



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

ZONING CERTIFICATE #: Z21-01-0026

Date of Application: 01/20/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802021943	6602 CHURCH HILL RD 300	CHESTERTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KRM-ROUNDTOP LLC	TAX MAP 0010	BLOCK	PARCEL 0092
		LOT 2	SECTION	ZONED SC
OWNER ADDRESS:	205 CANNON ST STE 1 CHESTERTOWN, MD 21620	CRITICAL AREA NO		ACREAGE 5.58
		SUBDIVISION		
HOME PHONE:	(410) 810-1574	BUILDING VALUE \$40,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$130.00 FM FEE: \$100.00
ADDRESS:	ELECTRICAL PERMIT #:
	PLUMBING PERMIT #:
PHONE:	GAS PERMIT #:
	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE: VACANT LOT	PROPOSED USE: USE PERMIT
MINIMUM YARD REQUIREMENTS:	
FRONT: FT	SIDE: FT REAR: FT SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: USE PERMIT FOR: OPTIMAL HEALTH CARE UNIT SIZE - 1,704 SF, TOTAL OF 6 EMPLOYEES BC21-01-0002 -RENO PERMIT	

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH BP	01/29/2021 CS
FIRE MARSHAL	02/05/2021 FM
ZONING	01/28/2021 JP

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. Shumson DATE APPROVED: 2-4-25



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BUILDING PERMIT No.: BR25-04-0322

Date of Application: 04/16/2025

BUILDING PERMIT

BUILDING LOCATION 500 DOUBLE CREEK POINT RD UNIT E5 CHESTERTOWN TAX ACCOUNT 1807002181 SUBDIVISION CRITICAL AREA YES ACREAGE 89.77 TAX MAP 0005 GRID 0001 PARCEL 0001 SECTION BLOCK LOT E5 ZONED CS FRONTAGE DEPTH		PROPERTY OWNERS: PCP-DUCK NECK LLC 1400 E 4TH ST SANTA ANA, CA 92701 HOME PHONE: (410) 708-1884 APPLICANT: KIMBERLY FRIES 53 Acres Dr RIDLEY PARK, PA 19078 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE DUCK NECK CAMPGROUND PROPOSED USE ACCESSORY STRUCTURE REVISED PROPOSED USE CONSTRUCTION VALUE \$6,875.00		FEES COPIES AND \$13.75 BOCA FEE \$127.68 MISC ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: CONSTRUCT 42' X 26' WOODEN CARPORT OVER EXISTING CAMPER WITH ATTACHED 36' X 14' DECK.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPOR: DECK: 504.00 PORCH: OTHER: 1092 TOTAL FLOOR AREA: 1,596		# BEDROOMS: 0.00 # BATHROOMS: 0.00 ROAD TYPE: PRIVATE SPRINKLER: NO WATER TYPE: PRIVATE SEWER TYPE: PRIVATE HEATING SYSTEM: NONE CENTRAL AIR: NO FIREPLACE: NONE	

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:

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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	07/14/2025 HD FLOODPLAIN ZONE 07/14/2025 KN
FRONT 35 FT	FRONT FT	ZONING	07/16/2025 WB PLUMBING N/A
SIDE 10/100 FT	SIDE FT	SEDIMENT	N/A PUB. SEWER N/A
REAR 100 FT	REAR FT	HISTORIC	N/A S.W. MGT. 07/14/2025 KN
SIDE STREET FT	SIDE STREET FT	SHA	N/A ENTRANCE N/A
MAX. HGHT 45 FT	MAX. HGHT FT	MECHANICAL	N/A FIRE MARSHAL N/A
		ELECTRICAL	N/A BACKFLOW N/A
		FOOD SERVICE	N/A ENV. HEALTH WELL N/A

DATE APPROVED: 8-4-25

ADMINISTRATOR APPROVAL: *Kiran Johnson*



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

BUILDING PERMIT No.: BR25-04-0341

Date of Application: 04/22/2025

BUILDING PERMIT

BUILDING LOCATION 500 DOUBLE CREEK POINT RD B20 CHESTERTOWN		PROPERTY OWNERS: PCP-DUCK NECK LLC 1400 E 4TH ST SANTA ANA, CA 92701	
TAX ACCOUNT 1807002181		HOME PHONE: (410) 708-1884	
SUBDIVISION		APPLICANT: ALBERT DURHAM 5292 PEARSONS CORNER DOVER DE 19904	
CRITICAL AREA YES	ACREAGE 89.77	STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
TAX MAP 0005 GRID 0001 PARCEL 0001	SECTION BLOCK LOT B20		
ZONED CS FRONTAGE DEPTH			
EXISTING USE DUCK NECK CAMPGROUND		FEES	
PROPOSED USE ACCESSORY STRUCTURE		BOCA FEE \$92.16	COPIES AND MISC \$13.75
REVISED PROPOSED USE		ZONING \$55.00	
CONSTRUCTION VALUE \$10,250.00			
CONTRACTORS	NAME	LICENSE #	PHONE#
OWNER	OWNER	QAC1000	PERMIT#
DESCRIPTION OF WORK: CONSTRUCT 36' X 24' WOODEN CARPORT OVER EXISTING CAMPER WITH ATTACHED 24' X 12' DECK.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT:	FIN BASEMENT:	# BEDROOMS: 0.00	# BATHROOMS: 0.00
FIRST FLOOR:	SECOND FLOOR:	ROAD TYPE:	SPRINKLER:
THIRD FLOOR:	FOURTH FLOOR:	WATER TYPE: PRIVATE	SEWER TYPE: PRIVATE
GARAGE:	CARPOR:	HEATING SYSTEM:	CENTRAL AIR:
DECK: 288.00	PORCH:	FIREPLACE:	
OTHER: 864			
TOTAL FLOOR AREA: 1,152			

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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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE
FRONT 35 FT
SIDE 10/100 FT
REAR 100 FT
SIDE STREET FT
MAX. HGHT 45 FT

PRINCIPLE STRUCTURE
FRONT FT
SIDE FT
REAR FT
SIDE STREET FT
MAX. HGHT FT

APPROVALS:

BUILDING	07/14/2025 HD	FLOODPLAIN ZONE	07/14/2025 KN
ZONING	07/15/2025 WB	PLUMBING	N/A
SEDIMENT	N/A	PUB. SEWER	N/A
HISTORIC	N/A	S.W. MGT.	07/14/2025 KN
SHA	N/A	ENTRANCE	N/A
MECHANICAL	N/A	FIRE MARSHAL	N/A
ELECTRICAL	N/A	BACKFLOW	N/A
FOOD SERVICE	N/A	ENV. HEALTH WELL	N/A

DATE APPROVED:

8-4-25

ADMINISTRATOR APPROVAL:

Vran J. Swinson