



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

ZONING CERTIFICATE #: Z21-07-0354

Date of Application: 07/12/2021

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803002659	601 RUTHSBURG RD	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CENTREVILLE HOLDING LLC	TAX MAP 0045	BLOCK	PARCEL 0046
OWNER ADDRESS:	15425 HUDSON RD MILTON, DE 19968	LOT	SECTION	ZONED SI
HOME PHONE:		CRITICAL AREA NO		ACREAGE 7.91
		SUBDIVISION		
		BUILDING VALUE \$4,500.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	STERICO SIGNS	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	8411 Heigerman Ct GAITERSBURG, MD 20877	ELECTRICAL PERMIT #:	
PHONE:	(301) 948-8088	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: ABC SUPPLY	PROPOSED USE: WALL SIGN
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

**WORK DESCRIPTION:** INSTALL WALL SIGN ON FRONT OF BUILDING 153.7" X 65". TOTAL SIGN AREA = 69.4 SF  
 MAXIMUM ALLOWED SIGN AREA 60SF-TRANSFER 25% OF EXISTING FREE STANDING SIGN=37.5 SQ'  
 SIGN MESSAGE: ACB SUPPLY CO. INC

**AGENCY APPROVALS:**

Name	Completed Date
ZONING	07/29/2021 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:**  
 ANY ELECTRICAL WORK ADDED TO THIS STRUCTURE WILL REQUIRE AN APPROVED QUEEN ANNE'S COUNTY ELECTRICAL PERMIT AND INSPECTION BY THE MIDDLE DEPARTMENT INSPECTION AGENCY.

ADMINISTRATOR APPROVAL: *Vivian J. Swinson* DATE APPROVED: 8-23-21



Queen Anne's County  
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ZONING CERTIFICATE #: Z21-05-0209

Date of Application: 05/05/2021

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803002659	601 RUTHSBURG RD	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CENTREVILLE HOLDING LLC	TAX MAP 0045	BLOCK	PARCEL 0046
OWNER ADDRESS:	15425 HUDSON RD MILTON, DE 19968	LOT	SECTION	ZONED SI
HOME PHONE:		CRITICAL AREA NO		ACREAGE 7.91
		SUBDIVISION		
		BUILDING VALUE \$635,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	ABC SUPPLY COMPANY	ZONING FEE: \$130.00	FM FEE: \$100.00
ADDRESS:		ELECTRICAL PERMIT #:	
PHONE:	(301) 919-7770	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	TAG-ALONG TRAILERS	PROPOSED USE:	USE PERMIT
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: NEW BUSINESS - ABC SUPPLY CORP - ROOFING SUPPLY COMPANY WITH OUTDOOR STORAGE. 12 EMPLOYEES			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	05/31/2021 GJH
FIRE MARSHAL	08/10/2021 GJ
ZONING	05/21/2021 JP

**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:**  
 FINAL INSPECTION BY THE FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS CALL 410-758-1144 EXT 1144. FINALED 8/10/2021

ADMINISTRATOR APPROVAL: Vincent J. Stinson DATE APPROVED: 8-23-2021



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ZONING CERTIFICATE #: Z21-06-0308

Date of Application: 06/17/2021

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804125935	200 FOUR SEASONS CLUBHOUSE RD	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
<b>OWNER:</b>	K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND II LLC	<b>TAX MAP</b> 0049	<b>BLOCK</b>	<b>PARCEL</b> 0007
<b>OWNER ADDRESS:</b>	101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666	<b>LOT</b>	<b>SECTION</b>	<b>ZONED</b> SMPD
<b>HOME PHONE:</b>	(240) 375-4735	<b>CRITICAL AREA</b> YES		<b>ACREAGE</b> 16.40
		<b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND		
		<b>BUILDING VALUE</b>		
		<b>WATER TYPE</b> PUBLIC	<b>SEWER TYPE</b> PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
<b>NAME:</b>	DISSEN & JUHN LLC	<b>ZONING FEE:</b> \$605.00	<b>FM FEE:</b> \$485.00
<b>ADDRESS:</b>	101 Log Canoe Cir STE 7 STEVENSVILLE, MD 21666	<b>ELECTRICAL PERMIT #:</b>	
<b>PHONE:</b>	(410) 604-1802	<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>	COMMUNITY CLUBHOUSE	<b>PROPOSED USE:</b>	PIER
<b>MINIMUM YARD REQUIREMENTS:</b>			
<b>FRONT:</b> FT	<b>SIDE:</b> FT	<b>REAR:</b> FT	<b>HEIGHT:</b> FT
<b>WORK DESCRIPTION:</b> CONSTRUCTION OF A 470' x 8' PIER, WITH 10 SLIPS, 4 FINGER PIERS, 6 MOORING PILES, 3 CLUSTER-PILE DOLPHINS & AN 8' x 75' "T" W/ ATTACHED WAVE FENCE			

