



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

BUILDING PERMIT No.: BR23-12-0856

Date of Application: 12/06/2023

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 206 DORCHESTER RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804006283 <b>SUBDIVISION</b> KENT ISLAND ESTATES <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.453 <b>TAX MAP</b> 0076 <b>GRID</b> 0000 <b>PARCEL</b> 0038 <b>SECTION</b> <b>BLOCK</b> C <b>LOT</b> 6 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> MD RESIDENTIAL BY LACROSSE LLC PO BOX 1118 STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (410) 604-3701  <b>APPLICANT:</b>   <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
<b>EXISTING USE</b> VACANT LOT  <b>PROPOSED USE</b> SINGLE FAMILY DWELLING  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$210,000.00		<b>FEES</b> <table border="0"> <tr> <td><b>ELECT. PERMIT</b></td> <td>\$135.00</td> <td><b>FIRE DIST 9</b></td> <td>\$1,472.90</td> </tr> <tr> <td><b>ZONING</b></td> <td>\$55.00</td> <td><b>SINGLE LOT</b></td> <td>\$55.00</td> </tr> <tr> <td><b>SCHOOLS</b></td> <td>\$12,774.06</td> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> </tr> <tr> <td><b>PARKS &amp; REC</b></td> <td>\$1,419.34</td> <td><b>BOCA FEE</b></td> <td>\$374.96</td> </tr> <tr> <td><b>MHB FEE</b></td> <td>\$50.00</td> <td><b>ROADS FEE</b></td> <td>\$500.00</td> </tr> <tr> <td><b>SPRINKLER</b></td> <td>\$150.00</td> <td><b>FEE IN LIEU - CA-TREE REMOVAL</b></td> <td>\$1,067.50</td> </tr> </table>		<b>ELECT. PERMIT</b>	\$135.00	<b>FIRE DIST 9</b>	\$1,472.90	<b>ZONING</b>	\$55.00	<b>SINGLE LOT</b>	\$55.00	<b>SCHOOLS</b>	\$12,774.06	<b>ELECT. ADMIN.</b>	\$10.00	<b>PARKS &amp; REC</b>	\$1,419.34	<b>BOCA FEE</b>	\$374.96	<b>MHB FEE</b>	\$50.00	<b>ROADS FEE</b>	\$500.00	<b>SPRINKLER</b>	\$150.00	<b>FEE IN LIEU - CA-TREE REMOVAL</b>	\$1,067.50						
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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 SUBDIVISION STORMWATER MANAGEMENT PLAN LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. 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**

<b>MINIMUM YARD REQUIREMENTS</b>				<b>APPROVALS:</b>			
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	BUILDING	HD	12/18/2023	FLOODPLAIN ZONE	KA	12/18/2023
<b>FRONT</b>	<b>FRONT</b>	ZONING	KS	12/18/2023	PLUMBING	Ch	01/05/2024
<b>SIDE</b>	<b>SIDE</b>	SEDIMENT	TR	12/07/2023	ENV. HEALTH	JFW	01/02/2024
<b>REAR</b>	<b>REAR</b>	PUB. SEWER	AZ	12/27/2023	HISTORIC		N/A
<b>SIDE STREET</b>	<b>SIDE STREET</b>	S.W. MGT.	KA	12/19/2023	SHA		N/A
<b>MAX. HGHT</b>	<b>MAX. HGHT</b>	ENTRANCE	DB	12/19/2023	MECHANICAL	Ch	01/05/2024
		FIRE MARSHAL	JB	12/21/2023	ELECTRICAL		01/03/2024
		BACKFLOW	Ch	01/05/2024	FOOD SERVICE		N/A

DATE APPROVED: 1-11-24                      ADMINISTRATOR APPROVAL: Kiran G Swinson









