



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

BUILDING PERMIT No.: BR24-12-0947

Date of Application: 12/11/2024

BUILDING PERMIT

BUILDING LOCATION 311 QUEENS COLONY HIGH RD STEVENSVILLE TAX ACCOUNT 1804059816 SUBDIVISION QUEEN ANNE COLONY CRITICAL AREA YES ACREAGE 0.643 TAX MAP 0070 GRID 0000 PARCEL 0064 SECTION BLOCK D LOT 3 ZONED NC-15 FRONTAGE DEPTH		PROPERTY OWNERS: COSTELLO SURVIVORS TRUST COSTELLO, MARTIN 7220 KENT POINT RD STEVENSVILLE, MD 21666 HOME PHONE: (414) 732-8069 APPLICANT: COVELL SIGNATURE HOMES LLC ZACH ROSIER 16811 CHESTNUT ST SUITE B GAITHERSBURG MD 20877 STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE ACCESSORY STRUCTURE REVISED PROPOSED USE CONSTRUCTION VALUE \$5,000.00		FEES BOCA FEE \$35.00 ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: CONSTRUCT 13' X 18' STORAGE SHED WITH 5' X 18' PORCH ON 18' X 18' CONCRETE PAD			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: 324 TOTAL FLOOR AREA: 324	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE PRIVATE HEATING SYSTEM: FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE PUBLIC CENTRAL AIR:

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:
 OWNER MUST PLANT (1) 4'-6'- TALL CONTAINER GROWN NATIVE TREE. CALL 410-758-4088 FOR INSPECTION 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. 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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING HD	12/27/2024	FLOODPLAIN ZONE A	12/31/2024
FRONT FT	FRONT FT	ZONING MO	01/16/2025	PLUMBING	N/A
SIDE 3 FT	SIDE FT	SEDIMENT	N/A	ENV. HEALTH JEN	12/27/2024
REAR 3 FT	REAR FT	PUB. SEWER TZ	01/06/2025	HISTORIC	N/A
SIDE STREET FT	SIDE STREET FT	S.W. MGT. KN	02/20/2025	SHA	N/A
MAX. HGHT 20 FT	MAX. HGHT FT	ENTRANCE	N/A	MECHANICAL	N/A
		FIRE MARSHAL	N/A	ELECTRICAL	N/A
		BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 3-7-25 **ADMINISTRATOR APPROVAL:** *Pranq Swanson*



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

ZONING CERTIFICATE #: Z24-12-0521

Date of Application: 12/11/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803006506	104 QUAIL LN	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SWEITZER, JON & SUSAN	TAX MAP 035F	BLOCK	PARCEL 0112
OWNER ADDRESS:	104 QUAIL LN CENTREVILLE, MD 21617	LOT A3	SECTION	ZONED CS
HOME PHONE:	(410) 829-9816	CRITICAL AREA YES		ACREAGE 43.48
		SUBDIVISION		
		BUILDING VALUE \$129,938.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	ESPB LLC	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	1 Dorman St HARRINGTON, DE 19952	ELECTRICAL PERMIT #:	
PHONE:	(302) 632-6883	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL	

EXISTING USE: AGRICULTURAL/RESIDENCE	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 A 38' X 72' ADDITION TO EXISTING 38' X 52' FARM BUILDING (Z18-0216). TO BE USED AS FARM EQUIPMENT STORAGE.

AGENCY APPROVALS:	
Name	Completed Date
ENV. HEALTH	12/16/2024 GJH
SOIL CONSERVATION - PERMITTING	12/12/2024 JP
ZONING	02/12/2025 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:
 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.

