



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

BUILDING PERMIT No.: BR23-10-0758

Date of Application: 10/25/2023

BUILDING PERMIT

BUILDING LOCATION 56 PROSPECT BAY DR W GRASONVILLE TAX ACCOUNT 1805029155 SUBDIVISION PROSPECT PLANTATION WEST CRITICAL AREA YES ACREAGE 1.02 TAX MAP 0072 GRID 0004 PARCEL 0109 SECTION 2 BLOCK WEST LOT 159 ZONED NC-1 FRONTAGE DEPTH		PROPERTY OWNERS: 16TH POND, LLC DIXON, LINDSAY PO BOX 1118 STEVENSVILLE, MD 21666 HOME PHONE: (410) 604-3701 APPLICANT: 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 \$500,000.00		FEES SINGLE LOT \$55.00 BOCA FEE \$666.92 SPRINKLER \$150.00 ELECT. ADMIN. \$10.00 ELECT. PERMIT \$105.00 ZONING \$55.00 MHB FEE \$50.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# MHBR MD RESIDENTIAL BY LACROSSE LLC MHL 7238 (410) 604-3701 ELECTRICIAN RJ BEASLEY ELECTRIC E-#900 (410) 604-3950 ER23-10-0758 SPRINKLER ABSOLUTE FIRE PROTECTION MSC-#4 (410) 544-7771 BF-1255-23 HVAC WILLIAM H METCALFE & SONS HM#105 (301) 868-6330 H-1256-23 PLUMBER JW SHEPHERD INC PR#5522 (410) 827-6778 P-1254-23			
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 86'6" X 83' OVERALL TO INCLUDE 37' X 24'8" GARAGE WITH 35' X 24' SECOND FLOOR STORAGE, 6' X 16'6" FRONT PORCH, 11'8" X 17' SCREENED PORCH WITH ATTACHED 16' X 8', 17' X 6' REAR DECK. SECOND FLOOR OVERALL 66'6" X 36'. MODEL: DIXON CUSTOM			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 2,244 SECOND FLOOR: 1827 THIRD FLOOR: FOURTH FLOOR: GARAGE: 863 CARPOR: DECK: 230 PORCH: 99 OTHER: 198 SCREEN PORCH/840 SECOND FLOOR GARAGE TOTAL FLOOR AREA: 6,301		# BEDROOMS: 4 # BATHROOMS: 4 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE: PUBLIC SEWER TYPE: PUBLIC HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE: GAS	

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:

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. OWNER MUST PLANT (14) 4'-6- TALL CONTAINER GROWN NATIVE TREES FOR PERMIT S23-05-0215 PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR INSPECTION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. SWM - MUST FOLLOW APPROVED STORMWATER MANAGEMENT PLAN

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 20 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	TD	10/31/2023
ZONING	MO	11/07/2023
SEDIMENT	AR	11/22/2023
PUB. SEWER	DT	10/31/2023
S.W. MGT.	KW	11/01/2023
ENTRANCE	DB	10/31/2023
FIRE MARSHAL	JB	11/21/2023
BACKFLOW	Ch	11/01/2023

FLOODPLAIN ZONE	KA	10/30/2023
PLUMBING	Ch	11/01/2023
ENV. HEALTH	JEB	10/31/2023
HISTORIC		N/A
SHA		N/A
MECHANICAL	Ch	11/01/2023
ELECTRICAL		11/14/2023
FOOD SERVICE		N/A

