





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

BUILDING PERMIT No.: BR24-08-0666

Date of Application: 08/28/2024

**BUILDING PERMIT**

|   |  |   |   |   |  |
|---|--|---|---|---|--|
| <b>BUILDING LOCATION</b> 130 FORT POINT RD<br>CENTREVILLE<br><br><b>TAX ACCOUNT</b> 1803125901<br><b>SUBDIVISION</b><br><b>CRITICAL AREA YES</b> <b>ACREAGE</b> 1.43<br><b>TAX MAP</b> 035H <b>GRID</b> 0001 <b>PARCEL</b> 0075<br><b>SECTION</b> <b>BLOCK</b> <b>LOT</b><br><b>ZONED</b> NC-2 <b>FRONTAGE</b> <b>DEPTH</b> |  |   | <b>PROPERTY OWNERS:</b> POSKO, TAMMY<br>130 FORT POINT RD<br>CENTREVILLE, MD 21617<br><br><b>HOME PHONE:</b> (443) 763-2804<br><b>APPLICANT:</b><br><br><b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL |   |  |
| <b>EXISTING USE</b> RESIDENCE<br><br><b>PROPOSED USE</b> ACCESSORY STRUCTURE<br><br><b>REVISED PROPOSED USE</b><br><br><b>CONSTRUCTION VALUE</b> \$7,500.00   |  |   | <b>FEES</b><br><b>ZONING</b> \$55.00 <b>BOCA FEE</b> \$51.60  |   |  |
| <b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b><br><b>OWNER</b> <b>OWNER</b> QAC1000   |  |   |   |   |  |
| <b>DESCRIPTION OF WORK:</b> CONSTRUCT 36' X 16' IRREGULAR SHAPED PERGOLA (645 SQFT) ON EXISTING CONCRETE SLAB (S24-07-0335)   |  |   |   |   |  |
| <b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>   |  |   | <b>CONSTRUCTION TYPE:</b> WOOD FRAME  |   |  |
| <b>UNFIN. BASEMENT:</b><br><b>FIRST FLOOR:</b><br><b>THIRD FLOOR:</b><br><b>GARAGE:</b><br><b>DECK:</b><br><b>OTHER:</b> PERGOLA 645<br><b>TOTAL FLOOR AREA:</b> 645  |  | <b>FIN BASEMENT:</b><br><b>SECOND FLOOR:</b><br><b>FOURTH FLOOR:</b><br><b>CARPOR:</b><br><b>PORCH:</b> |   | <b># BEDROOMS:</b><br><b>ROAD TYPE:</b><br><b>WATER TYPE</b> PRIVATE<br><b>HEATING SYSTEM:</b><br><b>FIREPLACE:</b> |  |
|   |  | <b># BATHROOMS:</b><br><b>SPRINKLER:</b><br><b>SEWER TYPE</b> PRIVATE<br><b>CENTRAL AIR:</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:**  
 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. 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.

OFFICE USE ONLY

**MINIMUM YARD REQUIREMENTS**

| ACCESSORY STRUCTURE |       | PRINCIPLE STRUCTURE |    |
|---------------------|-------|---------------------|----|
| FRONT               | FT    | FRONT               | FT |
| SIDE                | 3 FT  | SIDE                | FT |
| REAR                | 3 FT  | REAR                | FT |
| SIDE STREET         | FT    | SIDE STREET         | FT |
| MAX. HGHT           | 20 FT | MAX. HGHT           | FT |

**APPROVALS:**

|              |    |            |
|--------------|----|------------|
| BUILDING     | HD | 08/30/2024 |
| ZONING       | WB | 08/30/2024 |
| SEDIMENT     |    | N/A        |
| PUB. SEWER   |    | N/A        |
| S.W. MGT.    | KN | 08/30/2024 |
| ENTRANCE     |    | N/A        |
| FIRE MARSHAL |    | N/A        |
| BACKFLOW     |    | N/A        |

|                 |                |
|-----------------|----------------|
| FLOODPLAIN ZONE | N/A            |
| PLUMBING        | N/A            |
| ENV. HEALTH     | JEN 09/03/2024 |
| HISTORIC        | N/A            |
| SHA             | N/A            |
| MECHANICAL      | N/A            |
| ELECTRICAL      | N/A            |
| FOOD SERVICE    | N/A            |