ADMINISTRATOR APPROVAL: *Vivian Finison* DATE APPROVED: 3-7-25



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

BUILDING PERMIT No.: BR25-02-0096

Date of Application: 02/11/2025

BUILDING PERMIT

BUILDING LOCATION 265 KINGFISHER LN CHESTER TAX ACCOUNT 1804126498 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.179 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 458 ZONED SMPD FRONTAGE 70 DEPTH 122		PROPERTY OWNERS: K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666 HOME PHONE: (240) 375-4735 APPLICANT: K HOVNIANIAN LOLITA JUSTICE-WATKINS 101 LOG CANOE CIR SUITE C2 STEVENSVILLE MD 21666 STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE 4SEASONS -SFD REVISED PROPOSED USE CONSTRUCTION VALUE \$195,000.00		FEES MHB FEE \$50.00 BOCA FEE \$496.48 COPIES AND ZONING \$30.00 \$55.00 MISC SINGLE LOT \$55.00 SPRINKLER \$150.00 ELECT. ADMIN. \$10.00 4SEASNDRRRA \$10,546.00 ELECT. PERMIT \$135.00																															
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ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 261-4943	ER25-02-0096																													
PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0288-25																													
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 49'4" X 75'4" OVERALL TO INCLUDE 10' X 18', 19'8" X 19'8" (3) CAR GARAGE, 13' X 13'8" COVERED PATIO AND 3'2" X 5'8", 6' X 29'8" IRREGULAR SHAPED FRONT PORCH. SECOND FLOOR 25'5" X 49'4" OVERALL WITH LOFT. MYKONOS ED (PLANS IN REVERSE) PHASE III 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,406 THIRD FLOOR: GARAGE: 567 DECK: OTHER: 180 - COVERED PATIO TOTAL FLOOR AREA: 4,452	FIN BASEMENT: SECOND FLOOR: 1102 FOURTH FLOOR: CARPORT: PORCH: 197	# BEDROOMS: 4 ROAD TYPE: PRIVATE WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 4 SPRINKLER: YES SEWER TYPE: PUBLIC CENTRAL AIR: 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:
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN 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. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	02/17/2025	FLOODPLAIN ZONE	02/14/2025		
FRONT FT	FRONT 20 FT	ZONING	02/26/2025	PLUMBING	03/03/2025		
SIDE FT	SIDE 5 FT	SEDIMENT	01/25/2024	ENV. HEALTH	02/18/2025		
REAR FT	REAR 10 FT	PUB. SEWER	02/20/2025	HISTORIC	N/A		
SIDE STREET FT	SIDE STREET FT	S.W. MGT.	02/14/2025	SHA	N/A		
MAX. HGHT FT	MAX. HGHT 40 FT	ENTRANCE	02/18/2025	MECHANICAL	03/03/2025		
		FIRE MARSHAL	03/05/2025	ELECTRICAL	02/25/2025		
		BACKFLOW	03/03/2025	FOOD SERVICE	N/A		

DATE APPROVED: 3-7-25 ADMINISTRATOR APPROVAL: *[Signature]*



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

BUILDING PERMIT No.: BR25-01-0031
 Date of Application: 01/16/2025

BUILDING PERMIT

BUILDING LOCATION 266 WARBLER WAY CHESTER TAX ACCOUNT 1804126528 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.15 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 487 ZONED SMPD FRONTAGE 48.7 DEPTH 122		PROPERTY OWNERS: K HOVNANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666 HOME PHONE: (240) 375-4735 APPLICANT: K HOVNANIAN LOLITA JUSTICE-WATKINS 101 LOG CANOE CIR SUITE C2 STEVENSVILLE MD 21666 STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																															
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 39'4" X 76'4" OVERALL TO INCLUDE 20' X 20'4", 10' X 16' (3) CAR GARAGE, 6' X 8' FRONT PORCH, 12' X 15'2" SCREENED PATIO. SECOND FLOOR 16'5" X 39'4" OVERALL WITH LOFT. KERR DD PHASE III 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
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OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 20 FT
SIDE FT	SIDE 5 FT
REAR FT	REAR 10 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	HD	01/30/2025
ZONING	MO	03/05/2025
SEDIMENT	TR	01/25/2024
PUB. SEWER	DT	01/30/2025
S.W. MGT	KAJ	01/29/2025
ENTRANCE	DT	01/29/2025
FIRE MARSHAL	JUL	02/12/2025
BACKFLOW	UN	01/29/2025

