





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

BUILDING PERMIT No.: BC25-06-0073  
 Date of Application: 06/20/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 127 NEEDWOOD FARM LN CENTREVILLE  <b>TAX ACCOUNT</b> 1803033082 <b>SUBDIVISION</b> <b>CRITICAL AREA NO</b> ACREAGE 20 <b>TAX MAP</b> 0045 <b>GRID</b> 0001 <b>PARCEL</b> 0077 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 2 <b>ZONED AG</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> MANSFIELD, JENNIFER 121 NEEDWOOD FARM LN CENTREVILLE, MD 21617  <b>HOME PHONE:</b> (410) 829-3061  <b>APPLICANT:</b> CROWN CASTLE USA INC JEFFREY BARBADORA 1800 W Park Dr SUITE 250 WESTBOROUGH MA 01581  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																					
<b>EXISTING USE</b> AGRICULTURAL/RESIDENCE  <b>PROPOSED USE</b> ANTENNA  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$45,000.00		<b>FEES</b> <table border="0"> <tr> <td><b>ELECT. PERMIT</b></td> <td>\$60.00</td> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> </tr> <tr> <td><b>ZONING</b></td> <td>\$55.00</td> <td><b>ANTENNAS/TOWERS</b></td> <td>\$75.00</td> </tr> </table>		<b>ELECT. PERMIT</b>	\$60.00	<b>ELECT. ADMIN.</b>	\$10.00	<b>ZONING</b>	\$55.00	<b>ANTENNAS/TOWERS</b>	\$75.00												
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<b>CONTRACTORS</b> <table border="0"> <tr> <td><b>GENERAL</b></td> <td><b>NAME</b></td> <td><b>LICENSE #</b></td> <td><b>PHONE#</b></td> <td><b>PERMIT#</b></td> </tr> <tr> <td></td> <td>SBA NETWORK SERVICES LLC</td> <td>MD-17365788</td> <td>(301) 310-3173</td> <td></td> </tr> <tr> <td></td> <td colspan="4">8051 CONGRESS AVE, BOCA RATON, FL 33487</td> </tr> <tr> <td><b>ELECTRICIAN</b></td> <td>ATI LLC</td> <td>E-1046</td> <td>(240) 295-3072</td> <td>EC25-06-0073</td> </tr> </table>		<b>GENERAL</b>	<b>NAME</b>	<b>LICENSE #</b>	<b>PHONE#</b>	<b>PERMIT#</b>		SBA NETWORK SERVICES LLC	MD-17365788	(301) 310-3173			8051 CONGRESS AVE, BOCA RATON, FL 33487				<b>ELECTRICIAN</b>	ATI LLC	E-1046	(240) 295-3072	EC25-06-0073		
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<b>ELECTRICIAN</b>	ATI LLC	E-1046	(240) 295-3072	EC25-06-0073																			
<b>DESCRIPTION OF WORK:</b> REMOVE (12) ANTENNAS, (2) RFS CELWAVE COMBINERS, (3) COMMSCOPE TMAS, AND (12) COAX CABLES AT 225' OF EXISTING TOWER. INSTALL (9) ANTENNAS, (6) RADIOS, (1) RAYCAP OVP, AND (2) 6X12 HYBRIFLEX CABLES AT 222'. AT EXISTING VERIZON SHELTER REMOVE (9) RADIOS, (1) OVP RACKMOUNT, (3) COMMSCOPE DIPLEXERS AND INSTALL (1) COMMSCOPE VZ RACK, (5) COMMSCOPE VZ MODULES, (5) COMMSCOPE BYPASS-1-VZMODULES, (1) RAYCAP RVZDC OVP, (1) COMMSCOPE PULSAREEDGE CONTROLLER, (2) RAYCAP RM OVP, AND (1) CAREL CARD PORT. FOR VERIZON. TOWER HEIGHT 225'.																							
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> OTHER																					
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b>	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b>	<b># BEDROOMS:</b> <b>ROAD TYPE:</b> <b>WATER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> <b>FIREPLACE:</b>	<b># BATHROOMS:</b> <b>SPRINKLER:</b> <b>SEWER TYPE:</b> PRIVATE <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:**

OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. MUST COMPLY WITH BOARD OF APPEALS CASE #CU-286. APPROVED 4/27/99. TOWER HEIGHT = 225'. MUST COMPLY WITH CURRENT EDITION OF THE NATIONAL ELECTRIC CODE.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>
<b>FRONT</b> FT	<b>FRONT</b> FT
<b>SIDE</b> FT	<b>SIDE</b> FT
<b>REAR</b> FT	<b>REAR</b> FT
<b>SIDE STREET</b> FT	<b>SIDE STREET</b> FT
<b>MAX. HGHT</b> FT	<b>MAX. HGHT</b> FT