DATE APPROVED: 9-12-24

ADMINISTRATOR APPROVAL: Vivian J Swinson





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

ZONING CERTIFICATE #: Z23-03-0076

Date of Application: 03/01/2023

**ZONING CERTIFICATE**

| TAX ACCOUNT # | STREET ADDRESS     | CITY NAME    |
|---------------|--------------------|--------------|
| 1804073533    | 1544 LOVE POINT RD | STEVENSVILLE |

| OWNER INFORMATION |  | PROPERTY INFORMATION      |                    |              |
|-------------------|--|---------------------------|--------------------|--------------|
| OWNER:            | LOWE, CLIFTON                                | TAX MAP 0048              | BLOCK              | PARCEL 0106  |
| OWNER ADDRESS:    | 1544 LOVE POINT RD<br>STEVENSVILLE, MD 21666 | LOT                       | SECTION            | ZONED NC-20  |
| HOME PHONE:       |  | CRITICAL AREA NO          |                    | ACREAGE 2.90 |
|                   |  | SUBDIVISION               |                    |              |
|                   |  | BUILDING VALUE \$2,500.00 |                    |              |
|                   |  | WATER TYPE PRIVATE        | SEWER TYPE PRIVATE |              |

| APPLICANT INFORMATION                            |  | PERMIT FEES  |                            |
|--|--|--|----------------------------|
| NAME:  | CLIFTON LOWE                                 | ZONING FEE: \$55.00  | FM FEE:                    |
| ADDRESS:   | 1544 Love Point Rd<br>STEVENSVILLE, MD 21666 | ELECTRICAL PERMIT #:   |                            |
| PHONE:   |  | 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: ** FT              |
| WORK DESCRIPTION: INSTALL 12' X 16' RUN IN SHED. |  |  |                            |

**AGENCY APPROVALS:**

| Name        | Completed Date |
|-------------|----------------|
| ENV. HEALTH | 01/24/2024 KK  |
| S.W. MGT.   | 01/22/2024 KN  |
| ZONING      | 08/21/2024 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: ADMIN SUB DIVISON 22-11-0350 APPROVED 1/5/24 RECORDED 1/8/24  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 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.  
 \*\*AN ACCESSORY BUILDING ON A RESIDENTIAL LOT GREATER THAN 2 ACRES AND LESS THAN 5 ACRES MAY NOT EXCEED THE GREATER OF 20 FT IN HEIGHT OR THE HEIGHT OF THE PRINCIPLE STRUCTURE.  
 ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 80% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING.

ADMINISTRATOR APPROVAL: Vivian J. Sunson DATE APPROVED: 9-12-24



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

ZONING CERTIFICATE #: Z24-08-0351

Date of Application: 08/19/2024

**ZONING CERTIFICATE**

| TAX ACCOUNT # | STREET ADDRESS       | CITY NAME    |
|---------------|----------------------|--------------|
| 1801011383    | 7404 SUDLERSVILLE RD | SUDLERSVILLE |

| OWNER INFORMATION |  | PROPERTY INFORMATION      |                    |               |
|-------------------|--|---------------------------|--------------------|---------------|
| OWNER:            | MAR DEL VIEW FARMS LLC                         | TAX MAP 0014              | BLOCK              | PARCEL 0054   |
| OWNER ADDRESS:    | 7404 SUDLERSVILLE RD<br>SUDLERSVILLE, MD 21668 | LOT                       | SECTION            | ZONED AG      |
| HOME PHONE:       | (410) 739-7945                                 | CRITICAL AREA NO          |                    | ACREAGE 39.95 |
|                   |  | SUBDIVISION               |                    |               |
|                   |  | BUILDING VALUE \$7,300.00 |                    |               |
|                   |  | WATER TYPE PRIVATE        | SEWER TYPE PRIVATE |               |

| APPLICANT INFORMATION  |  | PERMIT FEES  |           |
|--|--|--|-----------|
| NAME:  | MAR DEL VIEW FARMS LLC                         | ZONING FEE: \$55.00  | FM FEE:   |
| ADDRESS:   | 7404 Sudlersville Rd<br>SUDLERSVILLE, MD 21668 | ELECTRICAL PERMIT #:   |           |
| PHONE:   | (410) 739-7945                                 | 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: INSTALL 10' X 16' POLE BARN FOR ANIMAL SUPPLIES. |  |  |           |

