



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

ZONING CERTIFICATE #: Z24-03-0087

Date of Application: 03/11/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803033503	108 MCKENNEY LN	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SCOTT, JOSH & KRISTIN	TAX MAP 0044	BLOCK	PARCEL 0057
OWNER ADDRESS:	337 PROSPECT BAY DR W GRASONVILLE, MD 21638	LOT 3	SECTION	ZONED AG
HOME PHONE:	(443) 534-7707	CRITICAL AREA NO		ACREAGE 26.48
		SUBDIVISION		
		BUILDING VALUE \$15,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	MCCRONE ENGINEERING	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	320 Pennsylvania Ave CENTREVILLE, MD 21617	ELECTRICAL PERMIT #:		
PHONE:	(410) 758-2237	PLUMBING PERMIT #:		
		GAS PERMIT #:		
		STAKED?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	AGRICULTURE	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 14' X 35' FARM EQUIPMENT STORAGE BUILDING				

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH BP	07/22/2024 GJH
SOIL CONSERVATION - PERMITTING	03/12/2024 JP
ZONING	12/12/2025 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:  
 PER ENVIRONMENTAL HEALTH, THIS STRUCTURE MUST BE 15 FEET FROM THE SEWAGE RESERVE AREA. GJH.  
 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 Johnson DATE APPROVED: 1-16-26



Queen Anne's County  
 Department of Planning and Zoning  
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 410-758-4088

ZONING CERTIFICATE #: Z24-02-0045

Date of Application: 02/08/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803033503	108 MCKENNEY LN	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SCOTT, JOSH & KRISTIN	TAX MAP 0044	BLOCK	PARCEL 0057
OWNER ADDRESS:	337 PROSPECT BAY DR W GRASONVILLE, MD 21638	LOT 3	SECTION	ZONED AG
HOME PHONE:	(443) 534-7707	CRITICAL AREA NO		ACREAGE 26.48
		SUBDIVISION MCKENNEY FOREST		
		BUILDING VALUE \$334,658.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	MCCRONE ENGINEERING	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	320 Pennsylvania Ave CENTREVILLE, MD 21617	ELECTRICAL PERMIT #:		
PHONE:	(410) 758-2237	PLUMBING PERMIT #:		
		GAS PERMIT #:		
		STAKED?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE: AGRICULTURE	PROPOSED USE: FARM BLDG
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MINIMUM YARD REQUIREMENTS:				
FRONT: 35 FT	SIDE: 10 FT	REAR: 10 FT	SIDE STREET: FT	HEIGHT: 135 FT

WORK DESCRIPTION: CONSTRUCT 68' X 150' POLE BUILDING FOR AGRICULTURAL EQUIPMENT STORAGE WITH 68' X 12' LEAN TO. 68' X 162' OVERALL.

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH BP	07/22/2024 GJH
SOIL CONSERVATION - PERMITTING	03/12/2024 JP
ZONING	12/12/2025 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:**  
 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 J. Simpson* DATE APPROVED: 1-16-26



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ZONING CERTIFICATE #: Z25-12-0609

Date of Application: 12/01/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805027950	31 PROSPECT BAY DR W	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	EISENBERG, GEOFFREY & JENNIFER	TAX MAP 0065	BLOCK WEST	PARCEL 0073
OWNER ADDRESS:	31 W PROSPECT BAY DR GRASONVILLE, MD 21638	LOT 56	SECTION 1	ZONED NC-1
HOME PHONE:	(410) 908-6903	CRITICAL AREA YES	ACREAGE 1.00	
		SUBDIVISION PROSPECT PLANTATION WEST		
		BUILDING VALUE \$21,799.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	GEOFFREY & JENNIFER EISENBERG	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	31 W Prospect Bay Dr GRASONVILLE, MD 21638	ELECTRICAL PERMIT #: EZ25-12-0609	
PHONE:	(410) 908-6903	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE: RESIDENCE		PROPOSED USE: POOL/SPA	
MINIMUM YARD REQUIREMENTS:			
FRONT: 35 FT	SIDE: 3 FT	REAR: 100 FT	HEIGHT: FT
WORK DESCRIPTION: INSTALL 8' X 8' HOT TUB/SPA ON EXISTING CONCRETE PAD.			