DATE APPROVED: 12-1-23 ADMINISTRATOR APPROVAL: Kuan G. Swinson



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

BUILDING PERMIT No.: BR23-06-0442
 Date of Application: 06/27/2023

BUILDING PERMIT

BUILDING LOCATION 301 N LAKE RD STEVENSVILLE TAX ACCOUNT 1804030559 SUBDIVISION KENT ISLAND ESTATES CRITICAL AREA YES ACREAGE 0.721 TAX MAP 0070 GRID 0000 PARCEL 0099 SECTION 3 BLOCK Y LOT 30 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: MD RESIDENTIAL BY LACROSSE P.O. BOX 1118 STEVENSVILLE, MD 21666 HOME PHONE: (410) 604-3701 APPLICANT: 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 \$180,000.00		FEES MHB FEE \$50.00 FIRE DIST 9 \$1,148.40 SPRINKLER \$150.00 PARKS & REC \$1,106.64 FEE IN LIEU - \$245.00 ZONING \$55.00 CA-TREE REMOVAL ELECT. ADMIN. \$10.00 ELECT. PERMIT \$135.00 SINGLE LOT \$55.00 BOCA FEE \$310.08 SCHOOLS \$9,959.76 ROADS FEE \$500.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# MHR MD RESIDENTIAL BY LACROSSE LLC MHL 7238 (410) 604-3701 ELECTRICIAN BRAMBLES ELECTRIC INC. E-#857 (443) 496-1961 ER23-06-0442 PLUMBER J.W. SHEPHERD INC PR-154 (410) 827-6778 P-1066-23 SPRINKLER ABSOLUTE FIRE PROTECTION MSC-#4 (410) 544-7771 BF-1067-23 HVAC WILLIAM H METCALFE & SONS HM#105 (301) 868-6330 H-1065-23			
DESCRIPTION OF WORK: CONSTRUCT 1 STORY SFD 60' X 66' OVERALL TO INCLUDE 23'2" X 22'7" (2) CAR GARAGE, 4' X 6' FRONT PORCH, AND 12' X 16' DECK. MODEL: THE PINEHURST, ELEVATION (3)			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 2,088 SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: 528 CARPORIT: DECK: 192 PORCH: 24 OTHER: TOTAL FLOOR AREA: 2,832		# BEDROOMS: 3 # BATHROOMS: 3 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE: PRIVATE SEWER TYPE: PUBLIC HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE: GAS	

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:
 SWM - MUST FOLLOW APPROVED STORMWATER MANAGEMENT PLAN BUFFER FULLY ESTABLISHED PER KS. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. 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 ^{TD}	07/03/2023
FRONT FT FRONT 35 FT		ZONING ^{KS}	11/29/2023
SIDE FT SIDE 15/35 FT		SEDIMENT ^{AB}	07/10/2023
REAR FT REAR 100 FT		PUB. SEWER ^{LS}	07/12/2023
SIDE STREET FT SIDE STREET FT		S.W. MGT. ^{KN}	11/20/2023
MAX. HGHT FT MAX. HGHT 40 FT		ENTRANCE ^{DB}	07/05/2023
		FIRE MARSHAL ^{JL}	07/18/2023
		BACKFLOW ^{Ch}	09/14/2023
		FLOODPLAIN ZONE ^{LD}	07/07/2023
		PLUMBING ^{Ch}	09/14/2023
		ENV. HEALTH ^{JFW}	09/14/2023
		HISTORIC	N/A
		SHA	N/A
		MECHANICAL ^{Ch}	09/14/2023
		ELECTRICAL	07/03/2023
		FOOD SERVICE	N/A

DATE APPROVED: 12-1-23 ADMINISTRATOR APPROVAL: Krangan Swinson



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

ZONING CERTIFICATE #: Z23-11-0368

Date of Application: 11/08/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805000548	630 4-H PARK RD D	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	R B BAKER AND SONS INC	TAX MAP 0051	BLOCK	PARCEL 0004
OWNER ADDRESS:	PO BOX 2 QUEENSTOWN, MD 21658	LOT	SECTION	ZONED AG, SI
HOME PHONE:	(410) 827-8831	CRITICAL AREA NO		ACREAGE 144.14
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	R B BAKER AND SONS INC	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	Po Box 2 QUEENSTOWN, MD 21658	ELECTRICAL PERMIT #:	
PHONE:	(410) 827-8831	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: COMMERCIAL	PROPOSED USE: WALL SIGN
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: REFACING EXISTING 4'6" X 6'-1/4" PROJECTING (2) SIDED WALL SIGN. SIGN AREA=28.125 SQFT. SIGN MESSAGE "BAY BATS" & "BAY BATS PERFORMANCE TRAINING CENTER" WITH LOGO.