FLOODPLAIN ZONE	KAJ	01/29/2025
PLUMBING	UN	01/29/2025
ENV. HEALTH	JEN	01/30/2025
HISTORIC		N/A
SHA		N/A
MECHANICAL	UN	01/29/2025
ELECTRICAL		01/23/2025
FOOD SERVICE		N/A

DATE APPROVED:

3-7-25

ADMINISTRATOR APPROVAL:

Kran Swinson



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

BUILDING PERMIT No.: BR25-01-0013
 Date of Application: 01/09/2025

BUILDING PERMIT

BUILDING LOCATION 528 WARBLER WAY CHESTER TAX ACCOUNT 1804126645 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.126 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 605 ZONED SMPD FRONTAGE 45 DEPTH 122		PROPERTY OWNERS: K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666 HOME PHONE: (240) 375-4735 APPLICANT: K HOVNIANIAN LOLITA JUSTICE-WATKINS 101 LOG CANOE CIR SUITE C2 STEVENSVILLE MD 21666 STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																															
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ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 261-4943	ER25-01-0013																													
PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0078-25																													
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 34'4" X 74'4" OVERALL TO INCLUDE 19'4" X 20'4" GARAGE, 6' X 5' FRONT PORCH, 8'2" X 16' COVERED PATIO. SECOND FLOOR 34'4" X 43'10" WITH LOFT. SIMONE FDS (PLANS IN REVERSE) PHASE IV 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,890 THIRD FLOOR: GARAGE: 394 DECK: OTHER: 128- COVERED PATIO TOTAL FLOOR AREA: 3,343	FIN BASEMENT: SECOND FLOOR: 901 FOURTH FLOOR: CARPORT: PORCH: 30	# BEDROOMS: 4 ROAD TYPE: PRIVATE WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 3 SPRINKLER: YES SEWER TYPE: PUBLIC CENTRAL AIR: YES																														

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:

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 LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT	FRONT 20 FT
SIDE	SIDE 5 FT
REAR	REAR 10 FT
SIDE STREET	SIDE STREET FT
MAX. HGHT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	HD	01/15/2025	FLOODPLAIN ZONING	KN	01/15/2025
ZONING	MO	01/25/2025	PLUMBING	ch	01/16/2025
SEDIMENT	BT	01/25/2024	ENV. HEALTH	JEN	01/16/2025
PUB. SEWER	BT	01/16/2025	HISTORIC		N/A
S.W. MGT.	KN	01/15/2025	SHA		N/A
ENTRANCE	TH	01/15/2025	MECHANICAL	ch	01/16/2025
FIRE MARSHAL	JB	03/05/2025	ELECTRICAL		01/14/2025
BACKFLOW	ch	01/16/2025	FOOD SERVICE		N/A

DATE APPROVED:

3-7-25

ADMINISTRATOR APPROVAL:

