





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

ZONING CERTIFICATE #: Z24-07-0307

Date of Application: 07/18/2024

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805005108	1708 BENNETT POINT RD	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	DAVIS, MARLENE ELLIS, ALICIA	TAX MAP 0065	BLOCK	PARCEL 0084
OWNER ADDRESS:	1708 BENNETT POINT RD QUEENSTOWN, MD 21658	LOT 5	SECTION	ZONED NC-1
HOME PHONE:	(732) 779-4294	CRITICAL AREA YES		ACREAGE 1.06
		SUBDIVISION BLAIR WOODS		
		BUILDING VALUE \$6,500.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	DAVIS, MARLENE	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	1708 Bennett Point Rd QUEENSTOWN, MD 21658	ELECTRICAL PERMIT #:	
PHONE:	(732) 779-4294	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: INSTALL 12' X 16' SHED			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	08/02/2024 CS
S.W. MGT.	08/02/2024 KN
ZONING	07/31/2024 WB

**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.  
 OWNER MUST PLANT ( 1 ) 4'-6'- TALL CONTAINER GROWN NATIVE TREES WITHIN 45 DAYS FOR PERMIT S19-02-0035. CALL 410-758-4088 FOR INSPECTION.  
 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.

ADMINISTRATOR APPROVAL: *Morgan Gunnison* DATE APPROVED: 8-2-24