**APPROVALS:**

BUILDING	07/23/2025 HD	FLOODPLAIN ZONE	N/A
ZONING	07/24/2025 WB	PLUMBING	N/A
SEDIMENT	N/A	PUB. SEWER	N/A
HISTORIC	N/A	S.W. MGT.	N/A
SHA	N/A	ENTRANCE	N/A
MECHANICAL	N/A	FIRE MARSHAL	N/A
ELECTRICAL	08/19/2025	BACKFLOW	N/A
FOOD SERVICE	N/A	ENV. HEALTH WELL	N/A

DATE APPROVED:

8-26-25

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 #: Z25-07-0326

Date of Application: 07/03/2025

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1806011993	231 SONGBIRD LN	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	PHYKITT, STEPHEN & WANDA	TAX MAP 0037	BLOCK	PARCEL 0018
OWNER ADDRESS:	231 SONGBIRD LN CENTREVILLE, MD 21617	LOT 37	SECTION	ZONED AG
HOME PHONE:	(551) 404-5465	CRITICAL AREA NO		ACREAGE 1.25
		SUBDIVISION WILLOW BRANCH ESTATES		
		BUILDING VALUE \$75,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	COASTAL POOLS	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	500 Saddler Rd GRASONVILLE, MD 21638	ELECTRICAL PERMIT #: E225-07-0326	
PHONE:	(410) 827-0888	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENCE	PROPOSED USE:	POOL/SPA
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 3 FT	REAR: 3 FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL 15' X 30' INGROUND CONCRETE POOL WITH 694 SQFT CONCRETE PATIO.			

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	07/03/2025 CLOW E-155
ENV. HEALTH BP	08/13/2025 JEN
S.W. MGT.	08/18/2025 KN
ZONING	08/18/2025 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.  
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.  
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

ADMINISTRATOR APPROVAL: *Vivian J. Sunston* DATE APPROVED: 8-26-25









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

BUILDING PERMIT No.: BR25-04-0350

Date of Application: 04/24/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 412 FIVE FARMS DR STEVENSVILLE  <b>TAX ACCOUNT</b> 1804060008 <b>SUBDIVISION</b> QUEEN ANNE COLONY <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 0.51 <b>TAX MAP</b> 0070 <b>GRID</b> 0000 <b>PARCEL</b> 0065 <b>SECTION</b> <b>BLOCK</b> F <b>LOT</b> 14 <b>ZONED</b> NC-15 <b>FRONTAGE</b> 124 <b>DEPTH</b> 199		<b>PROPERTY OWNERS:</b> MD RESIDENTIAL BY LACROSSE LLC NICHOLS, KRISTIN PO BOX 1118  <b>HOME PHONE:</b> (410) 604-3701  <b>APPLICANT:</b>  <b>STAKED:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																															
<b>EXISTING USE</b> VACANT LOT  <b>PROPOSED USE</b> SINGLE FAMILY DWELLING  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$250,000.00		<b>FEES</b> <table border="0"> <tr> <td><b>ELECT. PERMIT</b></td> <td>\$155.00</td> <td><b>PARKS &amp; REC</b></td> <td>\$1,106.64</td> </tr> <tr> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> <td><b>ROADS FEE</b></td> <td>\$500.00</td> </tr> <tr> <td><b>BOCA FEE</b></td> <td>\$313.92</td> <td><b>SPRINKLER</b></td> <td>\$150.00</td> </tr> <tr> <td><b>SINGLE LOT</b></td> <td>\$55.00</td> <td><b>FIRE DIST 9</b></td> <td>\$1,148.40</td> </tr> <tr> <td><b>MHB FEE</b></td> <td>\$50.00</td> <td><b>SCHOOLS</b></td> <td>\$9,959.76</td> </tr> <tr> <td><b>ZONING</b></td> <td>\$55.00</td> <td></td> <td></td> </tr> </table>		<b>ELECT. PERMIT</b>	\$155.00	<b>PARKS &amp; REC</b>	\$1,106.64	<b>ELECT. ADMIN.</b>	\$10.00	<b>ROADS FEE</b>	\$500.00	<b>BOCA FEE</b>	\$313.92	<b>SPRINKLER</b>	\$150.00	<b>SINGLE LOT</b>	\$55.00	<b>FIRE DIST 9</b>	\$1,148.40	<b>MHB FEE</b>	\$50.00	<b>SCHOOLS</b>	\$9,959.76	<b>ZONING</b>	\$55.00								
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 1 STORY SFD. FIRST FLOOR 60' X 64' OVERALL TO INCLUDE 23'2" X 22'7" GARAGE, 4' X 6' FRONT PORCH AND 12' X 20' REAR DECK.  THE PINEHURST, ELEVATION 1 (REVERSED)																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 2,088.00 <b>THIRD FLOOR:</b> <b>GARAGE:</b> 528.00 <b>DECK:</b> 240.00 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 2,880	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 24.00	<b># BEDROOMS:</b> 3.00 <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> HEAT PUMP CENTRAL AIR: YES <b>FIREPLACE:</b> NONE	<b># BATHROOMS:</b> 3.00 <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> PUBLIC <b>AIR:</b> YES																														