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

ZONING CERTIFICATE #: Z23-12-0407

Date of Application: 12/19/2023

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805021510	138 GOVERNORS WAY S	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	RUFF, RONALD & JEAN	TAX MAP 0059	BLOCK	PARCEL 0140
OWNER ADDRESS:	138 GOVERNORS WAY S QUEENSTOWN, MD 21658	LOT 32	SECTION	ZONED NC-1
HOME PHONE:	(410) 247-7663	CRITICAL AREA YES		ACREAGE 1.73
		SUBDIVISION GOVERNOR GRASON MANOR		
		BUILDING VALUE \$15,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	HEATHERWOOD CONSULTING	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	9879 Fox Hill Ct ELLCOTT CITY, MD 21042	ELECTRICAL PERMIT #: EZ23-12-0407	
PHONE:	(410) 781-8282	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
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: REMOVE EXISTING 150' PIER AND REPLACE IN KIND WITH 90' X 4' PIER & 60' X 6' PIER WITH 10' X 16' PLATFORM. EXISTING BOATLIFTS TO REMAIN. TOTAL LENGTH OF PIER = 150'

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	12/21/2023 CLOW E-155
FLOODPLAIN ZONE	12/29/2023 KN
ZONING	01/02/2024 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.  
 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.  
 FLOOD ZONE: BFE: AE5 ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET  
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. 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.

ADMINISTRATOR APPROVAL: Vivian G. Swanson DATE APPROVED: 1-11-24



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

ZONING CERTIFICATE #: Z23-05-0191

Date of Application: 05/22/2023

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1801014943	2470 DUHAMEL CORNER RD	SUDLERSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	BRANHAM, JAMES & FERN	TAX MAP 0013	BLOCK	PARCEL 0118
OWNER ADDRESS:	2470 DUHAMEL CORNER RD SUDLERSVILLE, MD 21668	LOT 2	SECTION	ZONED AG
HOME PHONE:	(410) 438-3949	CRITICAL AREA NO		ACREAGE 6.50
		SUBDIVISION		
		BUILDING VALUE \$50,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	JAMES & FERN BRANHAM	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	2470 Duhamel Corner Rd SUDLERSVILLE, MD 21668	ELECTRICAL PERMIT #:		
PHONE:	(410) 438-3949	PLUMBING PERMIT #:		
		GAS PERMIT #:		
		STAKED?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	AGRICULTURE/RESIDENCE	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 40' X 50' POLE BARN WITH CONCRETE PAD FOR FARM EQUIPMENT STORAGE.				

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	05/30/2023 CS
SOIL CONSERVATION - PERMITTING	01/05/2024 DS
ZONING	06/07/2023 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:**

OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 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 J. Sunson* DATE APPROVED: 1-11-24



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

ZONING CERTIFICATE #: Z23-12-0404

Date of Application: 12/15/2023

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1806003680	1040 RUTHSBURG RD	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	WARD, STEPHEN DILLON, JUDITH	TAX MAP 0053	BLOCK	PARCEL 0013
OWNER ADDRESS:	632 PO BOX 632 CENREVILLE, MD 21617	LOT	SECTION	ZONED AG
HOME PHONE:	(410) 490-1018	CRITICAL AREA NO		ACREAGE 440.65
		SUBDIVISION		
		BUILDING VALUE \$3,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	WARD, STEPHEN	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	632 Po Box 632 CENREVILLE, MD 21617	ELECTRICAL PERMIT #:	
PHONE:	(410) 490-1018	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	AGRICULTURE/RESIDENCE	PROPOSED USE:	FARM BUILDING
MINIMUM YARD REQUIREMENTS:			
FRONT:	35 FT	SIDE:	10 FT
REAR:	10 FT	SIDE STREET:	FT
		HEIGHT:	135 FT
WORK DESCRIPTION: RELOCATE 10' X 12' GOAT SHED FROM 962 RUTHSBURG RD TO 1040 RUTHSBURG RD.			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	01/02/2024 CS
SOIL CONSERVATION - PERMITTING	12/27/2023 JP
ZONING	12/28/2023 RO

