



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

ZONING CERTIFICATE #: Z19-02-0051

Date of Application: 02/28/2019

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805014123	1016 LONG POINT RD	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	JOSEPH CHILDS	TAX MAP 0058	BLOCK	PARCEL 0569
OWNER ADDRESS:	1016 LONG POINT RD GRASONVILLE, MD 21638	LOT 33	SECTION	ZONED NC-15
HOME PHONE:		CRITICAL AREA YES		ACREAGE 0.35
		SUBDIVISION		
		BUILDING VALUE \$5,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	BIG ISLAND VENTURES	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	P.O. Box 3 QUEENSTOWN, MD 21628	ELECTRICAL PERMIT #: N/A	
PHONE:	(410) 991-0713	PLUMBING PERMIT #: N/A	
		GAS PERMIT #: N/A	
		STAKED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL

PROPOSED USE: PIER
MINIMUM YARD REQUIREMENTS:
FRONT: FT      SIDE: 6 FT      REAR: FT      SIDE STREET: FT      HEIGHT: FT
WORK DESCRIPTION: REMOVE EXISTING PIER AND CONSTRUCT NEW 70' X 6' PIER WITH 10' X 20' PLATFORM, (6) NEW POLES, AND (1) 3' X 12' FINGER PIER. OVERALL LENGTH OF PIER = 80'

AGENCY APPROVALS:

Name	Completed Date
ZONING	04/23/2019 <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 APPROVED BUFFER MANAGEMENT PLAN.**  
 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.  
 A PIER CANNOT EXTEND INTO A BODY OF WATER A DISTANCE GREATER THAN 150 FT NOR CAN A PIER EXCEED ONE-QUARTER THE DISTANCE OF A WATERWAY. OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE OR FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER.

ADMINISTRATOR APPROVAL: *Vivian J. Swanson*      DATE APPROVED: *4-25-19*

ORIGINAL



Queen Anne's County  
 Department of Planning & Zoning  
 110 Vincit St, Suite 104  
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Building Permit No: BR19-03-0116  
 Date of Application: 3/1/19

**Building Permit**

<b>Building Location:</b> 104 BRYANS CHANNEL WAY QUEENSTOWN  <b>Tax Account:</b> 1805035473 <b>Sewer Account:</b> <b>Subdivision</b> WYE HARBOR <b>Critical Area</b> YES <b>Acreage</b> 2.1 <b>Section</b> <b>Block</b> <b>Lot</b> 22 <b>Tax Map</b> 0059 <b>Grid</b> 0007 <b>Parcel</b> 0191 <b>Zoned</b> NC-1 <b>Frontage</b> 0 <b>Depth</b>	<b>Property Owners Name and Address</b> SINCHI VINCENT & KATHLEEN 103 RILIAN CT GRASONVILLE, MD 21638 <b>Home Phone</b> <b>Work Phone</b>  <b>Owner of Record Name</b>
<b>Existing Use</b> VACANT LOT  <b>Proposed Use</b> SFD	<b>Construction Value</b> \$350000.00 <b>Park Fee</b> SEE NOTE <b>Fire Marshal Fee</b> \$150.00 <b>Zoning Fee</b> \$55.00 <b>Building Fee</b> \$458.60 <b>School Fee</b> SEE NOTE <b>Fire Fee</b> SEE NOTE
<b>Builder</b> TIDEWATER CONSTRUCTION <b>Address</b> P O BOX 91 SEVERNA PARK, MD 21146  <b>Plumber</b> GOODWILL BRON      PN-#616      4103367187 <b>Electrician</b> THE ELECTRIC COMPANY INC      E-#1233      4434633992 <b>Mechanical</b> VELOCITY HVAC LLC      HM-#362      4104901312 <b>Sprinkler</b> EASTON FIRE      MSC #386      4108202020	<b>License No:</b> MHL7496 <b>Phone:</b>
<b>DESCRIPTION OF WORK</b> <b>STAKED?</b> YES	
CONSTRUCT 2-STORY SFD WITH ATTACHED GARAGE. 1ST FLOOR 80' X 48' OVERALL INCLUDING 26' X 27'10" GARAGE, 6 X 20' FRONT PORCH, AND 21' X 14' SCREENED PORCH. 13' X 23' UNFINISHED STORAGE OVER GARAGE AND 22' 17' FINISHED BONUS ROOM ON 2ND FLOOR.	
<b>BUILDING DESCRIPTION DIMENSIONS (SQUARE FEET)</b> Unfinished Basement 0      Finished Basement 0 First Floor 2515      Second Floor 388 Garage 702      Carport 0 Deck 0      Porch 370 Other 0      Fireplace NO Third Floor 0      Total Floor Area 4281	<b>CONSTRUCTION TYPE</b> WOODFRAME  <b>IMPROVEMENTS</b> No. Bedrooms 3      No. Bathrooms 3 No. Road Ent.      Width      Road Type Water Type WELL WATER      Sewer Type SEPTIC Heat System HEAT PUMP      Central Air YES Sprinkler System 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.	
<b>NOTE:</b>	Separate electrical, mechanical and plumbing permits are required! Electricians, Plumbers and HVAC Contractors 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.
OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED THE SCHOOL, FIRE & PARK LAND IMPACT FEES OF \$ 16911.28 HAVE BEEN DEFERRED. NO TEMPORARY OR FINAL OCCUPANCY CERTIFICATE WILL BE ISSUED UNTIL FEES HAVE BEEN PAID. 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 & COMMENTS ARE ON SITE. FOR INFORMATION OR TO ARRANGE AN INSPECTION CALL 410-758-4500 EXT 1144. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN PRIOR TO CERTIFICATE OF OCCUPANCY DOWNSPOUTS MUST SHEETFLOW 60' PER SITE SKETCH, DRIVEWAY SHEETFLOW MUST EQUAL WIDTH. DO NOT OVERLAP DISCONNECTS. ENV HEALTH: PROPOSED DRIVEWAY MUST BE LOCATED A MINIMUM OF 90 FT FROM THE NORTHERN PROPERTY LINE TO AVOID IMPACT TO THE SEWAGE DISPOSAL AREA-KK DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED	

**MINIMUM YARD REQUIREMENTS**

**OFFICE USE ONLY APPROVALS**

<b>Accessory Structure</b>	<b>Principal Structure</b>
Front Ft	Front Ft 50
Side Ft	Side Ft 30
Rear Ft	Rear Ft 100
Side St Ft	Side St Ft
Max Hgt Ft	Max Hgt Ft 0040

<b>Building</b>	RAC 3/12/19	<b>Floodplain Zone</b>	JK 3/19/19
<b>Zoning</b>	JP 3/12/19	<b>Plumbing</b>	P023319 3/21/19
<b>Sediment</b>	AR 4/5/19	<b>Sanitation</b>	KK 3/21/19
<b>Public Sewer</b>	N/A	<b>SHA</b>	N/A
<b>SWM</b>	JK 4/2/19	<b>Mechanical</b>	H023718 3/21/19
<b>Entrance</b>	BL 3/15/19	<b>Electrical</b>	ER26922 3/6/19
<b>Fire Marshal</b>	JM 3/26/19	<b>Food Service</b>	N/A
		<b>Backflow No.</b>	BF23419 3/20/19

DATE APPROVED

4-25-19

ADMINISTRATOR

*[Signature]*

ORIGINAL