



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

ZONING CERTIFICATE #: Z21-06-0276

Date of Application: 06/03/2021

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1801009303	211 INGLESIDE RD	BARCLAY

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	OCONNELL, LORI	TAX MAP 0032	BLOCK	PARCEL 0008
OWNER ADDRESS:	211 INGLESIDE RD BARCLAY, MD 21607	LOT	SECTION	ZONED AG
HOME PHONE:	(410) 490-7811	CRITICAL AREA NO		ACREAGE 14.18
		SUBDIVISION		
		BUILDING VALUE \$60,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$55.00      FM FEE:
ADDRESS:	ELECTRICAL PERMIT #: N/A
PHONE:	PLUMBING PERMIT #: N/A
	GAS PERMIT #: N/A
	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE: FARM/RESIDENCE	PROPOSED USE: FARM BLDG
MINIMUM YARD REQUIREMENTS:	
FRONT: 35 FT	SIDE: 10 FT      REAR: 10 FT      SIDE STREET: FT      HEIGHT: 135 FT
WORK DESCRIPTION: CONSTRUCT 40' X 60' X 16' BARN. FOR ANIMAL HOUSING AND HAY STORGE	

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	07/01/2021 CCS
SEDIMENT	07/07/2021 AR
ZONING	06/25/2021 KS

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:  
 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.

ADMINISTRATOR APPROVAL: *Walter J Simpson*      DATE APPROVED: 7-8-21



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BUILDING PERMIT No.: BR21-05-0462

Date of Application: 05/27/2021

**BUILDING PERMIT**

BUILDING LOCATION 6700 KENT POINT RD STEVENSVILLE  TAX ACCOUNT 1804097688 SUBDIVISION CRITICAL AREA NO ACREAGE 15.6 TAX MAP 0076 GRID 0013 PARCEL 0030 SECTION BLOCK LOT 40 ZONED CS FRONTAGE DEPTH		PROPERTY OWNERS: BRUNETT, STEVE 6700 KENT POINT RD STEVENSVILLE, MD 21666  HOME PHONE: (410) 960-1324 APPLICANT:  STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE  PROPOSED USE RENOVATION/ADDITION TO RESIDENCE REVISED PROPOSED USE  CONSTRUCTION VALUE \$10,000.00		FEES RENOVATION \$35.00 BOCA FEE \$35.00 PERMIT FEE ZONING \$55.00	
CONTRACTORS MHIC		NAME ROBSONS REMODELING & REPAIRS 6821 KOANDAH GARDENS, HIGHLAND, MD 20777	
		LICENSE # MHIC 42108 PHONE# (301) 854-0521 PERMIT#	
DESCRIPTION OF WORK: MOVE FRONT ENTRANCE AND 6' X 14'1 PORCH FROM LEFT SIDE OF HOUSE TO CENTER. BUILD NEW FLOOR OVER EXISTING FLOOR IN GARDEN ROOM.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: 0 FIRST FLOOR: 0 THIRD FLOOR: 0 GARAGE: 0 DECK: 0 OTHER: 0 TOTAL FLOOR AREA: 85		FIN BASEMENT: 0 SECOND FLOOR: 0 FOURTH FLOOR: 0 CARPORT: 0 PORCH: 85  # BEDROOMS: ROAD TYPE: COUNTY WATER TYPE PRIVATE HEATING SYSTEM: NONE FIREPLACE: NONE  # BATHROOMS: SPRINKLER: NO SEWER TYPE PRIVATE 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**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 40 FT
SIDE FT	SIDE 20 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING	RAC 06/23/2021	FLOODPLAIN ZONE	N/A
ZONING	HLV 06/23/2021	PLUMBING	N/A
SEDIMENT	N/A	ENV. HEALTH	JFW 06/29/2021
PUB. SEWER	N/A	HISTORIC	N/A
S.W. MGT.	N/A	SHA	N/A
ENTRANCE	N/A	MECHANICAL	N/A
FIRE MARSHAL	N/A	ELECTRICAL	N/A
BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: \_\_\_\_\_

ADMINISTRATOR APPROVAL: 7-8-21 *V. J. Swinson*



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ZONING CERTIFICATE #: Z21-06-0314