**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. Swanson* DATE APPROVED: 1-11-24



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

ZONING CERTIFICATE #: Z23-12-0403

Date of Application: 12/15/2023

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1806003680	1040 RUTHSBURG RD	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
<b>OWNER:</b>	WARD, STEPHEN DILLON, JUDITH	<b>TAX MAP</b> 0053	<b>BLOCK</b>	<b>PARCEL</b> 0013
<b>OWNER ADDRESS:</b>	632 PO BOX 632 CENREVILLE, MD 21617	<b>LOT</b>	<b>SECTION</b>	<b>ZONED</b> AG
<b>HOME PHONE:</b>	(410) 490-1018	<b>CRITICAL AREA NO</b>		<b>ACREAGE</b> 440.65
		<b>SUBDIVISION</b>		
		<b>BUILDING VALUE</b> \$4,000.00		
		<b>WATER TYPE</b> PRIVATE	<b>SEWER TYPE</b> PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
<b>NAME:</b>	WARD, STEPHEN	<b>ZONING FEE:</b> \$55.00	<b>FM FEE:</b>
<b>ADDRESS:</b>	632 Po Box 632 CENREVILLE, MD 21617	<b>ELECTRICAL PERMIT #:</b>	
<b>PHONE:</b>	(410) 490-1018	<b>PLUMBING PERMIT #:</b>	
		<b>GAS PERMIT #:</b>	
		<b>STAKED?</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
<b>EXISTING USE:</b>	AGRICULTURE/RESIDENCE	<b>PROPOSED USE:</b> FARM BUILDING	
<b>MINIMUM YARD REQUIREMENTS:</b>			
<b>FRONT:</b> 35 FT	<b>SIDE:</b> 10 FT	<b>REAR:</b> 10 FT	<b>HEIGHT:</b> 135 FT
<b>WORK DESCRIPTION:</b> INSTALL 6' X 8' PREFAB SHED FOR FARM STORAGE.			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	01/02/2024 CS
SOIL CONSERVATION - PERMITTING	12/27/2023 JP
ZONING	12/28/2023 RO

**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:** Vnan 9 Simpson      **DATE APPROVED:** 1-11-24



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

ZONING CERTIFICATE #: Z23-12-0408

Date of Application: 12/20/2023

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804100344	380 THOMPSON CREEK MALL	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	TC SHOPPING CENTER LIMITED PARTNERSHIP	TAX MAP 0056	BLOCK	PARCEL 0251
OWNER ADDRESS:	2568 A RIVA RD 300 ANNAPOLIS, MD 21401	LOT	SECTION	ZONED UC
HOME PHONE:	(502) 874-6229	CRITICAL AREA YES		ACREAGE 2.39
		SUBDIVISION		
		BUILDING VALUE \$100.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	SIMONE JONES	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	55 Techview Dr CENTI, OH 45215	ELECTRICAL PERMIT #:	
PHONE:	(513) 733-9500	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

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

WORK DESCRIPTION: INSTALL 3' X 10' TEMPORARY CLOTH BANNER ATTACHED TO WINDOW WITH SUCTION CUPS. SIGN MESSAGE = "GRAND OPENING" TO BE DISPLAYED 1/10/24-2/9/24

AGENCY APPROVALS:	
Name	Completed Date
ZONING	01/03/2024 KS

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Conditions:  
 TEMPORARY SIGN MUST BE REMOVED BY 2/09/2024.

ADMINISTRATOR APPROVAL: Vivian G. Simpson DATE APPROVED: 1-11-24



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

ZONING CERTIFICATE #: Z23-12-0402

Date of Application: 12/15/2023

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1807020244	223 BLAKEFIELD DR	CHESTERTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	DIXON, TOBIN	TAX MAP 0010	BLOCK	PARCEL 0004
OWNER ADDRESS:	802 SHINE SMITH RD SUDLERSVILLE, MD 21668	LOT 6	SECTION	ZONED AG
HOME PHONE:	(410) 708-7335	CRITICAL AREA NO		ACREAGE 1.00
		SUBDIVISION BLAKEFIELD		
		BUILDING VALUE \$3,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	TOBIN DIXON	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	802 Shine Smith Rd SUDLERSVILLE, MD 21668	ELECTRICAL PERMIT #:	
PHONE:	(410) 708-7335	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	HEIGHT: 20 FT
WORK DESCRIPTION: INSTALL 14' X 10' PREFAB SHED			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	01/03/2024 CS
S.W. MGT.	01/03/2024 KN
ZONING	12/26/2023 RO

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

ADMINISTRATOR APPROVAL: *Walter J. Gordon* DATE APPROVED: 1-11-24