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	01/08/2026 E-925 / MILDENBERGER
ENV. HEALTH BP	01/07/2026 KK
FLOODPLAIN ZONE	01/07/2026 KN
HOA REVIEW	01/06/2026 MP
S.W. MGT.	01/07/2026 KN
SANITARY DEPT	01/13/2026 RC
ZONING	01/07/2026 RO

**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:**  
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.  
 FLOOD ZONE: AE 5 FPE:7 FEET ALL POOL EQUIPMENT MUST ME ANCHOR AND/OR ELEVATED ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE:7 FEET FINAL ELECTRICAL INSPECTION REQUIRED.  
 BUFFER MODIFIED LOT. NO MITIGATION REQUIRED, WORK OUTSIDE OF 100' BUFFER.  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Wanda Swanson* DATE APPROVED: 1-16-26



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ZONING CERTIFICATE #: Z25-12-0623

Date of Application: 12/11/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804047451	1169 SHOPPING CENTER RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	RIANN PROPERTIES LLC PATEL, VISHAL	TAX MAP 0057	BLOCK	PARCEL 0446
OWNER ADDRESS:	30174 FOSKEY LN DELMAR, MD 21875	LOT	SECTION	ZONED TC
HOME PHONE:	(410) 430-6134	CRITICAL AREA YES		ACREAGE
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE		SEWER TYPE

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$130.00      FM FEE: \$100.00
ADDRESS:	ELECTRICAL PERMIT #: TP-000004-2026
PHONE:	PLUMBING PERMIT #: GAS PERMIT #:
EXISTING USE:	STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
MINIMUM YARD REQUIREMENTS:	PROPOSED USE: USE PERMIT
FRONT: FT      SIDE: FT      REAR: FT      SIDE STREET: FT      HEIGHT: FT	
WORK DESCRIPTION: USE PERMIT FOR PERFORMANCE/FARMERS MARKET AREA 3968 SQ'	

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH BP	12/29/2025 <i>LA</i>
FIRE MARSHAL	12/30/2025 <i>JL</i>
SANITARY DEPT	12/29/2025 <i>RC</i>
ZONING	12/29/2025 <i>MD</i>

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**Conditions:**  
 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.

ADMINISTRATOR APPROVAL: *Vuan G. Sunnson*      DATE APPROVED: *1-16-26*





Queen Anne's County  
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BUILDING PERMIT No.: BR25-11-1040  
 Date of Application: 11/10/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 312 WARBLER WAY CHESTER  <b>TAX ACCOUNT</b> 1804126633 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.149 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 593 <b>ZONED SMPD</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> CARRUTHERS, JOHN & THERESA 312 WARBLER WAY CHESTER, MD 21619  <b>HOME PHONE:</b> (301) 602-6529 <b>APPLICANT:</b> INTEGRATED WOOD AND IRON STEVEN FERGUSON 9 Senate Dr PASADENA MD 21122  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																					
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> RENOVATION TO RESIDENCE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$8,500.00		<b>FEES</b> <b>ELECT. PERMIT</b> \$60.00 <b>SPRINKLER</b> \$150.00 <b>RENOVATION</b> \$59.50 <b>ELECT. ADMIN.</b> \$10.00 <b>PERMIT FEE</b> <b>ZONING</b> \$55.00																					
<table border="1"> <thead> <tr> <th>CONTRACTORS</th> <th>NAME</th> <th>LICENSE #</th> <th>PHONE#</th> <th>PERMIT#</th> </tr> </thead> <tbody> <tr> <td>MHIC</td> <td>INTEGRATED WOOD AND IRON 9 SENATE DR, PASADENA, MD 21122</td> <td>MHIC-150135</td> <td>(443) 845-9800</td> <td></td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS SERVICES</td> <td>E-#817</td> <td>(301) 343-2844</td> <td>ER25-11-1040</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHIC	INTEGRATED WOOD AND IRON 9 SENATE DR, PASADENA, MD 21122	MHIC-150135	(443) 845-9800		SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005		ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 343-2844	ER25-11-1040
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<b>DESCRIPTION OF WORK:</b> EXPAND EXISTING PANTRY 10'4" X 5'4" INTO EXISTING GARAGE.																							
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																					
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 60.00 <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 60	<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> PUBLIC <b>HEATING SYSTEM:</b> <b>FIREPLACE:</b>	<b># BATHROOMS:</b> <b>SPRINKLER:</b> <b>SEWER TYPE:</b> PUBLIC <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:**  
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OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:	
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	BUILDING	12/17/2025 HD
<b>FRONT</b>	<b>FRONT</b>	ZONING	12/22/2025 MO
<b>SIDE</b>	<b>SIDE</b>	SEDIMENT	N/A
<b>REAR</b>	<b>REAR</b>	HISTORIC	N/A
<b>SIDE STREET</b>	<b>SIDE STREET</b>	SHA	N/A
<b>MAX. HGHT</b>	<b>MAX. HGHT</b>	MECHANICAL	N/A
		ELECTRICAL	11/13/2025
		FOOD SERVICE	N/A
		FLOODPLAIN ZONE	N/A
		PLUMBING	N/A
		PUB. SEWER	12/26/2025 RC
		S.W. MGT.	N/A
		ENTRANCE	N/A
		FIRE MARSHAL	01/09/2026 JL
		BACKFLOW	N/A
		ENV. HEALTH BP	12/18/2025 JEN

DATE APPROVED: 1-16-26                      ADMINISTRATOR APPROVAL: Vran J. Swinson