



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

ZONING CERTIFICATE #: Z23-01-0029

Date of Application: 01/31/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804052145	1 DIXON CT	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	HOOD, WILLIAM & PATSY	TAX MAP 0048	BLOCK CC	PARCEL 0145
OWNER ADDRESS:	1 DIXON CT STEVENSVILLE, MD 21666	LOT 32R	SECTION	ZONED NC-15
HOME PHONE:	(410) 310-7900	CRITICAL AREA NO		ACREAGE 0.85
		SUBDIVISION CLOVERFIELDS		
		BUILDING VALUE \$5,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	WILLIAM & PATSY HOOD	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	1 Dixon Ct STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #: EZ23-01-0029	
PHONE:	(410) 310-7900	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENCE	PROPOSED USE: POOL/SPA	
MINIMUM YARD REQUIREMENTS:			
FRONT:	35 FT	SIDE:	3 FT
REAR:	3 FT	SIDE STREET:	FT
HEIGHT:	FT		
WORK DESCRIPTION: INSTALL 8' X 14' HOT TUB IN SUNROOM PERMIT BR23-01-0064			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	02/22/2023 SHAGEN E-1147
ENV. HEALTH	02/08/2023 JEN
HOA REVIEW	02/08/2023
SANITARY DEPT	02/13/2023 DT
ZONING	02/08/2023 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:

ADMINISTRATOR APPROVAL: Kristen G Sunson DATE APPROVED: 2-27-23



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

ZONING CERTIFICATE #: Z23-02-0056

Date of Application: 02/15/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804052145	1 DIXON CT	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: HOOD, WILLIAM & PATSY	TAX MAP 0048 BLOCK CC PARCEL 0145
OWNER ADDRESS: 1 DIXON CT STEVENSVILLE, MD 21666	LOT 32R SECTION ZONED NC-15
HOME PHONE: (410) 310-7900	CRITICAL AREA NO ACREAGE 0.85
	SUBDIVISION CLOVERFIELDS
	BUILDING VALUE \$40,000.00
	WATER TYPE PUBLIC SEWER TYPE PUBLIC

APPLICANT INFORMATION	PERMIT FEES
NAME: KAREN ROWLEY	ZONING FEE: \$75.00 FM FEE:
ADDRESS: 293 Southland Ct DUNKIRK, MD 20754	ELECTRICAL PERMIT #: EZ-23-02-0056
PHONE: (301) 490-1919	PLUMBING PERMIT #:
	GAS PERMIT #:
EXISTING USE: RESIDENCE	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
MINIMUM YARD REQUIREMENTS:	PROPOSED USE: POOL/SPA
FRONT: FT SIDE: 3 FT REAR: 3 FT	SIDE STREET: 35 FT HEIGHT: FT
WORK DESCRIPTION: INSTALL A 36' X 18' INGROUND CONCRETE POOL WITH 600 SQFT CONCRETE PATIO.	

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	02/15/2023 LAWSON E-638
ENV. HEALTH	02/23/2023 JEN
HOA REVIEW	02/22/2023 MP
S.W. MGT.	02/23/2023 KN
ZONING	02/23/2023 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:

OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. ALL EXCAVATED METATERIALS MUST BE REMOVED FROM SITE
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.

ADMINISTRATOR APPROVAL: *Man J. Surran* DATE APPROVED: 2-27-23



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

BUILDING PERMIT No.: BR23-01-0064

Date of Application: 01/31/2023

BUILDING PERMIT

BUILDING LOCATION 1 DIXON CT STEVENSVILLE TAX ACCOUNT 1804052145 SUBDIVISION CLOVERFIELDS CRITICAL AREA NO ACREAGE 0.85 TAX MAP 0048 GRID 0000 PARCEL 0145 SECTION BLOCK CC LOT 32R ZONED NC-15 FRONTAGE DEPTH		PROPERTY OWNERS: HOOD, WILLIAM & PATSY 1 DIXON CT STEVENSVILLE, MD 21666 HOME PHONE: (410) 310-7900 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$15,000.00		FEES ELECT. PERMIT \$105.00 ZONING \$55.00 BOCA FEE \$35.00 ELECT. ADMIN. \$10.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000 ELECTRICIAN SHAGEN ELECTRIC E-1147 (410) 330-8504 ER23-01-0064			
DESCRIPTION OF WORK: CONSTRUCT ADDITION TO EXISTING SFD OF A 12' X 28' (4) SEASON SUNROOM			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 336 SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPOR: DECK: PORCH: OTHER: TOTAL FLOOR AREA: 336		# BEDROOMS: # BATHROOMS: ROAD TYPE: SPRINKLER: WATER TYPE PUBLIC SEWER TYPE PUBLIC HEATING SYSTEM: CENTRAL AIR: FIREPLACE:	