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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:**

LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. 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. AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. OWNER MUST PLANT ( 12 ) 4'-6'- TALL CONTAINER GROWN NATIVE TREES PRIOR TO CERTIFICATE OF OCCUPANCY OR PAY FEE IN LIEU.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 8/18 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING	05/16/2025 HD	FLOODPLAIN ZONE	05/16/2025 KN
ZONING	08/19/2025 MO	PLUMBING	07/24/2025 CG
SEDIMENT	05/02/2025 AR	PUB SEWER	07/21/2025 AC
HISTORIC	N/A	S.W. MGT.	06/25/2025 KN
SHA	N/A	ENTRANCE	05/16/2025 AH
MECHANICAL	07/24/2025 CG	FIRE MARSHAL	06/11/2025 JM
ELECTRICAL	07/18/2025	BACKFLOW	07/24/2025 CG
FOOD SERVICE	N/A	ENV. HEALTH BP	05/16/2025 JEN

DATE APPROVED: 8-25-25

ADMINISTRATOR APPROVAL: *Ryan G. Stinson*



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

BUILDING PERMIT No.: BR25-05-0439  
 Date of Application: 05/28/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 158 FINLEY CREEK DR CENTREVILLE  <b>TAX ACCOUNT</b> 1803046443 <b>SUBDIVISION</b> FINLEY CREEK ESTATES <b>CRITICAL AREA NO</b> ACREAGE 1.25 <b>TAX MAP</b> 0029 <b>GRID</b> 0008 <b>PARCEL</b> 0013 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 4 <b>ZONED AG</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> CARRICK, WAYNE & GAYLE PO BOX 305 QUEENSTOWN, MD 21657  <b>HOME PHONE:</b> (410) 708-6667 <b>APPLICANT:</b> RED OAK POINT FARM LLC WES SCHUMAN 29349 W Maple Ave TRAPPE MD 21673  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
<b>EXISTING USE</b> VACANT LOT  <b>PROPOSED USE</b> SINGLE FAMILY DWELLING  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$888,900.34		<b>FEES</b> <table border="0"> <tr> <td>ZONING</td> <td>\$55.00</td> <td>SCHOOLS</td> <td>\$14,782.23</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>FIRE DIST 4</td> <td>\$1,704.45</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>ROADS FEE</td> <td>\$500.00</td> <td>PARKS &amp; REC</td> <td>\$1,642.47</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>BOCA FEE</td> <td>\$503.32</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$125.00</td> <td></td> <td></td> </tr> </table>		ZONING	\$55.00	SCHOOLS	\$14,782.23	MHB FEE	\$50.00	SPRINKLER	\$150.00	FIRE DIST 4	\$1,704.45	SINGLE LOT	\$55.00	ROADS FEE	\$500.00	PARKS & REC	\$1,642.47	ELECT. ADMIN.	\$10.00	BOCA FEE	\$503.32	ELECT. PERMIT	\$125.00								
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<b>CONTRACTORS</b>	<b>NAME</b>	<b>LICENSE #</b>	<b>PHONE#</b>	<b>PERMIT#</b>																													
MHBR	RED OAK PROPERTIES LLC 29349 W MAPLE AVE, TRAPPE, MD 21673	MHBL 4723	(410) 763-1133																														
HVAC	PUCKETTS HEATING AND AIR CONDITIONING	HM-490	(443) 239-2129	H-0795-25																													
ELECTRICIAN	GARRETT GERMAN & SONS INC	E-#571	(410) 739-1213	ER25-05-0439																													
PLUMBER	SERVICE PRO LLC	PN-577	(410) 820-4040	P-0893-25																													
SPRINKLER	EASTON FIRE	MSC-#386	(410) 310-4063	BF-0894-25																													
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b> <table border="0"> <tr> <td>UNFIN. BASEMENT:</td> <td>FIN BASEMENT:</td> </tr> <tr> <td>FIRST FLOOR: 2,575.00</td> <td>SECOND FLOOR: 524.00</td> </tr> <tr> <td>THIRD FLOOR:</td> <td>FOURTH FLOOR:</td> </tr> <tr> <td>GARAGE: 1,183.00</td> <td>CARPORIT:</td> </tr> <tr> <td>DECK:</td> <td>PORCH: 722.00</td> </tr> <tr> <td>OTHER:</td> <td></td> </tr> <tr> <td>TOTAL FLOOR AREA: 5,004</td> <td></td> </tr> </table>		UNFIN. BASEMENT:	FIN BASEMENT:	FIRST FLOOR: 2,575.00	SECOND FLOOR: 524.00	THIRD FLOOR:	FOURTH FLOOR:	GARAGE: 1,183.00	CARPORIT:	DECK:	PORCH: 722.00	OTHER:		TOTAL FLOOR AREA: 5,004		<b>CONSTRUCTION TYPE:</b> WOOD FRAME  <table border="0"> <tr> <td># BEDROOMS: 3.00</td> <td># BATHROOMS: 3.00</td> </tr> <tr> <td>ROAD TYPE: COUNTY</td> <td>SPRINKLER: YES</td> </tr> <tr> <td>WATER TYPE: PRIVATE</td> <td>SEWER TYPE: PRIVATE</td> </tr> <tr> <td>HEATING SYSTEM: GAS</td> <td>CENTRAL AIR: YES</td> </tr> <tr> <td>FIREPLACE: NONE</td> <td></td> </tr> </table>		# BEDROOMS: 3.00	# BATHROOMS: 3.00	ROAD TYPE: COUNTY	SPRINKLER: YES	WATER TYPE: PRIVATE	SEWER TYPE: PRIVATE	HEATING SYSTEM: GAS	CENTRAL AIR: YES	FIREPLACE: NONE							
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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:**  
 (4) STREET BUFFER PLANTINGS MUST BE IN PLACE PER APPROVED SUBDIVISION PLAT PRIOR TO THE CERTIFICATE OF OCCUPANCY. PLEASE CALL 410-758-4088. AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN 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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