Date of Application: 06/21/2021

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804073193	104 COX CT	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
<b>OWNER:</b>	PIERCE JOHN PATRICK CO-TRUSTEE PIERCES CO-TRUSTEE, ROXANA	<b>TAX MAP</b> 0063	<b>BLOCK</b>	<b>PARCEL</b> 0148
<b>OWNER ADDRESS:</b>	104 COX CT CHESTER, MD 21619	LOT 12	<b>SECTION</b>	<b>ZONED</b> NC-1
<b>HOME PHONE:</b>	(202) 297-9669	<b>CRITICAL AREA</b> YES		<b>ACREAGE</b> 2.10
		<b>SUBDIVISION</b>		
		<b>BUILDING VALUE</b> \$120,000.00		
		<b>WATER TYPE</b> PRIVATE	<b>SEWER TYPE</b> PRIVATE	

APPLICANT INFORMATION		PERMIT FEES		
<b>NAME:</b>	LANE ENGINEERING LLC	<b>ZONING FEE:</b> \$55.00	<b>FM FEE:</b>	
<b>ADDRESS:</b>	117 Bay St EASTON, MD 21601	<b>ELECTRICAL PERMIT #:</b>		
<b>PHONE:</b>	(410) 822-8003	<b>PLUMBING PERMIT #:</b>		
		<b>GAS PERMIT #:</b>		
		<b>STAKED?</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
<b>EXISTING USE:</b> RESIDENCE		<b>PROPOSED USE:</b> PIER		

MINIMUM YARD REQUIREMENTS:				
<b>FRONT:</b> FT	<b>SIDE:</b> 6 FT	<b>REAR:</b> FT	<b>SIDE STREET:</b> FT	<b>HEIGHT:</b> FT

**WORK DESCRIPTION:** REPLACE INKIND 6' X 106' PIER WITH 12'X 24' PLATFORM.  
 TOTAL LENGTH OF PIER=130 FT

AGENCY APPROVALS:	
Name	Completed Date
ZONING	06/23/2021 HLV

**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:**  
 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.  
 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.  
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN WITH PERMIT S21-06-0320

**ADMINISTRATOR APPROVAL:** Vivian J. Gunnison **DATE APPROVED:** 7-8-21



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ZONING CERTIFICATE #: Z21-06-0317

Date of Application: 06/22/2021

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802023989	6430 CHURCH HILL RD	CHESTERTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
<b>OWNER:</b>	BAYSIDE RESTORATION VIERS, JAY	TAX MAP 0010	BLOCK	PARCEL 0102
<b>OWNER ADDRESS:</b>	8 GEORGETTE CT STEVENSVILLE, MD 21666	LOT	SECTION	ZONED SC
<b>HOME PHONE:</b>	(443) 496-0202	CRITICAL AREA NO		ACREAGE 3.00
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION	PERMIT FEES
<b>NAME:</b>	ZONING FEE: \$55.00      FM FEE:
<b>ADDRESS:</b>	ELECTRICAL PERMIT #: N/A
<b>PHONE:</b>	PLUMBING PERMIT #: N/A
	GAS PERMIT #: N/A
	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
<b>EXISTING USE:</b> BAYSIDE RESTORATION	<b>PROPOSED USE:</b> FREESTANDING SIGN

MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

**WORK DESCRIPTION:** INSTALL 30" X 72" SIGN ON EXISTING FREESTANDING SIGN. SIGN MESSAGE "PHONE NUMBER/BOAT & TRAILER STORAGE"  
 15 SQ FT

**AGENCY APPROVALS:**

Name	Completed Date
ZONING	07/07/2021 KS

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**Conditions:**  
 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.

