



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

ZONING CERTIFICATE #: Z21-06-0273

Date of Application: 06/02/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1807018347	127 E STEP RD	CHESTERTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	ALTAMIRANO KARLA J PDERO, MORA	TAX MAP 0004	BLOCK C	PARCEL 0076
OWNER ADDRESS:	127 E STEP RD CHESTERTOWN, MD 21620	LOT 44	SECTION	ZONED NC-20T
HOME PHONE:	(443) 763-9585	CRITICAL AREA YES		ACREAGE 0.52
		SUBDIVISION CHAR NOR MANOR		
		BUILDING VALUE \$8,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	ALTAMIRANO KARLA J	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	127 E Step Rd CHESTERTOWN, MD 21620	ELECTRICAL PERMIT #:		
PHONE:	(443) 763-9585	PLUMBING PERMIT #:		
		GAS PERMIT #:		
		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: CONSTRUCT 8' X 16' SHED.				

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	06/30/2021 CS
S.W. MGT.	02/21/2023 JK
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.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

ADMINISTRATOR APPROVAL: *Vivian J Swinson* DATE APPROVED: 2-21-23



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

BUILDING PERMIT No.: BR21-09-0767

Date of Application: 09/17/2021

BUILDING PERMIT

BUILDING LOCATION 1015 BAYSIDE DR STEVENSVILLE TAX ACCOUNT 1804008839 SUBDIVISION BAY CITY CRITICAL AREA YES ACREAGE 0.436 TAX MAP 0056 GRID 0000 PARCEL 0395 SECTION 1 BLOCK 6 LOT 1 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: PULFORD, JEFFERY 6210 MASSACHUSETTS AVE BETHESDA, MD 20816 HOME PHONE: (301) 431-8280 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE RESIDENTIAL PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$150,000.00		FEES ELECT. PERMIT \$95.00 SPRINKLER \$150.00 ZONING \$55.00 BOCA FEE \$35.00 ELECT. ADMIN. \$10.00																															
<table border="1"> <thead> <tr> <th>CONTRACTORS</th> <th>NAME</th> <th>LICENSE #</th> <th>PHONE#</th> <th>PERMIT#</th> </tr> </thead> <tbody> <tr> <td>OWNER</td> <td>JEFFERY PULFORD</td> <td>.</td> <td>(301) 431-8280</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>ADVANTAGE ELECTRIC</td> <td>E-#605</td> <td>(410) 604-2717</td> <td>ER21-09-0767</td> </tr> <tr> <td>PLUMBER</td> <td>J.W. SHEPHERD INC</td> <td>PR-154</td> <td>(410) 827-6778</td> <td>P-0058-23</td> </tr> <tr> <td>SPRINKLER</td> <td>ABSOLUTE FIRE PROTECTION</td> <td>MSC-#4</td> <td>(410) 544-7771</td> <td>BF-0059-23</td> </tr> <tr> <td>HVAC</td> <td>JEFF'S TOTAL HEATING AND A/C, LLC</td> <td>HM-605</td> <td>(302) 682-1816</td> <td>H-0091-23</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	OWNER	JEFFERY PULFORD	.	(301) 431-8280		ELECTRICIAN	ADVANTAGE ELECTRIC	E-#605	(410) 604-2717	ER21-09-0767	PLUMBER	J.W. SHEPHERD INC	PR-154	(410) 827-6778	P-0058-23	SPRINKLER	ABSOLUTE FIRE PROTECTION	MSC-#4	(410) 544-7771	BF-0059-23	HVAC	JEFF'S TOTAL HEATING AND A/C, LLC	HM-605	(302) 682-1816	H-0091-23
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DESCRIPTION OF WORK: REMOVE PORTION OF SFD (LEAVING FOUNDATION AND ATTACHED GARAGES) ADD FIVE LAYERS OF BLOCK TO EXISTING FOUNDATION AND INSTALL 2 STORY MODULAR DWELLING 68' 8" X 28' 10" OVERALL WITH 24' CANTILEVER AND ATTACH TO EXISTING ATTACHED GARAGES. ADD 16' X 26' SCREEN PORCH, 4' X 6' SIDE PORCH, 6' X 26.5' FRONT PORCH AND 16' X 16' DECK. 2ND FLOOR 850 OVERALL.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: MODULAR																															
UNFIN. BASEMENT: FIRST FLOOR: 1,796 THIRD FLOOR: GARAGE: DECK: 256 OTHER: TOTAL FLOOR AREA: 3,541	FIN BASEMENT: SECOND FLOOR: 850 FOURTH FLOOR: CARPORT: PORCH: 639	# BEDROOMS: 3 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE:	# BATHROOMS: 2 SPRINKLER: YES SEWER TYPE: PUBLIC																														