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:

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 8/18 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET 35 FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	HD 02/08/2023	FLOODPLAIN ZONE	N/A
ZONING	JP 02/08/2023	PLUMBING	N/A
SEDIMENT	N/A	ENV. HEALTH	JEN 02/08/2023
PUB. SEWER	DT 02/13/2023	HISTORIC	N/A
S.W. MGT.	N/A	SHA	N/A
ENTRANCE	N/A	MECHANICAL	N/A
FIRE MARSHAL	N/A	ELECTRICAL	02/22/2023
BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED:

2-27-23

ADMINISTRATOR APPROVAL:

Karen J. Simpson



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

BUILDING PERMIT No.: BR23-02-0087

Date of Application: 02/10/2023

BUILDING PERMIT

BUILDING LOCATION 631 OLD LOVE POINT RD STEVENSVILLE TAX ACCOUNT 1804083369 SUBDIVISION CLOVERFIELDS CRITICAL AREA NO ACREAGE 0.344 TAX MAP 0048 GRID 0000 PARCEL 0143 SECTION BLOCK AA LOT 5 ZONED NC-15 FRONTAGE DEPTH		PROPERTY OWNERS: STRUCKO, DAVID 631 OLD LOVE POINT RD STEVENSVILLE, MD 21666 HOME PHONE: (973) 590-1322 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$5,000.00		FEES BOCA FEE \$35.00 ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: CONSTRUCT ADDITION TO EXISTING SFD OF A 16' X 16' DECK.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: OTHER	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: 256 OTHER: TOTAL FLOOR AREA: 256	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE PRIVATE HEATING SYSTEM: FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE PRIVATE CENTRAL AIR:

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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: A MINIMUM OF 6FT MUST BE MAINTAINED BETWEEN DECK AND GARAGE. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING <i>TD</i>	02/21/2023	FLOODPLAIN ZONE	N/A
FRONT FT	FRONT 35 FT	ZONING <i>KS</i>	02/21/2023	PLUMBING	N/A
SIDE FT	SIDE 8/18 FT	SEDIMENT	N/A	ENV. HEALTH <i>JFW</i>	02/24/2023
REAR FT	REAR 50 FT	PUB. SEWER <i>DT</i>	02/22/2023	HISTORIC	N/A
SIDE STREET FT	SIDE STREET FT	S.W. MGT.	N/A	SHA	N/A
MAX. HGHT FT	MAX. HGHT 40 FT	ENTRANCE	N/A	MECHANICAL	N/A
		FIRE MARSHAL	N/A	ELECTRICAL	N/A
		BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 2-27-23 ADMINISTRATOR APPROVAL: *Kiran J. Swinson*