**AGENCY APPROVALS:**

|                                |                |
|--------------------------------|----------------|
| Name                           | Completed Date |
| ENV. HEALTH                    | 08/30/2024 JEN |
| SOIL CONSERVATION - PERMITTING | 08/28/2024 JP  |
| ZONING                         | 08/30/2024 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.

ADMINISTRATOR APPROVAL: *Vincent J. Sunson* DATE APPROVED: 9.12.24



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

ZONING CERTIFICATE #: Z22-03-0111

Date of Application: 03/22/2022

**ZONING CERTIFICATE**

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME    |
|---------------|----------------|--------------|
| 1804126236    | 145 TOPSIDE DR | STEVENSVILLE |

| OWNER INFORMATION |  | PROPERTY INFORMATION        |                   |                |
|-------------------|--|-----------------------------|-------------------|----------------|
| OWNER:            | NINKE, GLORIA<br>ANDERSON, KAREN         | TAX MAP 0056                | BLOCK             | PARCEL 0279    |
| OWNER ADDRESS:    | 145 TOPSIDE DR<br>STEVENSVILLE, MD 21666 | LOT                         | SECTION           | ZONED CS, SMPC |
| HOME PHONE:       |  | CRITICAL AREA NO            |                   | ACREAGE 0.19   |
|                   |  | SUBDIVISION BAY BRIDGE COVE |                   |                |
|                   |  | BUILDING VALUE \$2,500.00   |                   |                |
|                   |  | WATER TYPE PUBLIC           | SEWER TYPE PUBLIC |                |

| APPLICANT INFORMATION   |   | PERMIT FEES  |                            |
|---|---|--|----------------------------|
| NAME:   | AMERICAN TURF                               | ZONING FEE: \$55.00  | FM FEE:                    |
| ADDRESS:  | 1401 Rossback Rd<br>DAVIDSONVILLE, MD 21035 | ELECTRICAL PERMIT #:   |                            |
| PHONE:  | (410) 721-1861                              | PLUMBING PERMIT #: P-1401-22 BF-1408-22 SHEPHERD PR-154  |                            |
|   |   | GAS PERMIT #:  |                            |
|   |   | STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL |                            |
| EXISTING USE:   | RESIDENTIAL                                 | PROPOSED USE: IRRIGATION   |                            |
| MINIMUM YARD REQUIREMENTS:  |   |  |                            |
| FRONT: FT   | SIDE: FT                                    | REAR: FT   | SIDE STREET: FT HEIGHT: FT |
| WORK DESCRIPTION: INSTALL 17 SPRINKLER HEADS FOR LAWN IRRIGATION SYSTEM. USING EXISTING ELECTRIC. |   |  |                            |

**AGENCY APPROVALS:**

|               |                |
|---------------|----------------|
| Name          | Completed Date |
| ENV. HEALTH   | 10/18/2022 JEN |
| SANITARY DEPT | 03/28/2022 JH  |
| ZONING        | 03/28/2022 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 G. Swanson DATE APPROVED: 9-12-24



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

ZONING CERTIFICATE #: Z24-07-0323

Date of Application: 07/31/2024

**ZONING CERTIFICATE**

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME    |
|---------------|----------------|--------------|
| 1804125623    | 104 TOPSIDE DR | STEVENSVILLE |

| OWNER INFORMATION |  | PROPERTY INFORMATION        |                   |              |
|-------------------|--|-----------------------------|-------------------|--------------|
| OWNER:            | VANDYKE, ROSE                            | TAX MAP 0056                | BLOCK             | PARCEL 0279  |
| OWNER ADDRESS:    | 104 TOPSIDE DR<br>STEVENSVILLE, MD 21666 | LOT                         | SECTION           | ZONED SMPD   |
| HOME PHONE:       | (301) 908-3541                           | CRITICAL AREA NO            |                   | ACREAGE 0.18 |
|                   |  | SUBDIVISION BAY BRIDGE COVE |                   |              |
|                   |  | BUILDING VALUE \$3,370.00   |                   |              |
|                   |  | WATER TYPE PUBLIC           | SEWER TYPE PUBLIC |              |