Vranj Surson



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

BUILDING PERMIT No.: BR25-02-0110
 Date of Application: 02/14/2025

BUILDING PERMIT

BUILDING LOCATION 107 FOX RUN LN STEVENSVILLE TAX ACCOUNT 1804069919 SUBDIVISION CRITICAL AREA YES ACREAGE 5.454 TAX MAP 0063 GRID 0016 PARCEL 0129 SECTION BLOCK LOT ZONED NC-5 FRONTAGE DEPTH		PROPERTY OWNERS: SCHMIDT, NATHANIAL & MARGETTE 107 FOX RUN LN STEVENSVILLE, MD 21666 HOME PHONE: (443) 785-1532 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE RENOVATION TO ACCESSORY BLDG REVISED PROPOSED USE CONSTRUCTION VALUE \$5,000.00		FEES ELECT. ADMIN. \$10.00 ELECT. PERMIT \$215.00 RENOVATION \$35.00 ZONING \$55.00 PERMIT FEE	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000 PLUMBER SHEPPARD PLUMBING PR#5522 (410) 827-6778 P-0261-25 ELECTRICIAN CHUCK'S ELECTRICAL SERVICE, INC E-1112 (410) 758-0808 ER25-02-0110			
DESCRIPTION OF WORK: RENOVATION TO POLE BUILDING UNDER CONSTRUCTION (BR24-10-0825) TO ADD 4' X 7'9" (1/2) BATHROOM. INSTALL MINI-SPLIT DISCONNECT ONLY FOR FUTURE HVAC CONNECTION.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 31 SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPOR: DECK: PORCH: OTHER: TOTAL FLOOR AREA: 31		# BEDROOMS: # BATHROOMS: 1 ROAD TYPE: SPRINKLER: WATER TYPE PRIVATE SEWER TYPE PRIVATE HEATING SYSTEM: BASEBOARD CENTRAL AIR: FIREPLACE:	

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 APPLY FOR ADDITIONAL RENOVATION PERMIT WHEN HVAC CONNECTION IS TO BE MADE. THIS STRUCTURE IS NOT APPROVED AS A DWELLING UNIT.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING <i>HD</i>	02/24/2025	FLOODPLAIN ZONE	N/A		
FRONT	FRONT	ZONING <i>MO</i>	02/26/2025	PLUMBING <i>CS</i>	02/27/2025		
SIDE	SIDE	SEDIMENT	N/A	ENV. HEALTH <i>CS</i>	02/27/2025		
REAR	REAR	PUB. SEWER	N/A	HISTORIC	N/A		
SIDE STREET	SIDE STREET	S.W. MGT.	N/A	SHA	N/A		
MAX. HGHT	MAX. HGHT	ENTRANCE	N/A	MECHANICAL	N/A		
		FIRE MARSHAL	N/A	ELECTRICAL	02/25/2025		
		BACKFLOW	N/A	FOOD SERVICE	N/A		

DATE APPROVED: 3-7-25 **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

BUILDING PERMIT No.: BR25-02-0124

Date of Application: 02/18/2025

BUILDING PERMIT

BUILDING LOCATION 116 TAMBOR DR GRASONVILLE TAX ACCOUNT 1805127149 SUBDIVISION PERRY'S RETREAT CRITICAL AREA NO ACREAGE 0.182 TAX MAP 058H GRID 0021 PARCEL 0201 SECTION BLOCK LOT 49 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																															
EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$127,000.00		FEES <table border="0"> <tr> <td>ZONING</td> <td>\$55.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>BOCA FEE</td> <td>\$348.96</td> </tr> <tr> <td>SCHOOLS</td> <td>\$11,657.88</td> <td>ELECT. PERMIT</td> <td>\$165.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>FIRE DIST 2</td> <td>\$1,344.20</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>PARKS & REC</td> <td>\$1,295.32</td> </tr> </table>		ZONING	\$55.00	SPRINKLER	\$150.00	ELECT. ADMIN.	\$10.00	BOCA FEE	\$348.96	SCHOOLS	\$11,657.88	ELECT. PERMIT	\$165.00	SINGLE LOT	\$55.00	FIRE DIST 2	\$1,344.20	MHB FEE	\$50.00	PARKS & REC	\$1,295.32										
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ELECTRICIAN	CECO ELECTRIC	E-000240-2022	(410) 995-6270	ER25-02-0124																													
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. 37' X 56' OVERALL TO INCLUDE 20' X 21' (2) CAR GARAGE, 8' X 17' FRONT COVERED PORCH, AND 10' X 14' REAR COVERED PORCH. SECOND FLOOR 36' X 37' OVERALL. MODEL: COLUMBIA, ELEVATION K.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,112 THIRD FLOOR: GARAGE: 420 DECK: OTHER: TOTAL FLOOR AREA: 3,140	FIN BASEMENT: SECOND FLOOR: 1332 FOURTH FLOOR: CARPOR: PORCH: 276	# BEDROOMS: 4 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE: NONE	# BATHROOMS: 3 SPRINKLER: YES SEWER TYPE: PUBLIC SEWER TYPE: PUBLIC																														

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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN 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.

