



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

ZONING CERTIFICATE #: Z20-08-0318

Date of Application: 08/12/2020

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802012804	200 WHEELS ROLLIN FARM LN	CHURCH HILL

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: GIBSON GROUNDS REAL ESTATE	TAX MAP 0022 BLOCK PARCEL 0032
OWNER ADDRESS: 200 WHEELS ROLLIN FARM LN CHURCH HILL, MD 21623	LOT SECTION ZONED SI
HOME PHONE: (443) 282-5912	CRITICAL AREA NO ACREAGE 18.37
	SUBDIVISION BUILDING VALUE \$0.00
	WATER TYPE PRIVATE SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$130.00 FM FEE: \$100.00
ADDRESS:	ELECTRICAL PERMIT #:
PHONE:	PLUMBING PERMIT #:
	GAS PERMIT #:
EXISTING USE: VACANT BUSINESS	STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
PROPOSED USE: USE PERMIT	
MIMIMUM YARD REQUIREMENTS:	
FRONT: FT SIDE: FT REAR: FT SIDE STREET: FT HEIGHT: FT	
WORK DESCRIPTION: USE PERMIT FOR - GIBSONS GROUND LLC - STORE AND SELL LANDSCAPING MATERIALS 11 EMPLOYEES BUILDING 4760 SQ.FT.	

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	08/24/2020 JFW
FIRE MARSHAL	09/04/2020 JCM
ZONING	08/21/2020 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:

FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.
 STORAGE OF LANDSCAPE MATERIAL MUST BE ON EXISTING PAVED/GRAVEL AREA.

ADMINISTRATOR APPROVAL: *V. J. Sunson* DATE APPROVED: 4-13-22



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ZONING CERTIFICATE #: Z22-03-0107

Date of Application: 03/22/2022

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804097548	400 BATTS NECK PLANTATION	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	WASHINGTON CAPITOL GROUP HARNETT, ANN	TAX MAP 0063	BLOCK	PARCEL 0193
OWNER ADDRESS:	400 BATTS NECK PLANTATION LN STEVENSVILLE 21686	LOT	SECTION	ZONED CS
HOME PHONE:	(301) 752-8511	CRITICAL AREA YES		ACREAGE
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE		SEWER TYPE

APPLICANT INFORMATION		PERMIT FEES		
NAME:	HEATHERWOOD CONSULTING	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	9879 Fox Hill Ct ELLCOTT CITY, MD 21042	ELECTRICAL PERMIT #:		
PHONE:	(410) 781-8282	PLUMBING PERMIT #:		
		GAS PERMIT #:		
		STAKED?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:		PROPOSED USE: PIER ADDITION		
MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT
WORK DESCRIPTION: REPLACE CHANNELWARD PORTION OF DAMAGED PIER IN-KIND TO INCLUDE 4' X 68' PIER TO 5' X 30' PLATFORM, THREE 2' X 10' FINGER PIERS AND TWO 2' X 12' FINGER PIERS. LENGTH OF PIER = 344'.				

AGENCY APPROVALS:

Name	Completed Date
ZONING	03/29/2022 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 INSPECTION BY THE MIDDLE DEPARTMENT INSPECTION AGENCY.
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 WHEN PLANTED.

ADMINISTRATOR APPROVAL: *Vivian J. Johnson* DATE APPROVED: 4-13-22



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ZONING CERTIFICATE #: Z21-08-0435

Date of Application: 08/20/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805013887	1008 CHESTER RIVER DR	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	ALESSI DEANNA ALESSI, KENNETH	TAX MAP 058E	BLOCK C	PARCEL 0568
OWNER ADDRESS:	1008 CHESTER RIVER DR GRASONVILLE, MD 21638	LOT 65	SECTION	ZONED NC-8
HOME PHONE:	(410) 299-1770	CRITICAL AREA YES	ACREAGE 0.30	
		SUBDIVISION CHESTER RIVER BEACH		
		BUILDING VALUE \$7,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	HEATHERWOOD CONSULTING	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	9879 Fox Hill Ct ELLCOTT CITY, MD 21042	ELECTRICAL PERMIT #:	
PHONE:	(410) 781-8282	PLUMBING PERMIT #:	
EXISTING USE: RESIDENCE		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
PROPOSED USE: PIER			
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 6 FT	REAR: FT	HEIGHT: FT
WORK DESCRIPTION: CONSTRUCT 68' X 6' PIER WITH 12' X 16' PLATFORM. BOAT LIFT NOT BEING INSTALLED AT THIS TIME. OVERALL LENGTH = 80'			

AGENCY APPROVALS:

Name	Completed Date
ZONING	03/17/2022 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. MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 WHEN PLANTED.
 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. Jensen* DATE APPROVED: 4/18-22



Queen Anne's County
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ZONING CERTIFICATE #: Z22-03-0087

Date of Application: 03/10/2022

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802012804	200 WHEELS ROLLIN FARM LN	CHURCH HILL