| APPLICANT INFORMATION  |   | PERMIT FEES  |                            |
|--|---|--|----------------------------|
| NAME:  | AMERICAN TURF                               | ZONING FEE: \$55.00  | FM FEE:                    |
| ADDRESS:   | 1401 Rossback Rd<br>DAVIDSONVILLE, MD 21035 | ELECTRICAL PERMIT #:   |                            |
| PHONE:   | (410) 721-1861                              | PLUMBING PERMIT #: P-1074-24 BF-1075-24 SHEPHERD PR-154  |                            |
| EXISTING USE: RESIDENCE  |   | GAS PERMIT #:  |                            |
|  |   | STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL |                            |
|  |   | PROPOSED USE: IRRIGATION   |                            |
| MINIMUM YARD REQUIREMENTS:   |   |  |                            |
| FRONT: FT  | SIDE: FT                                    | REAR: FT   | SIDE STREET: FT HEIGHT: FT |
| WORK DESCRIPTION: INSTALL LAWN IRRIGATION SYSTEM TO INCLUDE (34) HEADS, USING EXISTING ELECTRIC. |   |  |                            |

**AGENCY APPROVALS:**

| Name          | Completed Date |
|---------------|----------------|
| ENV. HEALTH   | 08/19/2024 JEN |
| SANITARY DEPT | 08/19/2024 DT  |
| ZONING        | 08/20/2024 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.

ADMINISTRATOR APPROVAL: *Vincent J. Gannon* DATE APPROVED: 9-12-24



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

ZONING CERTIFICATE #: Z24-08-0324

Date of Application: 08/01/2024

**ZONING CERTIFICATE**

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME   |
|---------------|----------------|-------------|
| 1802010232    | 322 RIVER RD   | CHESTERTOWN |

| OWNER INFORMATION |  | PROPERTY INFORMATION       |                    |              |
|-------------------|--|----------------------------|--------------------|--------------|
| OWNER:            | OHS AND QUES LLC                                 | TAX MAP 0009               | BLOCK              | PARCEL 0122  |
| OWNER ADDRESS:    | 309 CHESTNUT RIDGE DR<br>MECHANICSBURG, PA 10755 | LOT 16 17                  | SECTION            | ZONED NC-20  |
| HOME PHONE:       | (717) 645-8883                                   | CRITICAL AREA YES          |                    | ACREAGE 0.66 |
|                   |  | SUBDIVISION                |                    |              |
|                   |  | BUILDING VALUE \$80,000.00 |                    |              |
|                   |  | WATER TYPE PRIVATE         | SEWER TYPE PRIVATE |              |

| APPLICANT INFORMATION |                                       | PERMIT FEES                       |  |
|-----------------------|---------------------------------------|-----------------------------------|--|
| NAME:                 | COASTAL DOCK & PILE INC               | ZONING FEE: \$55.00               | FM FEE:  |
| ADDRESS:              | P.O. Box 124<br>CHURCH HILL, MD 21623 | ELECTRICAL PERMIT #: EZ24-08-0324 |  |
| PHONE:                | (410) 810-1066                        | 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 |
|-------------------------|--------------------|

| MINIMUM YARD REQUIREMENTS: |            |          |                 |            |
|----------------------------|------------|----------|-----------------|------------|
| FRONT: FT                  | SIDE: 6 FT | REAR: FT | SIDE STREET: FT | HEIGHT: FT |

**WORK DESCRIPTION:** REMOVE EXISTING PIER AND ASSOCIATED STRUCTURES. INSTALL 3' X 6' WALKWAY TO 140' X 6' PIER WITH 10' X 20' PLATFORM, (1) MOORING PILE, (1) BOATLIFT WITH ASSOCIATED PILES, AND (1) PWC LIFT WITH ASSOCIATED PILES. TOTAL LENGTH OF PIER = 150'

**AGENCY APPROVALS:**

| Name            | Completed Date            |
|-----------------|---------------------------|
| ELECTRICAL      | 08/09/2024 MATTHEWS E-651 |
| FLOODPLAIN ZONE | 08/16/2024 KN             |
| ZONING          | 08/19/2024 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.  
 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.  
 FLOOD ZONE: AE 7 FPE: 9 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 9 FEET  
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION ONCE PLANTED.

