



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

ZONING CERTIFICATE #: Z24-12-0524

Date of Application: 12/18/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804109767	120 CHESTER STATION RD	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	120 CHESTER STATION ROAD LLC MIR, RAZA	TAX MAP 0057	BLOCK	PARCEL 0537
OWNER ADDRESS:	120 CHESTER STATION RD CHESTER, MD 21619	LOT	SECTION	ZONED TC
HOME PHONE:	(301) 526-4339	CRITICAL AREA YES		ACREAGE 4.66
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	LYNN SCHAMBOW	ZONING FEE: \$130.00	FM FEE: \$100.00
ADDRESS:	319 Elaine Ct DODGEVILLE, WI 53533	ELECTRICAL PERMIT #: EC24-10-0086	
PHONE:	(608) 319-4079	PLUMBING PERMIT #: P-0154-25	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: COMMERCIAL	PROPOSED USE: USE PERMIT
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: USE PERMIT FOR "STARBUCKS" COFFEE SHOP
 1649 SQFT
 EMPLOYEES 15-20

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH SEPTIC	06/23/2025 SH
FIRE MARSHAL	01/03/2025 DL
SANITARY DEPT	01/02/2025 DT
ZONING	01/03/2025 HO

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: *V. Van G. Sunson* DATE APPROVED: *6-25-25*