







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

ZONING CERTIFICATE #: Z22-04-0143

Date of Application: 04/14/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804030060	314 VIRGINIA RD	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: TORCISI, FRANK	TAX MAP 0070    BLOCK S    PARCEL 0093
OWNER ADDRESS: 314 VIRGINIA RD STEVENSVILLE, MD 21666	LOT 25    SECTION 3    ZONED NC-20
HOME PHONE: (202) 270-1560	CRITICAL AREA YES    ACREAGE 0.50
	SUBDIVISION KENT ISLAND ESTATES
	BUILDING VALUE \$6,000.00
	WATER TYPE PRIVATE    SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$75.00    FM FEE:
ADDRESS:	ELECTRICAL PERMIT #:
PHONE:	PLUMBING PERMIT #:
	GAS PERMIT #:
EXISTING USE: RESIDENCE	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
PROPOSED USE: POOL/SPA	
MINIMUM YARD REQUIREMENTS:	
FRONT: FT    SIDE: 3 FT    REAR: 3 FT    SIDE STREET: FT    HEIGHT: FT	
WORK DESCRIPTION: REPLACE EXISTING ABOVE GROUND POOL WITH 21' ROUND ABOVE GROUND POOL. USING EXISTING ELECTRIC.	

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	04/22/2022 JW
S.W. MGT.	04/21/2022 JK
ZONING	04/20/2022 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:**  
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.  
 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.  
 EXISTING ELECTRIC MUST BE DEDICATED OUTLET CANNOT USE EXTENSION CORD

ADMINISTRATOR APPROVAL: *Kevin J. Stinson*    DATE APPROVED: 5-11-22



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 Department of Planning and Zoning  
 110 Vincit St, Suite 104  
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ZONING CERTIFICATE #: Z22-03-0115

Date of Application: 03/24/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805025818	123 ARROWHEAD WAY	QUEENSTOWN

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: WARREN, CHRISTINA	TAX MAP 0066 BLOCK PARCEL 0083
OWNER ADDRESS: 123 ARROWHEAD WAY QUEENSTOWN, MD 21658	LOT 75 SECTION ZONED NC-1
HOME PHONE: (410) 827-5006	CRITICAL AREA YES ACREAGE 1.51
	SUBDIVISION GOVERNOR GRASON MANOR
	BUILDING VALUE \$30,000.00
	WATER TYPE PRIVATE SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME: DOUG PARKINSON	ZONING FEE: \$75.00 FM FEE:
ADDRESS: 115 Wothers Rd GREENSBORO, MD 21639	ELECTRICAL PERMIT #: ER-27089
PHONE: (443) 812-5327	PLUMBING PERMIT #:
	GAS PERMIT #:
	STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE: RESIDENCE	PROPOSED USE: POOL/SPA
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MINIMUM YARD REQUIREMENTS:				
FRONT: 35 FT	SIDE: 3 FT	REAR: 100 FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: REPAIR EXISTING POOL. REMOVE EXISTING 15' X 30' VINYL POOL LINER AND 800 SQFT CONCRETE PATIO AND REPLACE IN-KIND WITH NEW PUMP FILTER & ELECTRIC.

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	04/18/2022 GERMAN E-571
ENV. HEALTH	04/11/2022 KK
S.W. MGT.	04/21/2022 JK
ZONING	04/14/2022 KS

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Conditions:  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 ALL SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO START OF WORK  
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.

ADMINISTRATOR APPROVAL: *Vivian J. Shumson* DATE APPROVED: 5-11-22