ADMINISTRATOR APPROVAL: *Varen G. Johnson* DATE APPROVED: 9-12-24



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

ZONING CERTIFICATE #: Z24-08-0360

Date of Application: 08/22/2024

**ZONING CERTIFICATE**

| TAX ACCOUNT # | STREET ADDRESS        | CITY NAME  |
|---------------|-----------------------|------------|
| 1805017998    | 2444 BENNETT POINT RD | QUEENSTOWN |

| OWNER INFORMATION |   | PROPERTY INFORMATION               |                    |              |
|-------------------|---|------------------------------------|--------------------|--------------|
| OWNER:            | SNYDER, JOHN & ELIZABETH                      | TAX MAP 0072                       | BLOCK              | PARCEL 0036  |
| OWNER ADDRESS:    | 2444 BENNETT POINT RD<br>QUEENSTOWN, MD 21658 | LOT 35                             | SECTION            | ZONED NC-1   |
| HOME PHONE:       | (302) 463-4420                                | CRITICAL AREA YES                  |                    | ACREAGE 1.03 |
|                   |   | SUBDIVISION QUEEN ANNES ON THE WYE |                    |              |
|                   |   | BUILDING VALUE \$12,000.00         |                    |              |
|                   |   | WATER TYPE PRIVATE                 | SEWER TYPE PRIVATE |              |

| APPLICANT INFORMATION |  | PERMIT FEES  |         |
|-----------------------|--|--|---------|
| NAME:                 | HEATHERWOOD CONSULTING                     | ZONING FEE: \$55.00  | FM FEE: |
| ADDRESS:              | 9879 Fox Hill Ct<br>ELLCOTT CITY, MD 21042 | ELECTRICAL PERMIT #:   |         |
| PHONE:                | (443) 308-8027                             | PLUMBING PERMIT #:   |         |
|                       |  | GAS PERMIT #:  |         |
|                       |  | STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL |         |

|                         |                    |
|-------------------------|--------------------|
| EXISTING USE: RESIDENCE | PROPOSED USE: PIER |
|-------------------------|--------------------|

|                            |            |          |                 |            |
|----------------------------|------------|----------|-----------------|------------|
| MINIMUM YARD REQUIREMENTS: |            |          |                 |            |
| FRONT: FT                  | SIDE: 6 FT | REAR: FT | SIDE STREET: FT | HEIGHT: FT |

WORK DESCRIPTION: REMOVE EXISTING PIER AND ASSOCIATED STRUCTURES. INSTALL 6' X 6' WALKWAY TO 112' X 6' PIER, WITH 10' X 20' PLATFORM, AND (4) MOORING PILES. NOT INSTALLING BOAT LIFT OR PWC LIFT AT THIS TIME. TOTAL LENGTH OF PIER = 122'

**AGENCY APPROVALS:**

| Name            | Completed Date |
|-----------------|----------------|
| FLOODPLAIN ZONE | 09/03/2024 KN  |
| ZONING          | 08/30/2024 JM  |

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:  
 FLOOD ZONE: AE 6 FPE:8 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE:8 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.  
 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.

ADMINISTRATOR APPROVAL: W. Van G. Swinson DATE APPROVED: 9-12-24



Queen Anne's County  
 Department of Planning and Zoning  
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 Centreville, MD 21617  
 410-758-4088

