILY DWELLING  <b>CONSTRUCTION VALUE</b> \$175,000.00		<b>FEES</b> <b>ELECT. PERMIT</b> \$140.00 <b>SPRINKLER</b> \$150.00 <b>ROADS FEE</b> \$500.00 <b>PARKS &amp; REC</b> \$676.20 <b>ELECT. ADMIN.</b> \$10.00 <b>FIRE DIST 9</b> \$703.80 <b>BOCA FEE</b> \$232.80 <b>SINGLE LOT</b> \$55.00 <b>SCHOOLS</b> \$6,182.40 <b>ZONING</b> \$55.00 <b>MHB FEE</b> \$50.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> <b>MHBR</b> PRO IMPROVEMENTS LLC                      MHL 8175                      (410) 643-4880 <b>HVAC</b> ROBBINS HEATING & COOLING                      HM#064A                      (410) 778-9278                      H1319 <b>ELECTRICIAN</b> ADVANTAGE ELECTRIC                      E-#605                      (410) 604-2717                      ER26775 <b>SPRINKLER</b> METROPOLITAN FIRE                      MSC-#155                      (301) 868-0005                      BF619 <b>PLUMBER</b> RIVERVIEW PLUMBING                      PR#049                      (410) 643-2831                      P519			
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 1-STORY SFD 58' X 42' OVERALL INCLUDING 12' X 24' CARPORT, 20' X 12' DECK, AND 24' X 12' SCREENED PORCH WITH STORAGE ROOM.			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b> <b>UNFIN. BASEMENT:</b> 0 <b>FIN BASEMENT:</b> 0 <b>FIRST FLOOR:</b> 1,380 <b>SECOND FLOOR:</b> 0 <b>THIRD FLOOR:</b> 0 <b>FOURTH FLOOR:</b> 0 <b>GARAGE:</b> 0 <b>CARPORT:</b> 288 <b>DECK:</b> 240 <b>PORCH:</b> 288 <b>OTHER:</b> 24 <b>TOTAL FLOOR AREA:</b> 2,220		<b>CONSTRUCTION TYPE:</b> WOOD FRAME  <b># BEDROOMS:</b> 3 <b># BATHROOMS:</b> 2 <b>ROAD TYPE:</b> COUNTY <b>SPRINKLER:</b> YES <b>WATER TYPE:</b> PRIVATE <b>SEWER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> HEAT P <b>CENTRAL AIR:</b> <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.

**~~NON-CONFORMING LOT, SIDE YARD SETBACKS REDUCED TO NC 8~~**

**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.  
 LOCATION SURVEY DUE AT TIME OF FOUNDATION INSPECTION. 47 TREES TO BE REMOVED & PAY FEE IN LIEU.  
 THE SCHOOL, FIRE, AND PARK LAND IMPACT FEES OF \$7,562.40 HAVE BEEN DEFERRED. NO TEMPORARY OR FINAL OCCUPANCY CERTIFICATE WILL BE ISSUED UNTIL FEES HAVE BEEN PAID.  
 FLOOD ZONE: AE  
 ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7.0 FEET  
 ELEVATION CERTIFICATE REQUIRED

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE	
FRONT	FT	FRONT	35 FT
SIDE	FT	SIDE	3/18 FT
REAR	FT	REAR	50 FT
SIDE STREET	FT	SIDE STREET	FT
MAX. HGHT	FT	MAX. HGHT	40 FT

**APPROVALS:**

BUILDING	RAC	01/07/2019	FLOODPLAIN ZONE	JK	01/28/2019
ZONING	HLW	02/20/2019	PLUMBING	CG	3/1/19
SEDIMENT	DS	01/03/2019	ENV. HEALTH	JEN	03/01/2019
PUB. SEWER	JG	2/28/19	HISTORIC		N/A
S.W. MGT.	JK	02/11/2019	SHA		N/A
ENTRANCE	BL	01/08/2019	MECHANICAL	CG	3/1/19
FIRE MARSHAL	JM	01/29/2019	ELECTRICAL		01/09/2019
BACKFLOW	CG	3/1/19	FOOD SERVICE		N/A

DATE 3-7-19 ADMINISTRATOR APPROVAL Kiran G Surin