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>	02/25/2025	FLOODPLAIN ZONE <i>KN</i>	02/24/2025
ZONING <i>JM</i>	02/25/2025	PLUMBING <i>CU</i>	03/07/2025
SEDIMENT <i>TR</i>	03/02/2023	ENV. HEALTH <i>JEN</i>	02/26/2025
PUB. SEWER <i>KL</i>	02/26/2025	HISTORIC	N/A
S.W. MGT. <i>KN</i>	02/24/2025	SHA	N/A
ENTRANCE <i>TR</i>	02/25/2025	MECHANICAL <i>CU</i>	03/07/2025
FIRE MARSHAL <i>JIB</i>	03/04/2025	ELECTRICAL	02/28/2025
BACKFLOW <i>CU</i>	03/07/2025	FOOD SERVICE	N/A

DATE APPROVED: 3-7-25

ADMINISTRATOR APPROVAL: *Vivian G. Swinson*



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

BUILDING PERMIT No.: BR24-09-0742
 Date of Application: 09/25/2024

BUILDING PERMIT

BUILDING LOCATION 99 INDIAN PLANTATION DR STEVENSVILLE TAX ACCOUNT 1804098161 SUBDIVISION CLAIBORNE LANDING CRITICAL AREA YES ACREAGE 2.106 TAX MAP 0070 GRID 0002 PARCEL 0050 SECTION BLOCK LOT 60B ZONED NC-2 FRONTAGE DEPTH		PROPERTY OWNERS: SWEARMAN, SEAN & AMANDA 99 INDIAN PLANTATION DR STEVENSVILLE, MD 21666 HOME PHONE: (786) 502-5586 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																										
EXISTING USE RESIDENCE PROPOSED USE RENOVATION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$20,000.00		FEES ZONING \$55.00 RENOVATION PERMIT FEE \$140.00 ELECT. ADMIN. \$10.00 BOCA FEE \$35.00 ELECT. PERMIT \$80.00																										
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CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																								
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HVAC	A ADVANCED LLC DBA JOHN G WEBSTER CO	HR-460	(202) 439-2687	H-0190-25																								
DESCRIPTION OF WORK: REMOVE EXISTING 20' X 16' DECK AND CONSTRUCT 20' X 18' SCREENED PORCH. RENOVATE EXISTING 24' X 24' UNFINISHED GARAGE INTO PLAY ROOM, CLOSET, STORAGE ROOM, MECHANICAL ROOM. REMOVAL OF EXISTING OVERHEAD GARAGE DOORS AND ADD 5'X 5' PORCH.																												
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																										
UNFIN. BASEMENT: FIRST FLOOR: 576 THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA: 961	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH: 385	# BEDROOMS: ROAD TYPE: WATER TYPE PRIVATE SEWER TYPE PRIVATE HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE:	# BATHROOMS: SPRINKLER:																									

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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 20 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING <i>HD</i>	10/24/2024	FLOODPLAIN ZONE	N/A
ZONING <i>MO</i>	11/07/2024	PLUMBING <i>CH</i>	02/11/2025
SEDIMENT	N/A	ENV. HEALTH <i>CS</i>	01/14/2025
PUB. SEWER	N/A	HISTORIC	N/A
S.W. MGT.	N/A	SHA	N/A
ENTRANCE	N/A	MECHANICAL <i>CH</i>	02/11/2025
FIRE MARSHAL	N/A	ELECTRICAL	10/24/2024
BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 3-7-25