**AGENCY APPROVALS:**

Name	Completed Date
BOA	06/24/2021
FIRE MARSHAL	06/30/2021 JCM
ZONING	06/24/2021 JP

**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.  
 MUST COMPLY WITH BOARD OF APPEALS CASE #BOA-20-10-0075 APPROVED 6/24/2021--CONSTRUCTION OF THE COMMUNITY PIER IS PROHIBITED FROM NOVEMBER 15 TO MARCH 1 OF ANY YEAR.  
 BUFFER PLAN APPROVED WITH SUBDIVISION  
 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.  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Vincent Sumner* DATE APPROVED: 8-23-21



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ZONING CERTIFICATE #: Z21-07-0382

Date of Application: 07/27/2021

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805014239	212 WYE RD	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
<b>OWNER:</b>	JANET BURN HANNSZ TRUSTEE HANNSZ, JANET	<b>TAX MAP</b> 0073	<b>BLOCK</b>	<b>PARCEL</b> 0017
<b>OWNER ADDRESS:</b>	212 WYE RD QUEENSTOWN, MD 21658	<b>LOT</b> 67	<b>SECTION</b>	<b>ZONED</b> NC-2
<b>HOME PHONE:</b>		<b>CRITICAL AREA</b> YES		<b>ACREAGE</b> 1.09
		<b>SUBDIVISION</b> QUEEN ANNES ON THE WYE		
		<b>BUILDING VALUE</b> \$6,000.00		
		<b>WATER TYPE</b> PRIVATE	<b>SEWER TYPE</b> PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
<b>NAME:</b>	RICK AYELLA	<b>ZONING FEE:</b> \$55.00	<b>FM FEE:</b>
<b>ADDRESS:</b>	9879 Fox Hill Ct ELLCOTT CITY, MD 21042	<b>ELECTRICAL PERMIT #:</b> N/A	
<b>PHONE:</b>	(410) 781-8282	<b>PLUMBING PERMIT #:</b> N/A	
		<b>GAS PERMIT #:</b> N/A	
		<b>STAKED?</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
<b>EXISTING USE:</b> RESIDENTIAL		<b>PROPOSED USE:</b> PIER	
<b>MINIMUM YARD REQUIREMENTS:</b>			
<b>FRONT:</b> FT	<b>SIDE:</b> 6 FT	<b>REAR:</b> FT	<b>SIDE STREET:</b> FT <b>HEIGHT:</b> FT
<b>WORK DESCRIPTION:</b> TO REPLACE IN-KIND A 58' X 6' PIER WITH A 35' LONG X 12' WIDE PLATFORM. EXISTING BOAT LIFTS WILL NOT BE REPLACED AT THIS TIME			

**AGENCY APPROVALS:**

Name	Completed Date
ZONING	08/03/2021 JP

**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 WITHIN 45 DAYS. CALL 410-758-4088 WHEN PLANTED

ADMINISTRATOR APPROVAL: *Karen J Swinson* DATE APPROVED: 8-23-21



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ZONING CERTIFICATE #: Z21-06-0320

Date of Application: 06/24/2021

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804097688	6700 KENT POINT RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	BRUNETT, STEVE	TAX MAP 0076	BLOCK	PARCEL 0030
OWNER ADDRESS:	6700 KENT POINT RD STEVENSVILLE, MD 21666	LOT 40	SECTION	ZONED CS
HOME PHONE:	(410) 960-1324	CRITICAL AREA NO		ACREAGE 15.60
		SUBDIVISION KENT POINT ROAD		
		BUILDING VALUE \$3,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	BIG ISLAND VENTURES	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	Po Box 218 CHESTER, MD 21619	ELECTRICAL PERMIT #: N/A	
PHONE:	(410) 991-0773	PLUMBING PERMIT #: N/A	
		GAS PERMIT #: N/A	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENTIAL	PROPOSED USE:	PIER
MIMIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: CONSTRUCT 6' X 10' PIER WITH 10' X 20' PLATFORM. OVERALL LENGTH OF PIER = 30'			

**AGENCY APPROVALS:**

Name	Completed Date
ZONING	07/02/2021 HLV

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**Conditions: MOST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN WITHIN 45 DAYS. CALL 410-758-4088 WHEN PLANTED**  
 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. Sunson* DATE APPROVED: 8-23-21