







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

BUILDING PERMIT No.: BR22-11-0807

Date of Application: 11/04/2022

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 561 TALBOT RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804050355 <b>SUBDIVISION</b> KENT ISLAND ESTATES <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.229 <b>TAX MAP</b> 0070 <b>GRID</b> 0000 <b>PARCEL</b> 0104 <b>SECTION</b> 1 <b>BLOCK</b> E <b>LOT</b> 68 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> WATERMAN, BARRY 109 COUNTRY DAY RD CHESTER, MD 21619  <b>HOME PHONE:</b> (410) 643-5005 <b>APPLICANT:</b> WATERMAN REALTY COMPANY 109 Country Day Rd STE 1 CHESTER, MD 21619  <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> ADDITION TO RESIDENCE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$2,000.00		<b>FEES</b> <b>ZONING</b> \$55.00 <b>BOCA FEE</b> \$35.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> <b>OWNER</b> <b>OWNER</b> QAC1000			
<b>DESCRIPTION OF WORK:</b> CONSTRUCT ADDITION TO EXISTING SFD OF 12' X 12' REAR DECK WITH STEPS TO GRADE WITH 1/4" GAP.			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> 144 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 144	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPORT:</b> <b>PORCH:</b>	<b># BEDROOMS:</b> <b>ROAD TYPE:</b> <b>WATER TYPE</b> PRIVATE <b>HEATING SYSTEM:</b> <b>FIREPLACE:</b>	<b># BATHROOMS:</b> <b>SPRINKLER:</b> <b>SEWER TYPE</b> PUBLIC <b>CENTRAL AIR:</b>

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.

<b>Conditions:</b> FLOOD ZONE: AE 5 FPE:7.0 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 ELEVATION CERTIFICATE REQUIRED PER ENVIRONMENTAL HEALTH: DECK MUST BE CANTILEVERED TO MEET MINIMUM 18' TO WELL.
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**OFFICE USE ONLY**

MINIMUM YARD REQUIREMENTS		APPROVALS:		FLOODPLAIN ZONE	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	11/07/2022	FLOODPLAIN ZONE	11/22/2022
FRONT	FRONT	ZONING	11/16/2022	PLUMBING	N/A
SIDE	SIDE	SEDIMENT	N/A	ENV. HEALTH	11/17/2022
REAR	REAR	PUB. SEWER	11/08/2022	HISTORIC	N/A
SIDE STREET	SIDE STREET	S.W. MGT.	N/A	SHA	N/A
MAX. HGHT	MAX. HGHT	ENTRANCE	N/A	MECHANICAL	N/A
		FIRE MARSHAL	N/A	ELECTRICAL	N/A
		BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 12-9-22                      ADMINISTRATOR APPROVAL: Karan J. Stinson



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ZONING CERTIFICATE #: Z22-11-0423

Date of Application: 11/17/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804037782	1227 SHOPPING CENTER RD	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: JEMAL'S KENT LLC	TAX MAP 0057      BLOCK      PARCEL 0004
OWNER ADDRESS: 702 H ST WASHINGTON, DC 20001	LOT      SECTION      ZONED TC
HOME PHONE: (202) 740-8119	CRITICAL AREA YES      ACREAGE 4.63
	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: VACANT COMMERCIAL	STAKED? <input type="checkbox"/> YES <input checked="" 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 "DEPAOLA'S BAGEL & BRUNCH"	
# OF EMPLOYEES: 14	
2396 SQFT.	