ZONING CERTIFICATE #: Z24-08-0343

Date of Application: 08/14/2024

**ZONING CERTIFICATE**

| TAX ACCOUNT # | STREET ADDRESS     | CITY NAME   |
|---------------|--------------------|-------------|
| 1805051584    | 172 BLUE RIBBON LN | GRASONVILLE |

| OWNER INFORMATION     |  | PROPERTY INFORMATION              |                           |                      |
|-----------------------|--|-----------------------------------|---------------------------|----------------------|
| <b>OWNER:</b>         | TALISMAN THERAPEUTIC RIDING INC                | <b>TAX MAP</b> 0065               | <b>BLOCK</b>              | <b>PARCEL</b> 0056   |
| <b>OWNER ADDRESS:</b> | 300 TALISMAN FARM CIR<br>GRASONVILLE, MD 21638 | <b>LOT</b> 1                      | <b>SECTION</b>            | <b>ZONED</b> CS      |
| <b>HOME PHONE:</b>    | (443) 239-9400                                 | <b>CRITICAL AREA</b> YES          |                           | <b>ACREAGE</b> 28.39 |
|                       |  | <b>SUBDIVISION</b>                |                           |                      |
|                       |  | <b>BUILDING VALUE</b> \$26,000.00 |                           |                      |
|                       |  | <b>WATER TYPE</b> PRIVATE         | <b>SEWER TYPE</b> PRIVATE |                      |

| APPLICANT INFORMATION  |  | PERMIT FEES   |                       |
|--|--|---|-----------------------|
| <b>NAME:</b>   | TALISMAN THERAPEUTIC RIDING INC                | <b>ZONING FEE:</b> \$55.00  | <b>FM FEE:</b>        |
| <b>ADDRESS:</b>  | 300 Talisman Farm Cir<br>GRASONVILLE, MD 21638 | <b>ELECTRICAL PERMIT #:</b>   |                       |
| <b>PHONE:</b>  | (443) 239-9400                                 | <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 BLDG             |
| <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> CONSTRUCT 16' X 36' (3) BAY POLE BARN FOR FARM EQUIPMENT STORAGE. |  |   |                       |

**AGENCY APPROVALS:**

| Name                           | Completed Date |
|--------------------------------|----------------|
| ENV. HEALTH                    | 08/26/2024 GJH |
| FLOODPLAIN ZONE                | 08/29/2024 KN  |
| SOIL CONSERVATION - PERMITTING | 08/27/2024 JP  |
| ZONING                         | 08/28/2024 JM  |

**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:**

APPROVED FARM PLAN ON FILE BUFFER ESTABLISHMENT NOT REQUIRED. FARM PLAN ACTIVE UNTIL 5/2033 PER SCS.  
 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.  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL:

*Vivian G. Sunson*

DATE APPROVED:

*9-12-24*



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

ZONING CERTIFICATE #: Z24-07-0295

Date of Application: 07/08/2024

### ZONING CERTIFICATE

| TAX ACCOUNT # | STREET ADDRESS    | CITY NAME    |
|---------------|-------------------|--------------|
| 1804060261    | 305 FIVE FARMS DR | STEVENSVILLE |

| OWNER INFORMATION |   | PROPERTY INFORMATION          |                   |              |
|-------------------|---|-------------------------------|-------------------|--------------|
| OWNER:            | FORMICA, JOHN & SARAH                       | TAX MAP 0070                  | BLOCK H           | PARCEL 0067  |
| OWNER ADDRESS:    | 305 FIVE FARMS DR<br>STEVENSVILLE, MD 21666 | LOT 10                        | SECTION           | ZONED NC-15  |
| HOME PHONE:       | (443) 786-0858                              | CRITICAL AREA YES             |                   | ACREAGE 0.54 |
|                   |   | SUBDIVISION QUEEN ANNE COLONY |                   |              |
|                   |   | BUILDING VALUE \$2,500.00     |                   |              |
|                   |   | WATER TYPE PRIVATE            | SEWER TYPE PUBLIC |              |

| APPLICANT INFORMATION      |   | PERMIT FEES  |                    |
|----------------------------|---|--|--------------------|
| NAME:                      | JOHN & SARAH FORMICA                        | ZONING FEE: \$55.00  | FM FEE:            |
| ADDRESS:                   | 305 Five Farms Dr<br>STEVENSVILLE, MD 21666 | ELECTRICAL PERMIT #:   |                    |
| PHONE:                     | (443) 786-0858                              | PLUMBING PERMIT #:   |                    |
| EXISTING USE: RESIDENCE    |   | GAS PERMIT #:  |                    |
| MINIMUM YARD REQUIREMENTS: |   | STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL |                    |
| FRONT: FT                  | SIDE: 6 FT                                  | REAR: FT   | PROPOSED USE: PIER |
|                            |   | SIDE STREET: FT  | HEIGHT: FT         |