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

BUILDING PERMIT No.: BR23-01-0005

Date of Application: 01/06/2023

BUILDING PERMIT

BUILDING LOCATION 109 WOOD ROW LN CENTREVILLE TAX ACCOUNT 1803044513 SUBDIVISION WOODS HERITAGE CRITICAL AREA NO ACREAGE 1.46 TAX MAP 0060 GRID 0006 PARCEL 0001 SECTION BLOCK LOT 16 ZONED AG FRONTAGE DEPTH		PROPERTY OWNERS: WOOD'S HERITAGE DEVELOPMENT 1458 HARROW AVE CROFTON, MD 21114 HOME PHONE: (410) 310-7304 APPLICANT: CHRISTOPHER & MICHELLE BABISH STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$689,974.00		FEES <table border="0"> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>BOCA FEE</td> <td>\$351.44</td> </tr> <tr> <td>FIRE DIST 4</td> <td>\$1,258.40</td> <td>SCHOOLS</td> <td>\$10,913.76</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$95.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>PARKS & REC</td> <td>\$1,212.64</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> </table>		SINGLE LOT	\$55.00	ELECT. ADMIN.	\$10.00	ZONING	\$55.00	BOCA FEE	\$351.44	FIRE DIST 4	\$1,258.40	SCHOOLS	\$10,913.76	ELECT. PERMIT	\$95.00	SPRINKLER	\$150.00	PARKS & REC	\$1,212.64	MHB FEE	\$50.00										
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SPRINKLER	EASTON FIRE	MSC-#386	(410) 310-4063	BF-0089-23																													
DESCRIPTION OF WORK: CONSTRUCT A 1 STORY SFD 56' X 61' OVERALL TO INCLUDE 24' X 24' GARAGE, 17'6" X 6'10", 6'5" X 4' IRREGULAR SHAPED PORCH, AND 21' X 12' REAR SCREEN PORCH.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) <table border="0"> <tr> <td>UNFIN. BASEMENT:</td> <td>FIN BASEMENT:</td> </tr> <tr> <td>FIRST FLOOR: 2,288</td> <td>SECOND FLOOR:</td> </tr> <tr> <td>THIRD FLOOR:</td> <td>FOURTH FLOOR:</td> </tr> <tr> <td>GARAGE: 573</td> <td>CARPOR:</td> </tr> <tr> <td>DECK:</td> <td>PORCH: 388</td> </tr> <tr> <td>OTHER:</td> <td></td> </tr> <tr> <td colspan="2">TOTAL FLOOR AREA: 3,249</td> </tr> </table>		UNFIN. BASEMENT:	FIN BASEMENT:	FIRST FLOOR: 2,288	SECOND FLOOR:	THIRD FLOOR:	FOURTH FLOOR:	GARAGE: 573	CARPOR:	DECK:	PORCH: 388	OTHER:		TOTAL FLOOR AREA: 3,249		CONSTRUCTION TYPE: WOOD FRAME <table border="0"> <tr> <td># BEDROOMS: 3</td> <td># BATHROOMS: 2</td> </tr> <tr> <td>ROAD TYPE: COUNTY</td> <td>SPRINKLER: YES</td> </tr> <tr> <td>WATER TYPE: PRIVATE</td> <td>SEWER TYPE: PRIVATE</td> </tr> <tr> <td>HEATING SYSTEM: GAS</td> <td>CENTRAL AIR: YES</td> </tr> <tr> <td>FIREPLACE: GAS</td> <td></td> </tr> </table>		# BEDROOMS: 3	# BATHROOMS: 2	ROAD TYPE: COUNTY	SPRINKLER: YES	WATER TYPE: PRIVATE	SEWER TYPE: PRIVATE	HEATING SYSTEM: GAS	CENTRAL AIR: YES	FIREPLACE: GAS							
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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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. 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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING HD	01/17/2023	FLOODPLAIN ZONE HD	01/13/2023		
FRONT FT	FRONT 40 FT	ZONING KS	01/19/2023	PLUMBING CG	01/26/2023		
SIDE FT	SIDE 20 FT	SEDIMENT AR	09/29/2021	ENV. HEALTH EN	01/20/2023		
REAR FT	REAR 50 FT	PUB. SEWER	N/A	HISTORIC	N/A		
SIDE STREET FT	SIDE STREET FT	S.W. MGT. KN	01/13/2023	SHA	N/A		
MAX. HGHT FT	MAX. HGHT 40 FT	ENTRANCE DB	01/17/2023	MECHANICAL CG	01/26/2023		
		FIRE MARSHAL JB	01/23/2023	ELECTRICAL	01/19/2023		
		BACKFLOW CG	01/26/2023	FOOD SERVICE	N/A		

DATE APPROVED: 2-27-23 ADMINISTRATOR APPROVAL: Kuang Simson



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

ZONING CERTIFICATE #: Z23-02-0044

Date of Application: 02/10/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804018761	704 BAYSIDE DR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	GUNAWARDANE, VAJIRA	TAX MAP 0056	BLOCK 16	PARCEL 0405
OWNER ADDRESS:	10312 CASTLEFIELD ST ELLCOTT CITY, MD 21042	LOT 30	SECTION 1	ZONED NC-20
HOME PHONE:		CRITICAL AREA YES		ACREAGE 0.34
		SUBDIVISION BAY CITY		
		BUILDING VALUE \$12,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	ATLANTIC SHORELINE	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	25515 Golt Farm Ln GOLDSBORO, MD 21636	ELECTRICAL PERMIT #:	
PHONE:	(410) 490-1981	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
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: REPLACE DECK BOARDS ON EXISTING 20' X 6' PIER WITH 10' X 16' PLATFORM. LENGTH OF PIER 30'			

AGENCY APPROVALS:

Name	Completed Date
FLOODPLAIN ZONE	02/17/2023 KN
HOA REVIEW	02/17/2023 MP
ZONING	02/22/2023 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.
 OWNER MUST PLANT (7) 4'-6'- TALL CONTAINER GROWN NATIVE TREES, 6 TREES TO BE REPLANTED IN THE 100' BUFFER, WITHIN 45 DAYS FOR PERMITS S21-11-0628 AND S21-09-0528. CALL 410-758-4088 FOR INSPECTION.
 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.