AGENCY APPROVALS:

Name	Completed Date
ZONING	11/21/2023 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:
 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: Vivian G. Gunnson DATE APPROVED: 12-1-23



Queen Anne's County
 Department of Planning and Zoning
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ZONING CERTIFICATE #: Z23-08-0271

Date of Application: 08/11/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805021960	3200 BENNETT POINT RD	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	ALDRIDGE, JOHN & BARBARA	TAX MAP 0077	BLOCK	PARCEL 0004
OWNER ADDRESS:	12433 KEENELAND PL GAITHERSBURG, MD 20878	LOT 45	SECTION 1	ZONED NC-5
HOME PHONE:	(301) 908-7054	CRITICAL AREA YES		ACREAGE 5.06
		SUBDIVISION BENNETT POINT		
		BUILDING VALUE \$25,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	LANE ENGINEERING LLC	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	354 Pennsylvania Ave CENTREVILLE, MD 21617	ELECTRICAL PERMIT #: EZ23-08-0271	
PHONE:	(410) 758-2095	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	
MINIMUM YARD REQUIREMENTS:			
FRONT:	35 FT	SIDE:	3 FT
REAR:	100 FT	SIDE STREET:	FT
		HEIGHT:	FT
WORK DESCRIPTION: INSTALL 10' X 10' HOT TUB/SPA			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	11/13/2023 CLOW E-155
ENV. HEALTH	11/20/2023 GJH
FLOODPLAIN ZONE	11/17/2023 KN
HOA REVIEW	08/11/2023
S.W. MGT.	11/17/2023 KN
ZONING	11/27/2023 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:

DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 SEE BR23-07-0478 FOR APPROVED BUFFER MANAGEMENT PLAN. PLANTINGS TO BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR DWELLING.

ADMINISTRATOR APPROVAL:

Arvan G. Simpson

DATE APPROVED:

12-1-23



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

ZONING CERTIFICATE #: Z23-08-0270

Date of Application: 08/09/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805021960	3200 BENNETT POINT RD	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	ALDRIDGE, JOHN & BARBARA	TAX MAP 0077	BLOCK	PARCEL 0004
OWNER ADDRESS:	12433 KEENELAND PL GAITHERSBURG, MD 20878	LOT 45	SECTION 1	ZONED NC-5
HOME PHONE:	(301) 908-7054	CRITICAL AREA YES		ACREAGE 5.06
		SUBDIVISION BENNETT POINT		
		BUILDING VALUE \$125,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	LANE ENGINEERING LLC	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	354 Pennsylvania Ave CENTREVILLE, MD 21617	ELECTRICAL PERMIT #: EZ23-08-0270	
PHONE:	(410) 758-2095	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENCE	PROPOSED USE: POOL/SPA	
MINIMUM YARD REQUIREMENTS:			
FRONT:	35 FT	SIDE:	3 FT
REAR:	100 FT	SIDE STREET:	FT
HEIGHT:	FT		
WORK DESCRIPTION: INSTALL 20' X 47' INGROUND CONCRETE POOL WITH 15' X 5' POOL EQUIPMENT PAD AND 1626 SQFT POOL DECKING			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	08/29/2023 CLOWE-155
ENV. HEALTH	11/20/2023 GJH
FLOODPLAIN ZONE	11/17/2023 KN
HOA REVIEW	08/11/2023
S.W. MGT.	11/17/2023 KN
ZONING	11/27/2023 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.

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EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
SEE BR23-07-0478 FOR APPROVED BUFFER MANAGEMENT PLAN. PLANTINGS TO BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR DWELLING.
OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Nathan G. Stinson* DATE APPROVED: *12-1-23*