ADMINISTRATOR APPROVAL: *Vivian G Swinson*



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

ZONING CERTIFICATE #: Z25-01-0025

Date of Application: 01/21/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1807005415	309 BROAD ST	CRUMPTON

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	REEDER, CASSANDRA	TAX MAP 005C	BLOCK	PARCEL 0091
OWNER ADDRESS:	PO BOX 112 CRUMPTON, MD 21628	LOT	SECTION	ZONED VC
HOME PHONE:	(443) 553-9646	CRITICAL AREA YES		ACREAGE 0.13
		SUBDIVISION		
		BUILDING VALUE \$5,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	CASSANDRA REEDER	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	Po Box 112 CRUMPTON, MD 21628	ELECTRICAL PERMIT #:	
PHONE:	(443) 553-9646	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" 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: INSTALL 8' X 16' PREFAB SHED			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	02/11/2025 GJH
S.W. MGT.	01/31/2025 KN
ZONING	02/07/2025 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:

DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 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.
 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.

ADMINISTRATOR APPROVAL: *Kristen J. Swanson* DATE APPROVED: 3-9-25



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

ZONING CERTIFICATE #: Z25-02-0067
 Date of Application: 02/18/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804067754	205 TACKLE CIR A	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CHESTER RIVER INN GROUP LLC	TAX MAP 0049	BLOCK	PARCEL 0017
OWNER ADDRESS:	100 BRYANS CHANNEL WAY QUEENSTOWN, MD 21658	LOT	SECTION	ZONED KISC
HOME PHONE:		CRITICAL AREA YES		ACREAGE 0.77
		SUBDIVISION		
		BUILDING VALUE \$1,100.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	IVANO SCOTTO	ZONING FEE: \$55.00	FM FEE: \$100.00
ADDRESS:	444 Kent Narrows Way GRASONVILLE, MD 21638	ELECTRICAL PERMIT #:	
PHONE:	(410) 708-5220	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: POURHOUSE PUB	PROPOSED USE: TEMPORARY TENT
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: INSTALL 30' X 30' TEMPORARY TENT FOR ST. PATRICKS DAY 03/16/2025 - 03/16/2025. TENT WILL HAVE (4) SIDES WITH "DOOR" OPENING TOWARDS PARKING LOT. NO COOKING UNDER TENT.

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	02/21/2025 LA
FIRE MARSHAL	02/24/2025 JL
ZONING	02/24/2025 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: *Ivan G. Sunson* DATE APPROVED: *3-7-25*



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

ZONING CERTIFICATE #: Z25-02-0049
 Date of Application: 02/03/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805008271	511 PINTAIL POINT FARM LN	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	NEW PINTAIL POINT LLC	TAX MAP 0066	BLOCK	PARCEL 0006
OWNER ADDRESS:	10075 RED RUN BLVD STE 550 OWINGS MILLS, MD 21117	LOT	SECTION	ZONED AG, CS
HOME PHONE:	(410) 827-7065	CRITICAL AREA YES		ACREAGE 281.43
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	QUEENSTOWN VOLUNTARY FIRE CO	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	7110 Main St QUEENSTOWN, MD 21658	ELECTRICAL PERMIT #:	
PHONE:	(410) 924-1174	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	PINTAIL POINT	PROPOSED USE:	TEMPORARY TENT

MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: INSTALL 40' X 100' TEMPORARY TENT FOR "INAUGURAL CLAY SHOOT TOURNAMENT" 3/29/2025 FROM 8AM-4PM BY QVFD -TENT WILL HAVE SIDES - APPROX 100PPL

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	02/13/2025 JEN
FIRE MARSHAL	02/13/2025 JM
ZONING	02/12/2025 JM

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.
 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: Vivian J. Sunson DATE APPROVED: 3-7-25



