



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

BUILDING PERMIT No.: BR23-04-0260
 Date of Application: 04/14/2023

BUILDING PERMIT

BUILDING LOCATION 106 STONEY BAR BLUFF RD GRASONVILLE TAX ACCOUNT 1805009650 SUBDIVISION CHESTER RIVER BEACH CRITICAL AREA YES ACREAGE 0.241 TAX MAP 058E GRID 0004 PARCEL 0568 SECTION BLOCK G LOT 11 ZONED NC-8 FRONTAGE DEPTH		PROPERTY OWNERS: HALL, MICHAEL 106 STONEY BAR BLUFF RD GRASONVILLE, MD 21638 HOME PHONE: (443) 622-2594 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENTIAL PROPOSED USE ACCESSORY STRUCTURE IN FLOODPLAIN REVISED PROPOSED USE CONSTRUCTION VALUE \$2,100.00		FEES BOCA FEE \$35.00 ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: CONSTRUCT A 10' X 12' SHED FOR FLOODPLAIN COMPLIANCE.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: 120 TOTAL FLOOR AREA: 120	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE PRIVATE HEATING SYSTEM: FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE PUBLIC CENTRAL AIR:

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:
 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. SHED MUST BE ANCHORED AND VENTED 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. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING HD	05/02/2023	FLOODPLAIN ZONE KN	11/29/2023
FRONT 25 FT	FRONT FT	ZONING MO	07/13/2023	PLUMBING	N/A
SIDE 3 FT	SIDE FT	SEDIMENT	N/A	ENV. HEALTH JFW	07/19/2023
REAR 100 FT	REAR FT	PUB. SEWER DT	07/17/2023	HISTORIC	N/A
SIDE STREET FT	SIDE STREET FT	S.W. MGT. KN	11/03/2023	SHA	N/A
MAX. HGHT 20 FT	MAX. HGHT FT	ENTRANCE	N/A	MECHANICAL	N/A
		FIRE MARSHAL	N/A	ELECTRICAL	N/A
		BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 12-15-23 **ADMINISTRATOR APPROVAL:** Viran 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.: BR22-11-0805

Date of Application: 11/03/2022

BUILDING PERMIT

BUILDING LOCATION 2906 COX NECK RD E CHESTER TAX ACCOUNT 1804094530 SUBDIVISION SOUTHWIND CRITICAL AREA YES ACREAGE 1.15 TAX MAP 0071 GRID 0001 PARCEL 0006 SECTION 2 BLOCK LOT 52 ZONED NC-1, NC- FRONTAGE DEPTH		PROPERTY OWNERS: BAHAR, BAMDAD & AREZOO 13 E LAUREL ST GEORGETOWN, DE 18847 HOME PHONE: (410) 703-2295 APPLICANT: SERVICE GENERAL LLC GENE PRYOR STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE RENOVATION/ADDITION TO RESIDENC REVISED PROPOSED USE CONSTRUCTION VALUE \$100,000.00		FEES ELECT. PERMIT \$200.00 ELECT. ADMIN. \$20.00 BOCA FEE \$248.00 RENOVATION \$700.00 PERMIT \$110.00 ZONING \$55.00 REVISION FEE	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000 PLUMBER MAJOR LEAGUE PLUMBING PR-64313 (410) 200-8051 P-1406-23 ELECTRICIAN SHORE CIRCUITS INC E-000262-2023 (443) 397-1849 HVAC WALT'S MECHANICAL SERVICE LLC HM-329 (443) 790-1267 H-1318-23			
DESCRIPTION OF WORK: RENOVATION TO EXISTING SFD. CONVERT EXISTING 351 SQFT FINISHED OFFICE SPACE ABOVE GARAGE TO UNFINISHED STORAGE. REMOVE EXISTING FIRST FLOOR REAR COVERED PORCH TO CONSTRUCT A (2) STORY ADDITION. ON FIRST FLOOR CONSTRUCT 10' X 30'9" ADDITION TO EXPAND FAMILY ROOM. SECOND FLOOR CONSTRUCT 30'3" X 21'1" BEDROOM SUITE TO INCLUDE BATHROOM AND CLOSET. RECONFIGURE EXISTING SECOND FLOOR BEDROOM TO CREATE NEW LAUNDRY ROOM AND (2) HALL CLOSETS. REMOVE EXISTING SECOND FLOOR BALCONY AND INSTALL JULIET BALCONY RAILING. REMOVE EXISTING FIRST FLOOR DECK AND REPLACE IN KIND WITH 14' X 29'5" & 7'1" X 17'10" DECK IN SAME LOCATION.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 274 SECOND FLOOR: 479 THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPOR: DECK: 532 PORCH: OTHER: TOTAL FLOOR AREA: 1,285		# BEDROOMS: # 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>	11/30/2023	FLOODPLAIN ZONE	N/A		
FRONT FT FRONT 35 FT		ZONING <i>KS</i>	11/30/2023	PLUMBING <i>CA</i>	12/13/2023		
SIDE FT SIDE 20 FT		SEDIMENT	N/A	ENV. HEALTH <i>JFN</i>	12/04/2023		
REAR FT REAR 50 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 40 FT		ENTRANCE	N/A	MECHANICAL <i>CA</i>	12/13/2023		
		FIRE MARSHAL	N/A	ELECTRICAL	12/14/2023		
		BACKFLOW	N/A	FOOD SERVICE	N/A		