**ADMINISTRATOR APPROVAL:** Valen J. Swinson      **DATE APPROVED:** 7-8-21



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ZONING CERTIFICATE #: Z21-06-0302

Date of Application: 06/15/2021

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804040961	126 QUEEN ANNE RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MILEY, MICHAEL	TAX MAP 0076	BLOCK P A	PARCEL 0049
OWNER ADDRESS:	522 LEVANNA LN GLEN BURNIE, MD 21060	LOT 1	SECTION 2	ZONED NC-20
HOME PHONE:	(443) 848-7482	CRITICAL AREA YES		ACREAGE 0.83
		SUBDIVISION KENT ISLAND ESTATES		
		BUILDING VALUE \$23,600.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	LANE ENGINEERING, INC.	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	354 Pennsylvania Ave CENTREVILLE, MD 21617	ELECTRICAL PERMIT #: N/A		
PHONE:	(410) 758-2095	PLUMBING PERMIT #: N/A		
		GAS PERMIT #: N/A		
		STAKED?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	RESIDENCE	PROPOSED USE: PIER		
MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT
WORK DESCRIPTION: CONSTRUCT 6' X 90' PIER WITH (6) MOORING PILES.				

**AGENCY APPROVALS:**

Name	Completed Date
ZONING	07/02/2021 HLV

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 WITHIN 45 DAYS**  
 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.  
 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.

ADMINISTRATOR APPROVAL: Valen J. Surson DATE APPROVED: 7.8.21



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ZONING CERTIFICATE #: Z21-06-0310

Date of Application: 06/17/2021

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802014092	313 RIVER RD	CHESTERTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	JOHNSON, ERIKA	TAX MAP 0009	BLOCK	PARCEL 0127
		LOT 39	SECTION	ZONED NC-20
OWNER ADDRESS:	313 RIVER RD CHESTERTOWN, MD 21620	CRITICAL AREA YES		ACREAGE 0.49
HOME PHONE:	(651) 955-3759	SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$55.00      FM FEE:
ADDRESS:	ELECTRICAL PERMIT #: N/A
PHONE:	PLUMBING PERMIT #: N/A
	GAS PERMIT #: N/A
	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE: RESIDENCE	PROPOSED USE: ACCESSORY STRUCTURE <200SF
MINIMUM YARD REQUIREMENTS:	
FRONT: FT	SIDE: 3 FT      REAR: 3 FT      SIDE STREET: FT      HEIGHT: 20 FT
WORK DESCRIPTION: INSTALL 10' X 16' PREFAB SHED ON EXISTING DRIVEWAY	

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	06/28/2021 CCS
S.W. MGT.	06/18/2021 JK
ZONING	06/18/2021 KS

**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:**  
 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.  
 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.

ADMINISTRATOR APPROVAL: *Karen J. Johnson*      DATE APPROVED: 7-8-21



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ZONING CERTIFICATE #: Z21-05-0235

Date of Application: 05/18/2021

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1807000448	212 ROYSTON SHORES RD	CHESTERTOWN

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: OCONNOR, SEAN	TAX MAP 0004    BLOCK    PARCEL 0075
OWNER ADDRESS: 212 ROYSTON SHORES RD CHESTERTOWN, MD 21620	LOT 21 22    SECTION    ZONED NC-20
HOME PHONE: (443) 480-1523	CRITICAL AREA YES    ACREAGE
	SUBDIVISION
	BUILDING VALUE \$10,000.00
	WATER TYPE PRIVATE    SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME: SEAN OCONNOR	ZONING FEE: \$75.00    FM FEE:
ADDRESS: 212 Royston Shores CHESTERTOWN, MD 21620	ELECTRICAL PERMIT #: ER-28777
PHONE: (443) 480-1523	PLUMBING PERMIT #:
	GAS PERMIT #:
EXISTING USE: RESIDENTIAL	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
PROPOSED USE: POOL/SPA	
MIMIMUM YARD REQUIREMENTS:	
FRONT: 35 FT    SIDE: 8/18 FT    REAR: 50 FT    SIDE STREET: FT    HEIGHT: 20 FT	
WORK DESCRIPTION: INSTALL 10' X 10' CONCRETE SLAB WITH 5'6" X 8' HOT TUB	

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	06/24/2021 HUGHES E-1233
ENV. HEALTH	06/03/2021 CCS
S.W. MGT.	06/14/2021 JK
ZONING	06/02/2021 KS

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**Conditions:**

DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.  
 OWNER MUST PLANT (1) 4'-6" CONTAINER GROWN NATIVE TREE. CALL 410-758-4088 WHEN PLANTED.

ADMINISTRATOR APPROVAL: *Vivian G. Sunson*    DATE APPROVED: 7-8-21