**WORK DESCRIPTION:** REMOVE EXISTING FLOATING DOCK AND ASSOCIATED STRUCTURES. CONSTRUCT 6' X 4' WALKWAY LANDWARD OF MHW TO A 2' X 4' PLATFORM TO A 16' X 4' METAL GANGWAY WITH 8' X 20' FLOATING "T" PLATFORM. TOTAL LENGTH OF PIER = 24'

**AGENCY APPROVALS:**

| Name            | Completed Date |
|-----------------|----------------|
| FLOODPLAIN ZONE | 07/30/2024 KN  |
| SKI             | 07/30/2024 AC  |
| ZONING          | 07/30/2024 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:   |
|---|
| MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION ONCE PLANTED.<br>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.<br>OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.<br>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.<br>FLOOD ZONE:AE 5 FPE: 7 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE:7 FEET |

ADMINISTRATOR APPROVAL: *V. J. Swanson* DATE APPROVED: 9-10-24



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

ZONING CERTIFICATE #: Z24-08-0362

Date of Application: 08/23/2024

**ZONING CERTIFICATE**

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME   |
|---------------|----------------|-------------|
| 1803006212    | 211 RYANS LN   | CENTREVILLE |

| OWNER INFORMATION |                                       | PROPERTY INFORMATION      |                    |              |
|-------------------|---------------------------------------|---------------------------|--------------------|--------------|
| OWNER:            | GRIMPLIN, JAMES & LESLIE              | TAX MAP 0044              | BLOCK              | PARCEL 0107  |
| OWNER ADDRESS:    | 211 RYANS LN<br>CENTREVILLE, MD 21617 | LOT                       | SECTION            | ZONED AG     |
| HOME PHONE:       | (410) 739-5805                        | CRITICAL AREA NO          |                    | ACREAGE 5.33 |
|                   |                                       | SUBDIVISION               |                    |              |
|                   |                                       | BUILDING VALUE \$4,000.00 |                    |              |
|                   |                                       | WATER TYPE PRIVATE        | SEWER TYPE PRIVATE |              |

| APPLICANT INFORMATION                      |                                       | PERMIT FEES  |                               |
|--|---------------------------------------|--|-------------------------------|
| NAME:                                      | JAMES & LESLIE GRIMPLIN               | ZONING FEE: \$55.00  | FM FEE:                       |
| ADDRESS:                                   | 211 Ryans Ln<br>CENTREVILLE, MD 21617 | ELECTRICAL PERMIT #:   |                               |
| PHONE:                                     | (410) 739-5805                        | 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: 40 FT |
| WORK DESCRIPTION: CONSTRUCT 12' X 16' SHED |                                       |  |                               |

**AGENCY APPROVALS:**

| Name        | Completed Date |
|-------------|----------------|
| ENV. HEALTH | 08/30/2024 JEN |
| S.W. MGT.   | 08/30/2024 KN  |
| ZONING      | 09/03/2024 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:**

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

ADMINISTRATOR APPROVAL: *V. J. Sunson* DATE APPROVED: 9-12-24



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

ZONING CERTIFICATE #: Z24-08-0361

Date of Application: 08/22/2024

**ZONING CERTIFICATE**

| TAX ACCOUNT # | STREET ADDRESS    | CITY NAME |
|---------------|-------------------|-----------|
| 1801008374    | 411 WILL SMITH RD | HENDERSON |

| OWNER INFORMATION |  | PROPERTY INFORMATION |                    |              |
|-------------------|--|----------------------|--------------------|--------------|
| OWNER:            | DORR, FRANCIS & HOLLY                    | TAX MAP 0032         | BLOCK              | PARCEL 0006  |
| OWNER ADDRESS:    | 411 WILL SMITH RD<br>HENDERSON, MD 21640 | LOT                  | SECTION            | ZONED AG, AG |
| HOME PHONE:       | (410) 440-7917                           | CRITICAL AREA NO     |                    | ACREAGE 7.17 |
|                   |  | SUBDIVISION          |                    |              |
|                   |  | BUILDING VALUE       |                    |              |
|                   |  | WATER TYPE PRIVATE   | SEWER TYPE PRIVATE |              |