ADMINISTRATOR APPROVAL: *Vron G. Sunson* DATE APPROVED: *2-27-23*



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

ZONING CERTIFICATE #: Z23-01-0020

Date of Application: 01/24/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804106555	1710 LOVE POINT RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	PEFFLY TRUSTEE, EDWARD & MARIA	TAX MAP 0040	BLOCK	PARCEL 0005
OWNER ADDRESS:	1710 LOVE POINT RD STEVENSVILLE, MD 21666	LOT 7	SECTION	ZONED CS
HOME PHONE:	(410) 643-5054	CRITICAL AREA YES		ACREAGE 20.29
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	EDWARD & MARIA PEFFLY TRUSTEE	ZONING FEE: \$130.00	FM FEE: \$100.00
ADDRESS:	1710 Love Point Rd STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:	
PHONE:	(410) 643-5054	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: RESIDENCE	PROPOSED USE: USE PERMIT
-------------------------	--------------------------

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

WORK DESCRIPTION: SPECIAL EVENTS: TENTED OUTDOOR WEDDINGS AND EVENTS - MAX 20 PER YEAR. TENTS 40' X 60', 40' X 80', 60' X 60', AND 60' X 90', AND 60' X 120'.

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	01/27/2023 JW
FIRE MARSHAL	02/02/2023 JM
ZONING	01/24/2023 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.
 MUST COMPLY WITH BOARD OF APPEALS CASE NUMBER CU-080011 APPROVED 03/21/15.

ADMINISTRATOR APPROVAL: *Van Johnson* 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

ZONING CERTIFICATE #: Z23-01-0024

Date of Application: 01/26/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805007143	6154 MAIN ST	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	BAY COUNTRY LODGE NO. 831	TAX MAP 059A	BLOCK	PARCEL 0041
OWNER ADDRESS:	6154 MAIN ST QUEENSTOWN, MD 21658	LOT	SECTION	ZONED NC-1T
HOME PHONE:		CRITICAL AREA YES		ACREAGE 3.60
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	DANIEL & CRISTINE KUCZINSKI	ZONING FEE: \$55.00	FM FEE: \$100.00
ADDRESS:	100 Creek Point Rd CENTREVILLE, MD 21617	ELECTRICAL PERMIT #:	
PHONE:	(443) 889-4963	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	BAY COUNTRY LODGE	PROPOSED USE:	MOBILE FOOD TRUCK
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: MOBILE FOOD TRAILER "SMOKIN J'S BBQ" 28' X 8'. TO BE USED IN VARIOUS LOCATIONS. NO EMPLOYEES BESIDES OWNER.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	02/23/2023 LA
FIRE MARSHAL	02/08/2023 JM
ZONING	02/01/2023 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.

ADMINISTRATOR APPROVAL: *Mary Swanson* DATE APPROVED: *2-27-23*



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

BUILDING PERMIT No.: BR23-01-0041

Date of Application: 01/23/2023

BUILDING PERMIT

BUILDING LOCATION 204 LONG CREEK CT STEVENSVILLE TAX ACCOUNT 1804087127 SUBDIVISION CRITICAL AREA YES ACREAGE 15 TAX MAP 0063 GRID 0020 PARCEL 0171 SECTION BLOCK LOT ZONED CS FRONTAGE DEPTH		PROPERTY OWNERS: DAVIDSON, ROBERT & VIRGINIA 204 LONG CREEK CT STEVENSVILLE, MD 21666 HOME PHONE: (443) 871-7523 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE AGRICULTURAL/RESIDENCE PROPOSED USE RENOVATION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$40,000.00		FEES RENOVATION \$280.00 ELECT. ADMIN. \$10.00 PERMIT FEE ZONING \$55.00 ELECT. PERMIT \$95.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# MHIC REVIVAL CONSTRUCTION MHIC-115109 (443) 871-7523 ELECTRICIAN WATTS UP ELECTRIC E-1570 (410) 352-0601 ER23-01-0041 HVAC CLEAN AIR HEATING & AIR HM-062 (410) 633-8350 H-0101-23 PLUMBER SHEPPARD PLUMBING PR#5522 (410) 827-6778 P-0102-23			
DESCRIPTION OF WORK: CONVERT EXISTING GARAGE INTO (2) BEDROOMS, (1) BATHROOM, AND MUD ROOM			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 586 SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPOR: DECK: PORCH: OTHER: TOTAL FLOOR AREA: 586		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: 2 # BATHROOMS: 1 ROAD TYPE: SPRINKLER: WATER TYPE PRIVATE SEWER TYPE PRIVATE HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE:	

