



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

ZONING CERTIFICATE #: Z24-09-0406

Date of Application: 09/19/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804062892	100 BRIDGE CT	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	100 BRIDGE CT MARSHALL, LISA	TAX MAP 0056	BLOCK	PARCEL 0159
OWNER ADDRESS:	200 MARYLAND AVE CAMBRIDGE, MD 21613	LOT	SECTION	ZONED UC
HOME PHONE:	(443) 477-6608	CRITICAL AREA NO		ACREAGE 0.83
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	MASON CONSTRUCTION SERVICES LL	ZONING FEE: \$130.00	FM FEE: \$100.00
ADDRESS:	1409 Jewell Rd DUNKIRK, MD 20754	ELECTRICAL PERMIT #:	
PHONE:	(410) 310-8444	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	COMMERCIAL	PROPOSED USE:	USE PERMIT
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: USE PERMIT FOR "MASON CONSTRUCTION". 4 EMPLOYEES. 2000SF			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	10/10/2024 JEN
FIRE MARSHAL	12/04/2024 JL
SANITARY DEPT	10/15/2024 DT
ZONING	10/21/2024 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:

FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: *Vivian G. Sumson* DATE APPROVED: *3-28-25*



Queen Anne's County
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BUILDING PERMIT No.: BR25-02-0169

Date of Application: 02/26/2025

BUILDING PERMIT

BUILDING LOCATION 517 PATHFINDER CIR GRASONVILLE TAX ACCOUNT 1805127156 SUBDIVISION PERRY'S RETREAT CRITICAL AREA NO ACREAGE 0.182 TAX MAP 058H GRID 0021 PARCEL 0201 SECTION BLOCK LOT 56 ZONED GPRN FRONTAGE DEPTH		PROPERTY OWNERS: TOR PERRYS LLC SHECKELLS, FRED PO BOX 257 FALLSTON, MD 21047 HOME PHONE: APPLICANT: PERMITS PLUS, INC TERRI MCNICHOLAS PO BOX 690 MILLERSVILLE MD 21108 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
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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:

AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. 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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 15 FT
SIDE FT	SIDE 5 FT
REAR FT	REAR 20 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING <i>HD</i>	03/04/2025	FLOODPLAIN ZONE <i>KA</i>	03/05/2025
ZONING <i>JM</i>	03/06/2025	PLUMBING <i>CA</i>	03/05/2025
SEDIMENT <i>TR</i>	03/02/2023	ENV. HEALTH <i>KL</i>	03/04/2025
PUB. SEWER <i>RC</i>	03/05/2025	HISTORIC	N/A
S.W. MGT. <i>KN</i>	03/05/2025	SHA	N/A
ENTRANCE <i>AT</i>	03/04/2025	MECHANICAL <i>Ch</i>	03/05/2025
FIRE MARSHAL <i>JB</i>	03/21/2025	ELECTRICAL	03/06/2025
BACKFLOW <i>Ch</i>	03/05/2025	FOOD SERVICE	N/A

DATE APPROVED: 3-28-25

ADMINISTRATOR APPROVAL: *Vran J Simpson*



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

BUILDING PERMIT No.: BR25-02-0168
 Date of Application: 02/26/2025

BUILDING PERMIT

BUILDING LOCATION 405 PATHFINDER CIR GRASONVILLE TAX ACCOUNT 1805127138 SUBDIVISION PERRY'S RETREAT CRITICAL AREA NO ACREAGE 0.164 TAX MAP 058H GRID 0021 PARCEL 0201 SECTION BLOCK LOT 38 ZONED GPRN FRONTAGE DEPTH		PROPERTY OWNERS: TOR PERRYS LLC SHECKELLS, FRED PO BOX 257 FALLSTON, MD 21047 HOME PHONE: APPLICANT: PERMITS PLUS, INC TERRI MCNICHOLAS Po Box 690 MILLERSVILLE MD 21108 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
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ADMINISTRATOR APPROVAL: Varen J. Swinson