| APPLICANT INFORMATION  |  | PERMIT FEES  |                            |
|--|--|--|----------------------------|
| NAME:  | SUMMER DORR                              | ZONING FEE: \$55.00  | FM FEE:                    |
| ADDRESS:   | 411 Will Smith Rd<br>HENDERSON, MD 21640 | ELECTRICAL PERMIT #:   |                            |
| PHONE:   | (410) 739-9915                           | PLUMBING PERMIT #:   |                            |
|  |  | GAS PERMIT #:  |                            |
|  |  | STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL |                            |
| EXISTING USE:  | RESIDENTIAL                              | PROPOSED USE:  | TEMPORARY PRODUCE STAND    |
| MINIMUM YARD REQUIREMENTS:   |  |  |                            |
| FRONT: FT  | SIDE: FT                                 | REAR: FT   | SIDE STREET: FT HEIGHT: FT |
| WORK DESCRIPTION: INSTALL TEMPORARY 8' X 8' PRODUCE STAND FOR U-PICK FLOWER FIELD. |  |  |                            |

**AGENCY APPROVALS:**

|                 |                |
|-----------------|----------------|
| Name            | Completed Date |
| ENV. HEALTH     | 08/23/2024 JEN |
| FLOODPLAIN ZONE | 08/26/2024 KN  |
| ZONING          | 08/29/2024 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:  
 MUST COMPLY WITH SECTION 18:1-53 (A)-(D) SEE ATTACHED

ADMINISTRATOR APPROVAL: Kran J. Sumson DATE APPROVED: 9-12-24



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

ZONING CERTIFICATE #: Z24-08-0359

Date of Application: 08/22/2024

### ZONING CERTIFICATE

| TAX ACCOUNT # | STREET ADDRESS   | CITY NAME    |
|---------------|------------------|--------------|
| 1804063619    | 127 VESTFIELD CT | STEVENSVILLE |

| OWNER INFORMATION |  | PROPERTY INFORMATION       |                    |              |
|-------------------|--|----------------------------|--------------------|--------------|
| OWNER:            | GARCIA, ANA<br>HERNANDEZ, MARTIN           | TAX MAP 0063               | BLOCK              | PARCEL 0105  |
| OWNER ADDRESS:    | 127 VESTFIELD CT<br>STEVENSVILLE, MD 21666 | LOT                        | SECTION            | ZONED NC-5   |
| HOME PHONE:       | (443) 223-9206                             | CRITICAL AREA YES          |                    | ACREAGE 3.55 |
|                   |  | SUBDIVISION                |                    |              |
|                   |  | 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<br>ELLCOTT CITY, MD 21042 | ELECTRICAL PERMIT #: EZ24-08-0359  |         |
| PHONE:                | (443) 308-8027                             | 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 |
|-------------------------|--------------------|

| MINIMUM YARD REQUIREMENTS: |            |          |                 |            |
|----------------------------|------------|----------|-----------------|------------|
| FRONT: FT                  | SIDE: 6 FT | REAR: FT | SIDE STREET: FT | HEIGHT: FT |

**WORK DESCRIPTION:** INSTALL 5' X 6' WALKWAY TO PIER LANDWARD OF MHW TO 90' X 6' PIER WITH 10' X 20' PLATFORM WITH (2) PILINGS, (1) BOAT LIFT WITH ASSOCIATED PILINGS, AND (2) PWC LIFTS. TOTAL LENGTH OF PIER = 100'

**AGENCY APPROVALS:**

| Name            | Completed Date        |
|-----------------|-----------------------|
| ELECTRICAL      | 08/29/2024 CLOW E-155 |
| FLOODPLAIN ZONE | 08/26/2024 KN         |
| ZONING          | 08/27/2024 MO         |

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**Conditions:**

MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION ONCE PLANTED.  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 FLOOD ZONE:VE 8 FPE: 10 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE:10 FEET  
 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: \_\_\_\_\_

*V. Van G. Swinson*

DATE APPROVED: \_\_\_\_\_

*9-12-24*