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	GIBSON GROUNDS REAL ESTATE LLC	TAX MAP 0022	BLOCK	PARCEL 0032
OWNER ADDRESS:	200 WHEELS ROLLING FARM LN CHURCH HILL, MD 21623	LOT	SECTION	ZONED SI
HOME PHONE:	(443) 282-5912	CRITICAL AREA NO		ACREAGE 18.37
		SUBDIVISION		
		BUILDING VALUE \$2,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	GIBSON THOMAS J	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	200 Wheels CHURCH HILL, MD	ELECTRICAL PERMIT #:	
PHONE:	(443) 282-5912	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	COMMERCIAL	PROPOSED USE:	FREESTANDING SIGN

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

WORK DESCRIPTION: INSTALL FREESTANDING SIGN 6' X 8' OVERALL WITH 3 SIGN FACES. SIGN MESSAGE: "GIBSON GROUNDS 443.282.5912" = 8' X 4', "PROPERTY SERVICES" = 8' X 10", AND "LANDSCAPE SUPPLIES" = 8' X 10". SIGN AREA = 46 SQFT. SIGN HEIGHT = 6'

AGENCY APPROVALS:	
Name	Completed Date
ZONING	03/29/2022 KS

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Conditions:
 ALL FREESTANDING SIGNS SHALL HAVE AN ARCHITECTURAL BASE OR A LANDSCAPED AREA CONSISTING OF LOW SHRUBS, ORNAMENTAL GRASSES OR SIMILAR VEGETATION AT THE BASE OF THE SIGN AT LEAST AS LONG AS THE SIGN FACE AREA & A MINIMUM OF 4TH IN WIDTH, A FREESTANDING SIGN MAY NOT CONSIST OF BARE POLES OR POST ENTERING THE GROUND. SECTION 18:1-81(C) [4]. CALL 410-758-4088 FOR INSPECTION.

ADMINISTRATOR APPROVAL: *V. J. Simpson* DATE APPROVED: 4-13-22



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ZONING CERTIFICATE #: Z22-03-0117

Date of Application: 03/25/2022

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805031265	701 WYE HALL DR	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	WYE HALL 1793 LLC MORTON, SALLY	TAX MAP 0073	BLOCK	PARCEL 0072
OWNER ADDRESS:	326 FIRST ST STE 403 ANNAPOLIS, MD 21403	LOT	SECTION	ZONED NC-5
HOME PHONE:	(443) 221-7488	CRITICAL AREA YES		ACREAGE
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE		SEWER TYPE

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$55.00 FM FEE:
ADDRESS:	ELECTRICAL PERMIT #:
PHONE:	PLUMBING PERMIT #:
	GAS PERMIT #:
	STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	PROPOSED USE: PIER ADDITION
MINIMUM YARD REQUIREMENTS:	
FRONT: FT SIDE: FT REAR: FT SIDE STREET: FT HEIGHT: FT	
WORK DESCRIPTION: REMOVE 8 MOORING PILES AND REPLACE WITH 6 MOORING PILES NOT EXTENDING BEYOND EXISTING AREA	

AGENCY APPROVALS:

Name: _____ Completed Date: 03/28/2022 JP
 ZONING

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: _____

ADMINISTRATOR APPROVAL: *Vivian J. Swanson* DATE APPROVED: 4-13-22



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ZONING CERTIFICATE #: Z20-12-0527

Date of Application: 12/30/2020

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804054679	100 OLDE POINT VILLAGE 102	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	BALL, LAUREN	TAX MAP 0057	BLOCK	PARCEL 0231
OWNER ADDRESS:	1810 ARTILLERY RIDGE RD FREDERICKSBURG, MD 22408	LOT	SECTION	ZONED TC
HOME PHONE:		CRITICAL AREA NO		ACREAGE 0.15
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$130.00 FM FEE: \$100.00
ADDRESS:	ELECTRICAL PERMIT #:
PHONE:	PLUMBING PERMIT #:
	GAS PERMIT #:
EXISTING USE: DIY HOME CENTER	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
MINIMUM YARD REQUIREMENTS:	PROPOSED USE: USE PERMIT
FRONT: FT SIDE: FT REAR: FT SIDE STREET: FT HEIGHT: FT	
WORK DESCRIPTION: USE PERMIT FOR "RANCH HOUSE RUSTICS" LEARNING CENTER IN UNIT 102 15 STUDENTS 3 EMPLOYEES LEASED AREA = 1100 SQ.FT.	

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	05/31/2021 JEN
SANITARY DEPT	06/02/2021 BD
ZONING	05/21/2021 HLV

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Conditions:

PERMIT ISSUED CONTINGENT UPON COMPLIANCE WITH THE MARYLAND STATE FIRE PREVENTION CODE IN ACCORDANCE WITH THE MARYLAND STATE FIRE MARSHAL
 PARKING SPACES REQUIRED = 6.

ADMINISTRATOR APPROVAL: *Vivian J. Stinson* DATE APPROVED: 4-13-22