**OFFICE USE ONLY**

<b>MINIMUM YARD REQUIREMENTS</b>				<b>APPROVALS:</b>			
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	BUILDING	06/12/2025 HD	FLOODPLAIN ZONE	06/11/2025 KN		
FRONT FT	FRONT 60 FT	ZONING	06/16/2025 WB	PLUMBING	07/31/2025 CG		
SIDE FT	SIDE 20 FT	SEDIMENT	06/18/2025 AR	PUB. SEWER	N/A		
REAR FT	REAR 50 FT	HISTORIC	N/A	S.W. MGT.	06/11/2025 KN		
SIDE STREET FT	SIDE STREET FT	SHA	N/A	ENTRANCE	06/11/2025 DB		
MAX. HGHT FT	MAX. HGHT 40 FT	MECHANICAL	07/31/2025 CG	FIRE MARSHAL	08/18/2025 JL		
		ELECTRICAL	06/02/2025	BACKFLOW	07/31/2025 CG		
		FOOD SERVICE	N/A	ENV. HEALTH BP	07/01/2025 CS		

DATE APPROVED: 8-26-25 ADMINISTRATOR APPROVAL: Vran G. Swinson



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

ZONING CERTIFICATE #: Z25-04-0203

Date of Application: 04/22/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1806012485	605 DEAN RD	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	RICHARDS, LYNN & PAUL	TAX MAP 0046	BLOCK	PARCEL 0016
OWNER ADDRESS:	605 DEAN RD CENTREVILLE, MD 21617	LOT 3	SECTION	ZONED AG
HOME PHONE:	(443) 786-5651	CRITICAL AREA NO		ACREAGE 1.25
		SUBDIVISION MEADOWS EDGE		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	LYNN & PAUL RICHARDS	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	605 Dean Rd CENTREVILLE, MD 21617	ELECTRICAL PERMIT #:	
PHONE:	(443) 786-5651	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: RELOCATE EXISTING 10' X 14' SHED			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH BP	05/16/2025 JEN
S.W. MGT.	05/15/2025 KN
ZONING	05/24/2025 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.  
 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: Vivian J. Sumson DATE APPROVED: 8-26-25