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:
 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. PIPE IS 9X14 AND WHATEVER LENGTH IS NEEDED, PIPE AND DRIVEWAY SHALL BE REMOVED WHEN CONSTRUCTION IS FINISHED. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. MUST COMPLY WITH BOARD OF APPEALS CASE NUMBER 21-12-0103 APPROVED ON 02/04/2022. IMPACT FEE CREDIT FROM PERMIT BR23-01-0039. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. OWNER MUST PLANT (3) 4'-6-TALL CONTAINER GROWN NATIVE TREES PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR INSPECTION.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	01/20/2023
FRONT	FRONT	ZONING	01/20/2023
SIDE	SIDE	SEDIMENT	10/25/2021
REAR	REAR	PUB. SEWER	10/25/2021
SIDE STREET	SIDE STREET	S.W. MGT.	11/03/2021
MAX. HGHT	MAX. HGHT	ENTRANCE	02/01/2023
		FIRE MARSHAL	06/15/2022
		BACKFLOW	02/13/2023
		FLOODPLAIN ZONE	11/03/2021
		PLUMBING	02/13/2023
		ENV. HEALTH	02/13/2023
		HISTORIC	N/A
		SHA	N/A
		MECHANICAL	02/13/2023
		ELECTRICAL	02/09/2023
		FOOD SERVICE	N/A

DATE APPROVED: 2-21-23 ADMINISTRATOR APPROVAL: [Signature]



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

ZONING CERTIFICATE #: Z23-02-0038

Date of Application: 02/08/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805027926	1 PARSONS ISLAND VW	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MCELVEIN, BRUCE & MARGARET	TAX MAP 0065	BLOCK WEST	PARCEL 0073
OWNER ADDRESS:	3702 THORNAPPLE ST CHEVY CHASE, MD 20815	LOT 53	SECTION 1	ZONED NC-1, NC-
HOME PHONE:	(240) 482-8113	CRITICAL AREA YES		ACREAGE 1.06
		SUBDIVISION PROSPECT PLANTATION WEST		
		BUILDING VALUE \$2,500.00		
		WATER TYPE PUBLIC	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 #:		
		GAS PERMIT #:		
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
EXISTING USE:	RESIDENCE	PROPOSED USE:	PIER ADDITION	
MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT
WORK DESCRIPTION: INSTALL BOATLIFT ON EXISTING 60' X 6' PIER. TOTAL LENGTH OF PIER 60'				

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	02/21/2023 HERLIHY E-605
FLOODPLAIN ZONE	02/13/2023 KN
ZONING	02/14/2023 MO

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. CALL 410-758-4088 FOR INSPECTION.
 MUST PLANT 3 LARGE SHRUBS FOR PERMIT Z19-08-0218 WITHIN 45 DAYS. CALL 410-758-4088 FOR INSPECTION.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Karen J. Swanson* DATE APPROVED: 2-21-23



Queen Anne's County
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BUILDING PERMIT No.: BC23-01-0003

Date of Application: 01/20/2023

BUILDING PERMIT

BUILDING LOCATION 153 LOG CANOE CIR STEVENSVILLE TAX ACCOUNT 1804095847 SUBDIVISION CRITICAL AREA NO ACREAGE 6.72 TAX MAP 0048 GRID 0023 PARCEL 0130 SECTION BLOCK LOT 1 ZONED SIBE FRONTAGE DEPTH		PROPERTY OWNERS: KRM-BCR LLC 165 LOG CANOE CIR J STEVENSVILLE, MD 21666 HOME PHONE: (410) 604-2622 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																										
EXISTING USE VACANT COMMERCIAL PROPOSED USE RENOVATION REVISED PROPOSED USE CONSTRUCTION VALUE \$54,200.00		FEES ZONING \$55.00 FIRE MARSHAL \$150.48 FEE RENOVATION \$379.40 ELECT. ADMIN. \$10.00 PERMIT FEE ELECT. PERMIT \$250.00																										
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DESCRIPTION OF WORK: RENOVATION/TENANT FIT OUT FOR "FOX ACCUPUNCTURE" TO INCLUDE CREATING (2) BATHROOMS, (9) OFFICE SPACES, KITCHENETTE, RECEPTION AREA, AND (2) CLOSETS. REPLACE DOORS AND WINDOWS IN-KIND. UPGRADE TO NEW NEW HVAC, PLUMBING, AND ELECTRIC.																												
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																										
UNFIN. BASEMENT: FIRST FLOOR: 1,881 THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA: 1,881	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE PUBLIC HEATING SYSTEM: HEAT P CENTRAL AIR: YES FIREPLACE:	# BATHROOMS: 2 SPRINKLER: YES SEWER TYPE PUBLIC HEAT P CENTRAL AIR: YES																									

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OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	01/26/2023	FLOODPLAIN ZONE	N/A
FRONT	FRONT	ZONING	01/26/2023	PLUMBING	N/A
SIDE	SIDE	SEDIMENT	N/A	ENV. HEALTH	01/27/2023
REAR	REAR	PUB. SEWER	02/01/2023	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	02/02/2023	ELECTRICAL	02/21/2023
		BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 2-21-23 ADMINISTRATOR APPROVAL: [Signature]