DATE APPROVED: 12-15-23 **ADMINISTRATOR APPROVAL:** *Vivian G. Swinson*



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

ZONING CERTIFICATE #: Z22-11-0419

Date of Application: 11/16/2022

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804104315	136 KENT LNDG	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KENT LANDING LTD PARTNERSHIP	TAX MAP 0056	BLOCK	PARCEL 0349
OWNER ADDRESS:	601 E PRATT ST FL6 BALTIMORE, MD 21202	LOT 2	SECTION	ZONED UC
HOME PHONE:	(301) 876-4987	CRITICAL AREA YES		ACREAGE 18.77
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	MONOCOLE MEAT COMPANY	ZONING FEE: \$130.00	FM FEE:
ADDRESS:	917 Kimberly Way STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:	
PHONE:	(919) 996-0468	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 "MONOCLE MEAT COMPANY" BUTCHER SHOP. 1990 SQFT OF EMPLOYEES: 0			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	12/14/2023 LA
FIRE MARSHAL	11/22/2023 JL
SANITARY DEPT	11/22/2022 DT
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:

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.

ADMINISTRATOR APPROVAL: *Vivian G. Gunnison* DATE APPROVED: 12-15-23



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

ZONING CERTIFICATE #: Z23-10-0343

Date of Application: 10/18/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805044170	119 GOVERNORS WAY	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	COZADD, PATRICK & KELSEA	TAX MAP 0059	BLOCK	PARCEL 0214
OWNER ADDRESS:	307 CANTERBURY LN SEVERNA PARK, MD 21146	LOT	SECTION	ZONED CS
HOME PHONE:	(443) 962-0801	CRITICAL AREA YES		ACREAGE 28.09
		SUBDIVISION		
		BUILDING VALUE \$50,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	KENNETH NYCZAJ	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	348 Thompson Creek Mall Dr SUITE 308 STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:		
PHONE:	(667) 212-0027	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 36' HORSE BARN				

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	10/25/2023 KK
SOIL CONSERVATION - PERMITTING	11/06/2023 AR
ZONING	12/07/2023 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:

OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 ACTIVE FARM PLAN ON FILE.
 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 Swanson DATE APPROVED: 10-15-23



