



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

ZONING CERTIFICATE #: Z23-03-0085

Date of Application: 03/06/2023

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804107845	500 KENT MANOR DR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
<b>OWNER:</b>	KENT MANOR INN RE LLC MCCALLEN, JOSH	<b>TAX MAP</b>	<b>BLOCK</b>	<b>PARCEL</b>
<b>OWNER ADDRESS:</b>	500 KENT MANOR DR STEVENSVILLE, MD 21666	<b>LOT</b>	<b>SECTION</b>	<b>ZONED CS</b>
<b>HOME PHONE:</b>	(775) 250-3822	<b>CRITICAL AREA</b> YES		<b>ACREAGE</b> 222.05
		<b>SUBDIVISION</b>		
		<b>BUILDING VALUE</b> \$2,500.00		
		<b>WATER TYPE</b> PUBLIC	<b>SEWER TYPE</b> PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
<b>NAME:</b>	KENT MANOR INN RE LLC	<b>ZONING FEE:</b> \$55.00	<b>FM FEE:</b> \$150.00
<b>ADDRESS:</b>	500 Kent Manor Dr STEVENSVILLE, MD 21666	<b>ELECTRICAL PERMIT #:</b>	
<b>PHONE:</b>	(775) 250-3822	<b>PLUMBING PERMIT #:</b>	
		<b>GAS PERMIT #:</b>	
		<b>STAKED?</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
<b>EXISTING USE:</b>	KENT MANOR INN	<b>PROPOSED USE:</b> TEMPORARY TENT	
<b>MINIMUM YARD REQUIREMENTS:</b>			
<b>FRONT:</b> FT	<b>SIDE:</b> FT	<b>REAR:</b> FT	<b>SIDE STREET:</b> FT <b>HEIGHT:</b> FT
<b>WORK DESCRIPTION:</b> INSTALL 50' X 120' TEMPORARY TENT FOR BANQUET USE APRIL 30, 2023 TO OCTOBER 20, 2023			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	03/14/2023 SH
FIRE MARSHAL	04/28/2023 JM
SANITARY DEPT	03/20/2023 DT
ZONING	03/14/2023 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.  
 TENT MUST BE REMOVED 6 MONTHS FROM DATE OF APPROVAL.

ADMINISTRATOR APPROVAL: *Vivian G. Sunson* DATE APPROVED: 5-26-23



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

ZONING CERTIFICATE #: Z23-05-0173

Date of Application: 05/10/2023

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802020173	212 PRINCESS ANNE DR	CHESTERTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SWAYZE, BRIAN & CASSANDRA	TAX MAP 0009	BLOCK	PARCEL 0148
OWNER ADDRESS:	212 PRINCESS ANNE DR CHESTERTOWN, MD 21620	LOT 6	SECTION	ZONED NC-20
HOME PHONE:	(484) 363-3183	CRITICAL AREA NO		ACREAGE 0.46
		SUBDIVISION KINGSTOWNE MANOR		
		BUILDING VALUE \$1,500.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	BRIAN & CASSANDRA SWAYZE	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	212 Princess Anne Dr CHESTERTOWN, MD 21620	ELECTRICAL PERMIT #:	
PHONE:	(484) 363-3183	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 8' CHILDRENS PLAY HOUSE			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	05/19/2023 CS
S.W. MGT.	05/22/2023 KN
ZONING	05/22/2023 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:**

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.  
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.  
 STRUCTURE TO BE MOVED AT TIME OF SEPTIC REPAIR/REPLACEMENT PER ENVIRONMENTAL HEALTH, CS.  
 ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 60% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING.