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

ZONING CERTIFICATE #: Z25-02-0062

Date of Application: 02/11/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805003849	3200 MAIN ST	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	DEY, KEVIN & TAMMY	TAX MAP 0057	BLOCK	PARCEL 0340
OWNER ADDRESS:	3200 MAIN ST GRASONVILLE, MD 21638	LOT	SECTION	ZONED WVC
HOME PHONE:	(410) 827-6163	CRITICAL AREA YES		ACREAGE 0.20
		SUBDIVISION		
		BUILDING VALUE \$684.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	SHORE SIGN COMPANY	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	2013 Main St CHESTER, MD 21619	ELECTRICAL PERMIT #:	
PHONE:	(410) 643-6000	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

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

WORK DESCRIPTION: INSTALL 3'9" X 6'5" NON ILLUMINATED WALL SIGN. SIGN MESSAGE "CLEARY KIDS DEVELOPMENT BEHAVIORAL PEDIATRICS" TOTAL SIGN AREA = 24 SQFT

AGENCY APPROVALS:

Name	Completed Date
ZONING	02/18/2025 JM

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: Vincent J. Swanson DATE APPROVED: 3-7-25



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

ZONING CERTIFICATE #: Z25-02-0057

Date of Application: 02/06/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804106555	1710 LOVE POINT RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	PEFFLY TRUSTEE, EDWARD & MARIA	TAX MAP 0040	BLOCK	PARCEL 0005
OWNER ADDRESS:	1710 LOVE POINT RD STEVENSVILLE, MD 21666	LOT 7	SECTION	ZONED CS
HOME PHONE:	(410) 643-5054	CRITICAL AREA YES		ACREAGE 20.29
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	EDWARD & MARIA PEFFLY TRUSTEE	ZONING FEE: \$130.00	FM FEE: \$100.00
ADDRESS:	1710 Love Point Rd STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:	
PHONE:	(410) 643-5054	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: SPECIAL EVENTS: TENTED OUTDOOR WEDDINGS AND EVENTS - MAX 20 PER YEAR. TENTS 40' X 60', 40' X 80', 60' X 60', AND 60' X 90', AND 60' X 120'.

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	02/18/2025 CS
FIRE MARSHAL	02/14/2025 JL
FLOODPLAIN ZONE	02/13/2025 KN
ZONING	02/14/2025 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:
 MUST COMPLY WITH BOARD OF APPEALS CASE NUMBER CU-080011 APPROVED 03/21/15.
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: Vivian G Swanson DATE APPROVED: 3-7-25



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

ZONING CERTIFICATE #: Z23-08-0293

Date of Application: 08/30/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804044371	100 PINEY NARROWS RD E	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KENT NARROWS MARINE LLC SCHULZ, JODY	TAX MAP 0057	BLOCK	PARCEL 0429
OWNER ADDRESS:	100 PINEY NARROWS RD CHESTER, MD 21619	LOT 1	SECTION	ZONED WWC
HOME PHONE:	(410) 310-1002	CRITICAL AREA YES		ACREAGE
		SUBDIVISION		
		BUILDING VALUE \$7,000.00		
		WATER TYPE	SEWER TYPE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	SHORE SIGN COMPANY	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	2013 Main St CHESTER, MD 21619	ELECTRICAL PERMIT #: EZ24-08-0293	
PHONE:	(410) 643-6000	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	VACANT COMMERCIAL	PROPOSED USE: WALL SIGN	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL 2' X 15' ILLUMINATED WALL SIGN. SIGN MESSAGE "BROOKE & JUNE". TOTAL SQFT: 29.25'			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	12/31/2024 CLOW E-155
ZONING	09/08/2023 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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Vivian J. Swanson* DATE APPROVED: 3-7-25



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

ZONING CERTIFICATE #: Z23-09-0295

Date of Application: 09/01/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804044371	100 PINEY NARROWS RD E	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KENT NARROWS MARINE LLC SCHULZ, JODY	TAX MAP 0057	BLOCK	PARCEL 0429
OWNER ADDRESS:	100 PINEY NARROWS RD CHESTER, MD 21619	LOT 1	SECTION	ZONED WWC
HOME PHONE:	(410) 310-1002	CRITICAL AREA YES		ACREAGE
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE		SEWER TYPE