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

ZONING CERTIFICATE #: Z23-10-0342

Date of Application: 10/18/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805044170	119 GOVERNORS WAY	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	COZADD, PATRICK & KELSEA	TAX MAP 0059	BLOCK	PARCEL 0214
OWNER ADDRESS:	307 CANTERBURY LN SEVERNA PARK, MD 21146	LOT	SECTION	ZONED CS
HOME PHONE:	(443) 962-0801	CRITICAL AREA YES		ACREAGE 28.09
		SUBDIVISION		
		BUILDING VALUE \$30,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES			
NAME:	KENNETH NYCZAJ	ZONING FEE: \$55.00	FM FEE:		
ADDRESS:	348 Thompson Creek Mall Dr SUITE 308 STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:			
PHONE:	(667) 212-0027	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 48' X 36' FARM STORAGE BARN					

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	10/25/2023 KK
SOIL CONSERVATION - PERMITTING	11/06/2023 AR
ZONING	11/09/2023 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.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 FARM PLAN ON FILE.

ADMINISTRATOR APPROVAL: *Virginia J. Swanson* DATE APPROVED: 12-15-23



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

ZONING CERTIFICATE #: Z23-11-0373

Date of Application: 11/20/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804014472	219 WICOMICO RD	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: NEPERT, JOSHUA	TAX MAP 0070 BLOCK J PARCEL 0109
OWNER ADDRESS: 219 WICOMICO RD STEVENSVILLE, MD 21666	LOT 18 SECTION 1 ZONED NC-20
HOME PHONE: (443) 481-9717	CRITICAL AREA YES ACREAGE 0.02
	SUBDIVISION KENT ISLAND ESTATES
	BUILDING VALUE \$13,000.00
	WATER TYPE PRIVATE SEWER TYPE PUBLIC

APPLICANT INFORMATION	PERMIT FEES
NAME: JOSHUA NEPERT	ZONING FEE: \$55.00 FM FEE:
ADDRESS: 219 Wicomico Rd STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:
PHONE: (443) 481-9717	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: FENCE
FRONT: FT SIDE: FT REAR: FT SIDE STREET: FT HEIGHT: FT	
WORK DESCRIPTION: INSTALL FENCE. FOR SKI COMPLIANCE ONLY. REMOVAL OF 10 TREES, 15 TREES TO BE REPLANTED.	

AGENCY APPROVALS:

Name	Completed Date
SKI	12/07/2023 AC
ZONING	12/08/2023 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:
 OWNER MUST PLANT (15) 4'-6- TALL CONTAINER GROWN NATIVE TREES WITHIN 45 DAYS. CALL 410-758-4088 FOR INSPECTION.
 THE SANITARY DISTRICT REQUIRES 5' DISTANCE FROM EITHER SIDE OF THE TANK AND 5' DISTANCE ALONG THE PIPE RUN.

ADMINISTRATOR APPROVAL: Vnan Johnson DATE APPROVED: 12-15-23



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

ZONING CERTIFICATE #: Z23-11-0360

Date of Application: 11/01/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804098412	206 MALLARD DR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	WERTZ, MICHAEL	TAX MAP 0070	BLOCK	PARCEL 0058
OWNER ADDRESS:	206 MALLARD DR STEVENSVILLE, MD 21666	LOT 10	SECTION	ZONED CS
HOME PHONE:	(410) 570-6624	CRITICAL AREA NO		ACREAGE 1.09
		SUBDIVISION MALLARD POND		
		BUILDING VALUE \$5,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	FENCE AND DECK CONNECTION INC	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	8057 Veterans Hwy MILLERSVILLE, MD 21108	ELECTRICAL PERMIT #: EZ23-11-0360	
PHONE:	(410) 507-6514	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: FT	SIDE: 3 FT	REAR: 3 FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL A 7' X 7' HOT TUB IN SCREEN PORCH UNDER CONSTRUCTION (BR23-03-0155)			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	11/15/2023 DESHAIES E-1465
ENV. HEALTH	11/20/2023 GJH
S.W. MGT.	11/27/2023 KN
ZONING	11/29/2023 KS

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Conditions:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

ADMINISTRATOR APPROVAL: *Vincent J. Stunson* DATE APPROVED: 12-15-23