ADMINISTRATOR APPROVAL: *Brian J. Swinson*      DATE APPROVED: 5-26-23



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

ZONING CERTIFICATE #: Z23-04-0131

Date of Application: 04/14/2023

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804090004	413 THOMPSON CREEK RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	ALBINA-KENT ISLAND LLC	TAX MAP 0056	BLOCK	PARCEL 0315
OWNER ADDRESS:	6311 TILDEN LN ROCKVILLE, MD 20852	LOT	SECTION	ZONED UC
HOME PHONE:	(240) 417-5357	CRITICAL AREA YES		ACREAGE 1.31
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	VISHAL SURI	ZONING FEE: \$130.00	FM FEE: \$100.00	
ADDRESS:		ELECTRICAL PERMIT #:		
PHONE:	(240) 463-4951	PLUMBING PERMIT #:		
		GAS PERMIT #:		
		STAKED?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
			<input type="checkbox"/> WILL CALL	
EXISTING USE:	VACANT COMMERCIAL	PROPOSED USE: USE PERMIT		
MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT
WORK DESCRIPTION: USE PERMIT FOR "SMOKE & CIGARS" RETAIL SMOKE SHOP 200 SQFT 0 EMPLOYEES				

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	04/20/2023 JEN
FIRE MARSHAL	05/24/2023 JM
SANITARY DEPT	04/18/2023 DT
ZONING	04/19/2023 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.

ADMINISTRATOR APPROVAL: *Vivian J. Burson* DATE APPROVED: 5-26-23



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

ZONING CERTIFICATE #: Z23-05-0177

Date of Application: 05/13/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804117344	413 ROMANCOKE RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KENT ISLAND SELF STORAGE	TAX MAP 0056	BLOCK	PARCEL 0440
OWNER ADDRESS:	124 AMANDA LN CENTREVILLE, MD 21617	LOT	SECTION	ZONED
HOME PHONE:		CRITICAL AREA YES		ACREAGE 11.46
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	SNYDER WILLIAM	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	200 Terrapin Grv STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:	
PHONE:	(410) 604-0109	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	COMMERCIAL	PROPOSED USE: TEMPORARY PRODUCE STAND	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: USE PERMIT FOR "POP'S PRODUCE" FROM 06/01/2023 TO 10/01/2023.			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	05/24/2023 JFW
ZONING	05/15/2023 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:  
 MUST COMPLY WITH SECTION 18:1-53 (A)-(D) SEE ATTACHED

ADMINISTRATOR APPROVAL: Vivian J. Surson DATE APPROVED: 5-26-23







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

BUILDING PERMIT No.: BC23-01-0004  
 Date of Application: 01/30/2023

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 620 4-H PARK RD F QUEENSTOWN  <b>TAX ACCOUNT</b> 1805000548 <b>SUBDIVISION</b> <b>CRITICAL AREA NO</b> <b>ACREAGE</b> 144.137 <b>TAX MAP</b> 0051 <b>GRID</b> 0010 <b>PARCEL</b> 0004 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> <b>ZONED AG, SI</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> R B BAKER AND SONS INC PO BOX 2 QUEENSTOWN, MD 21658  <b>HOME PHONE:</b> (410) 827-8831 <b>APPLICANT:</b>  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> COMMERCIAL WAREHOUSE  <b>PROPOSED USE</b> RENOVATION  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$35.00		<b>FEES</b> <b>FIRE MARSHAL</b> \$876.00 <b>ZONING</b> \$55.00 <b>FEE</b> <b>RENOVATION</b> \$35.00 <b>PERMIT FEE</b>	
<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> CHANGE OF USE FROM WAREHOUSE TO FABRICATION & MAINTANENCE OF DEEP WATER AND RECOVERY VEHICLES. 3 HOUR FIREWALL BETWEEN WAREHOUSE AND 1600 SQ FT OFFICES ON FIRST AND SECOND FLOOR.			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> OTHER	
<b>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b> <b>FIRST FLOOR:</b> 13,000 <b>SECOND FLOOR:</b> 1600 <b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b> <b>GARAGE:</b> <b>CARPORT:</b> <b>DECK:</b> <b>PORCH:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 14,600		<b># BEDROOMS:</b> <b># BATHROOMS:</b> <b>ROAD TYPE:</b> <b>SPRINKLER:</b> <b>WATER TYPE PRIVATE</b> <b>SEWER TYPE PRIVATE</b> <b>HEATING SYSTEM: EXISTING CENTRAL AIR: YES</b> <b>FIREPLACE:</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.