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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE		BUILDING <i>HD</i>	01/23/2023	FLOODPLAIN ZONE	N/A
FRONT	FT	FRONT	FT	ZONING <i>JP</i>	01/23/2023	PLUMBING <i>CB</i>	02/21/2023
SIDE	FT	SIDE	FT	SEDIMENT	N/A	ENV. HEALTH <i>JFN</i>	02/17/2023
REAR	FT	REAR	FT	PUB. SEWER	N/A	HISTORIC	N/A
SIDE STREET	FT	SIDE STREET	FT	S.W. MGT.	N/A	SHA	N/A
MAX. HGHT	FT	MAX. HGHT	FT	ENTRANCE	N/A	MECHANICAL <i>Ln</i>	02/21/2023
				FIRE MARSHAL	N/A	ELECTRICAL	01/31/2023
				BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 2-27-23

ADMINISTRATOR APPROVAL: *V. J. Swinson*



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

BUILDING PERMIT No.: BC22-10-0124

Date of Application: 10/27/2022

BUILDING PERMIT

BUILDING LOCATION 120 SHOREWAY DR QUEENSTOWN TAX ACCOUNT 1805052157 SUBDIVISION CRITICAL AREA NO TAX MAP 058F GRID 0011 ACREAGE 4.367 SECTION BLOCK PARCEL 0820 ZONED GGMC FRONTAGE DEPTH LOT 2		PROPERTY OWNERS: SHA GRASONVILLE LLC 600 CAMERON ST ALEXANDRIA, VA 22314 HOME PHONE: (202) 246-3594 APPLICANT: CHESAPEAKE CONTRACTING GROUP 2077 Somerville Rd 200 ANNAPOLIS, MD 21401 STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																										
EXISTING USE COMMERCIAL PROPOSED USE RENOVATION REVISED PROPOSED USE CONSTRUCTION VALUE \$50,000.00		FEES FIRE MARSHAL FEE \$100.00 RENOVATION PERMIT FEE \$350.00 ZONING \$55.00 ELECT. ADMIN. \$10.00 ELECT. PERMIT \$195.00																										
CONTRACTORS <table border="1"> <thead> <tr> <th>GENERAL</th> <th>NAME</th> <th>LICENSE #</th> <th>PHONE#</th> <th>PERMIT#</th> </tr> </thead> <tbody> <tr> <td></td> <td>CHESAPEAKE CONTRACTING GROUP</td> <td>MD-03913716</td> <td>(410) 526-7797</td> <td></td> </tr> <tr> <td></td> <td colspan="4">2077 SOMERVILLE RD 200, ANNAPOLIS, MD 21401</td> </tr> <tr> <td>ELECTRICIAN</td> <td>C ALBERT MATTHEWS</td> <td>E-#1488</td> <td>(410) 822-0900</td> <td>EC-22-10-0124</td> </tr> <tr> <td>HVAC</td> <td>CHARLES A KLEIN & SONS INC</td> <td>HR-340</td> <td>(410) 549-6960</td> <td>H-0151-23</td> </tr> </tbody> </table>				GENERAL	NAME	LICENSE #	PHONE#	PERMIT#		CHESAPEAKE CONTRACTING GROUP	MD-03913716	(410) 526-7797			2077 SOMERVILLE RD 200, ANNAPOLIS, MD 21401				ELECTRICIAN	C ALBERT MATTHEWS	E-#1488	(410) 822-0900	EC-22-10-0124	HVAC	CHARLES A KLEIN & SONS INC	HR-340	(410) 549-6960	H-0151-23
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DESCRIPTION OF WORK: RENOVATION TO EXISTING SCREENED PORCH TO BECOME (4) SEASON PORCH OPEN TO EXISTING DINING AREA. CREATE MECHANICAL ROOM WITHIN SPACE.																												
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																										
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA:	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE PRIVATE HEATING SYSTEM: BASEB(# BATHROOMS: SPRINKLER: SEWER TYPE PRIVATE CENTRAL AIR: YES FIREPLACE:																									

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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:

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. 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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT FT
SIDE FT	SIDE FT
REAR FT	REAR FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT FT

APPROVALS:

BUILDING	HD 11/09/2022	FLOODPLAIN ZONE	N/A
ZONING	KS 11/14/2022	PLUMBING	N/A
SEDIMENT	AR 02/01/2022	ENV. HEALTH	JEN 11/10/2022
PUB. SEWER	DT 11/22/2022	HISTORIC	N/A
S.W. MGT.	N/A	SHA	N/A
ENTRANCE	N/A	MECHANICAL	CB 02/08/2023
FIRE MARSHAL	JB 02/16/2023	ELECTRICAL	03/03/2023
BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED:

2-27-23

ADMINISTRATOR APPROVAL:

Phuong Swinson