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	12/01/2022 LA
FIRE MARSHAL	11/21/2022 JM
ZONING	11/21/2022 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:  
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: *Mary J. Simpson*      DATE APPROVED: 12-9-22



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ZONING CERTIFICATE #: Z22-12-0438

Date of Application: 12/01/2022

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805025397	925 SPORTSMAN NECK RD	QUEENSTOWN

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: HOOD, MICHAEL & HOLLY	TAX MAP 0059 BLOCK PARCEL 0139
OWNER ADDRESS: 2713 MEADOW TREE DR WHITE HALL, MD 21161	LOT 15B SECTION A ZONED NC-2
HOME PHONE: (443) 463-4989	CRITICAL AREA YES ACREAGE 2.00
	SUBDIVISION HICKORY RIDGE
	BUILDING VALUE \$12,000.00
	WATER TYPE PRIVATE SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME: HEATHERWOOD CONSULTING	ZONING FEE: \$55.00 FM FEE:
ADDRESS: 9879 Fox Hill Ct ELLICOTT CITY, MD 21042	ELECTRICAL PERMIT #: TP-000215-2022
PHONE: (410) 781-8282	PLUMBING PERMIT #:
	GAS PERMIT #:
	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE: RESIDENCE	PROPOSED USE: PIER
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: REMOVE EXISTING PIER & BOAT LIFT AND REPLACE WITH 120' X 6' PIER WITH 10' X 20' PLATFORM, BOAT LIFT, AND JET SKI LIFT. TOTAL LENGTH OF PIER = 130'

AGENCY APPROVALS:	
Name	Completed Date
ELECTRICAL	12/01/2022 CLOW E-155
FLOODPLAIN ZONE	12/02/2022 KN
ZONING	12/08/2022 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:  
 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 FOR INSPECTION.  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Myra J Swison* DATE APPROVED: 12 9 22



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ZONING CERTIFICATE #: Z22-11-0425

Date of Application: 11/18/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805034388	1120 CHESTON LN	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MCCARTHY, THOMAS & SANDRA	TAX MAP 0073	BLOCK	PARCEL 0091
OWNER ADDRESS:	1120 CHESTON LN QUEENSTOWN, MD 21658	LOT 1	SECTION	ZONED NC-5
HOME PHONE:		CRITICAL AREA YES		ACREAGE 9.51
		SUBDIVISION		
		BUILDING VALUE \$200,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	WEEMS BROTHERS INC	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	9691 Cordova Rd EASTON, MD 21601	ELECTRICAL PERMIT #:	
PHONE:	(410) 822-0510	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: RESIDENCE	PROPOSED USE: PIER
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

**WORK DESCRIPTION:** REMOVE EXISTING PIER AND ASSOCIATED STRUCTURES. CONSTRUCT 19' X 6' WALKWAY TO 125' X 6' PIER WITH 10' X 30' PLATFORM, (2) PWC LIFTS, 36' X 36' FINGER PIER, (2) BOAT LIFTS, AND (4) MOORING PILES. TOTAL LENGTH OF PIER 135'.

**AGENCY APPROVALS:**

Name	Completed Date
FLOODPLAIN ZONE	11/21/2022 KN
ZONING	12/08/2022 KS

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**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.  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 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. CALL 410-758-4088 FOR INSPECTION.

ADMINISTRATOR APPROVAL: *Nathan J. Gunnison* DATE APPROVED: 12-9-22



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ZONING CERTIFICATE #: Z22-11-0400

Date of Application: 11/02/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802023792	170 HALL RD	SUDLERSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CZAPLINSKI, DONOVAN	TAX MAP 0023	BLOCK	PARCEL 0190
OWNER ADDRESS:	12298 JESSICA LN GLEN ROCK, PA 17327	LOT 2	SECTION	ZONED AG
HOME PHONE:	(443) 545-9673	CRITICAL AREA NO		ACREAGE 22.61
		SUBDIVISION		
		BUILDING VALUE \$75,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	KC BUILDERS LLC	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	232 Westville Rd MARYDEL, DE 19964	ELECTRICAL PERMIT #:	
PHONE:	(302) 492-3439	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	AGRICULTURE	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 60' X 80' POLE BUILDING WITH 12' X 80' LEAN TO. 72' X 80' OVERALL.			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	11/17/2022 CS
SOIL CONSERVATION - PERMITTING	10/27/2022 AR
ZONING	11/22/2022 KS

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**Conditions:**

OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 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: *Vincent J. Simpson* DATE APPROVED: 12-9-22