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

**OFFICE USE ONLY**

<b>MINIMUM YARD REQUIREMENTS</b>				<b>APPROVALS:</b>			
<b>ACCESSORY STRUCTURE</b>		<b>PRINCIPLE STRUCTURE</b>		<b>BUILDING</b> HD	05/10/2023	<b>FLOODPLAIN ZONE</b>	N/A
<b>FRONT</b>	FT	<b>FRONT</b>	FT	<b>ZONING</b> MO	05/11/2023	<b>PLUMBING</b>	N/A
<b>SIDE</b>	FT	<b>SIDE</b>	FT	<b>SEDIMENT</b>	N/A	<b>ENV. HEALTH</b> JEN	02/01/2023
<b>REAR</b>	FT	<b>REAR</b>	FT	<b>PUB. SEWER</b>	N/A	<b>HISTORIC</b>	N/A
<b>SIDE STREET</b>	FT	<b>SIDE STREET</b>	FT	<b>S.W. MGT.</b>	N/A	<b>SHA</b>	N/A
<b>MAX. HGHT</b>	FT	<b>MAX. HGHT</b>	FT	<b>ENTRANCE</b>	N/A	<b>MECHANICAL</b>	N/A
				<b>FIRE MARSHAL</b> JL	05/11/2023	<b>ELECTRICAL</b>	N/A
				<b>BACKFLOW</b>	N/A	<b>FOOD SERVICE</b>	N/A

**DATE APPROVED:** 5-26-23      **ADMINISTRATOR APPROVAL:** [Signature]











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

BUILDING PERMIT No.: BR23-04-0265  
 Date of Application: 04/14/2023

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 524 BAYSIDE DR STEVENSVILLE  <b>TAX ACCOUNT</b> 1804008588 <b>SUBDIVISION</b> BAY CITY <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.344 <b>TAX MAP</b> 0056 <b>GRID</b> 0009 <b>PARCEL</b> 0412 <b>SECTION</b> 2 <b>BLOCK</b> 23 <b>LOT</b> 21 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> CALTABIANO FAMILY LLC CALTABIANO, NELLO 524 BAYSIDE DR STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (240) 375-6345 <b>APPLICANT:</b>  <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> \$13,000.00		<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 A 28' X 10' DECK WITH GAPS & STEPS TO GRADE. DECK TO BE CANTILEVERED 2'.			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
<b>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b> <b>FIRST FLOOR:</b> <b>SECOND FLOOR:</b> <b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b> <b>GARAGE:</b> <b>CARPORT:</b> <b>DECK:</b> 280 <b>PORCH:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 280		<b># BEDROOMS:</b> <b># BATHROOMS:</b> <b>ROAD TYPE:</b> <b>SPRINKLER:</b> <b>WATER TYPE</b> PUBLIC <b>SEWER TYPE</b> PUBLIC <b>HEATING SYSTEM:</b> <b>CENTRAL AIR:</b> <b>FIREPLACE:</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.

**Conditions:**  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. BUFFER MODIFIED. USE NC-15 SETBACKS PER 18:1-127 (E).

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 15/35 FT
REAR FT	REAR 100 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING	HD	05/12/2023	FLOODPLAIN ZONE	N/A
ZONING	JP	05/12/2023	PLUMBING	N/A
SEDIMENT		N/A	ENV. HEALTH	JEN 05/15/2023
PUB. SEWER	DT	05/16/2023	HISTORIC	N/A
S.W. MGT.		N/A	SHA	N/A
ENTRANCE		N/A	MECHANICAL	N/A
FIRE MARSHAL		N/A	ELECTRICAL	N/A
BACKFLOW		N/A	FOOD SERVICE	N/A

DATE APPROVED: 5-26-23                      ADMINISTRATOR APPROVAL: Kieran J. Shinson