APPLICANT INFORMATION		PERMIT FEES	
NAME:	SHORE SIGN COMPANY	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	2013 Main St CHESTER, MD 21619	ELECTRICAL PERMIT #: EZ23-09-0295	
PHONE:	(410) 643-6000	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	VACANT COMMERCIAL	PROPOSED USE: WALL SIGN	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL 2' X 10' ILLUMINATED WALL SIGN. SIGN MESSAGE "BRIDAL". TOTAL SQFT: 19.79'			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	12/31/2024 CLOW E-155
ZONING	09/08/2023 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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Nancy Swanson* DATE APPROVED: 3-7-25



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

ZONING CERTIFICATE #: Z24-10-0444

Date of Application: 10/16/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805025516	3013 BENNETT POINT RD	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MORRIS JARRETT TRUSTEE	TAX MAP 0077	BLOCK	PARCEL 0005
OWNER ADDRESS:	158 CHRISTINA LANDING DR WILMINGTON, DE 19801	LOT 9	SECTION 2	ZONED NC-5
HOME PHONE:	(302) 367-5201	CRITICAL AREA YES		ACREAGE 5.41
		SUBDIVISION BENNETTS POINT		
		BUILDING VALUE \$100,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	MATT RHODERICK	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	778 Snowgrass Rd CROWNSVILLE, MD 21032	ELECTRICAL PERMIT #: EZ24-10-0444	
PHONE:	(301) 512-8234	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
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MINIMUM YARD REQUIREMENTS:				
FRONT: 35 FT	SIDE: 3 FT	REAR: 100 FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: REMOVE EXISTING 800 SQFT POOL AND 978 SQFT PATIO AND INSTALL 45' X 25' INGROUND CONCRETE POOL WITH 200 SQFT POOL DECK.

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	11/27/2024 CLOW E-155
ENV. HEALTH	11/18/2024 KK
FLOODPLAIN ZONE	11/14/2024 KN
HOA REVIEW	11/13/2024 MP
S.W. MGT.	11/14/2024 KN
ZONING	02/11/2025 JM

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:
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION.
 ALL SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO START OF WORK
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 NO PERMANENT OR TEMPORARY DISTURBANCE ALLOWED TO 100' BUFFER. REMOVING 1,778 SQ' OF EXISTING LOT COVERAGE.
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.

ADMINISTRATOR APPROVAL: *Moran G. Stinson* DATE APPROVED: 3-7-25



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

ZONING CERTIFICATE #: Z25-02-0064

Date of Application: 02/13/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804010566	110 SOUTH PINEY RD 102	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	RED APPLE CORNER LLC	TAX MAP 0057	BLOCK	PARCEL 0163
OWNER ADDRESS:	PO BOX 142 CHESTER, MD 21619	LOT	SECTION	ZONED TC
HOME PHONE:	(410) 604-0020	CRITICAL AREA NO		ACREAGE 1.85
		SUBDIVISION		
		BUILDING VALUE \$3,258.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	SHORE SIGN COMPANY	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	2013 Main St CHESTER, MD 21619	ELECTRICAL PERMIT #: EZ25-02-0064	
PHONE:	(410) 643-6000	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

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

WORK DESCRIPTION: INSTALL 7.35' X 2.31' ILLUMINATED WALL SIGN. SIGN MESSAGE = "ORCHID OASIS DAY SPA". TOTAL SIGN AREA = 17 SQFT

AGENCY APPROVALS:	
Name	Completed Date
ELECTRICAL	02/25/2025 DAVIS E-606
ZONING	02/19/2025 JM

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.

ADMINISTRATOR APPROVAL: *Vincent J. Sumner* DATE APPROVED: 3-7-25