



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

BUILDING PERMIT No.: BR25-06-0536

Date of Application: 06/26/2025

BUILDING PERMIT

BUILDING LOCATION 104 FLYCATCHER WAY CHESTER TAX ACCOUNT 1804126650 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.263 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 610 ZONED SMPD FRONTAGE DEPTH		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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
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BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 2,494.00 SECOND FLOOR: 1,107.00 THIRD FLOOR: FOURTH FLOOR: GARAGE: 403.00 CARPOR: DECK: PORCH: 107.00 OTHER: 260 SCREENED PATIO TOTAL FLOOR AREA: 4,371		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: 4.00 # BATHROOMS: 4.00 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE: PUBLIC SEWER TYPE: PUBLIC HEATING SYSTEM: GAS CENTRAL AIR: YES FIREPLACE: GAS																															

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. 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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE		BUILDING	07/23/2025 HD	FLOODPLAIN ZONE	07/24/2025 KN
FRONT	FT	FRONT	20 FT	ZONING	07/30/2025 MO	PLUMBING	08/13/2025 CG
SIDE	FT	SIDE	5 FT	SEDIMENT	01/25/2024 AR	PUB. SEWER	07/24/2025 RC
REAR	FT	REAR	10 FT	HISTORIC	N/A	S.W. MGT.	07/24/2025 KN
SIDE STREET	FT	SIDE STREET	FT	SHA	N/A	ENTRANCE	07/24/2025 DB
MAX. HGHT	FT	MAX. HGHT	40 FT	MECHANICAL	08/13/2025 CG	FIRE MARSHAL	07/31/2025 JL
				ELECTRICAL	07/03/2025	BACKFLOW	08/13/2025 CG
				FOOD SERVICE	N/A	ENV. HEALTH BP	07/24/2025 JEN

DATE APPROVED: 8-19-25 ADMINISTRATOR APPROVAL: Vnan 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.: BR25-06-0492
 Date of Application: 06/10/2025

BUILDING PERMIT

BUILDING LOCATION 103 REDSTART DR CHESTER TAX ACCOUNT 1804126505 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.215 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 520 ZONED SMPD FRONTAGE DEPTH		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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
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OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	07/14/2025 HD	FLOODPLAIN ZONE	07/14/2025 KN
FRONT FT	FRONT 20 FT	ZONING	07/17/2025 MO	PLUMBING	08/13/2025 CG
SIDE FT	SIDE 5 FT	SEDIMENT	01/25/2024 AR	PUB. SEWER	07/11/2025 RC
REAR FT	REAR 10 FT	HISTORIC	N/A	S.W. MGT.	07/14/2025 KN
SIDE STREET FT	SIDE STREET 20 FT	SHA	N/A	ENTRANCE	07/11/2025 DB
MAX. HGHT FT	MAX. HGHT 40 FT	MECHANICAL	08/13/2025 CG	FIRE MARSHAL	07/30/2025 JB
		ELECTRICAL	06/18/2025	BACKFLOW	08/13/2025 CG
		FOOD SERVICE	N/A	ENV. HEALTH BP	07/15/2025 JEN

DATE APPROVED: 8-19-25

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.: BR25-06-0493
 Date of Application: 06/10/2025

BUILDING PERMIT

BUILDING LOCATION 128 REDSTART DR CHESTER TAX ACCOUNT 1804126656 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.205 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 616 ZONED SMPD FRONTAGE DEPTH		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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
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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	07/14/2025 HD	FLOODPLAIN ZONE	07/14/2025 KN
ZONING	07/17/2025 MO	PLUMBING	08/13/2025 CG
SEDIMENT	01/25/2024 AR	PUB. SEWER	07/11/2025 RC
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SHA	N/A	ENTRANCE	07/11/2025 AH
MECHANICAL	08/13/2025 CG	FIRE MARSHAL	08/12/2025 JB
ELECTRICAL	06/18/2025	BACKFLOW	08/13/2025 CG
FOOD SERVICE	N/A	ENV. HEALTH BP	08/13/2025 JEN

DATE APPROVED:

8-19-25

ADMINISTRATOR APPROVAL:

Vivian J. Stinson



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

BUILDING PERMIT No.: BR25-06-0487

Date of Application: 06/10/2025

BUILDING PERMIT

BUILDING LOCATION 206 KINGFISHER LN CHESTER TAX ACCOUNT 1804126538 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.174 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 497 ZONED SMPD FRONTAGE DEPTH		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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
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<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>MHBR</td> <td>K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666</td> <td>MHBL#3149</td> <td>(301) 683-6275</td> <td></td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-0848-25</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS SERVICES INC</td> <td>E-#817</td> <td>(301) 343-2844</td> <td>ER25-06-0487</td> </tr> <tr> <td>HVAC</td> <td>MASTERS MID ATLANTIC LLC DBA AIRTRON LLC</td> <td>HM-649</td> <td>(301) 948-8950</td> <td>H-0930-25</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-0843-25</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666	MHBL#3149	(301) 683-6275		SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-0848-25	ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES INC	E-#817	(301) 343-2844	ER25-06-0487	HVAC	MASTERS MID ATLANTIC LLC DBA AIRTRON LLC	HM-649	(301) 948-8950	H-0930-25	PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0843-25
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DESCRIPTION OF WORK: CONSTRUCT 1 STORY SFD. FIRST FLOOR 49'4" X 79'4" OVERALL TO INCLUDE 5'10" X 4'2" FRONT PORCH, 13'2" X 22' SCREENED PATIO, AND 19'4" X 19'10" & 8'8" X 12'2" GARAGE. MODEL: FRANKLIN ED PHASE III 55+ AGE RESTRICTED COMMUNITY.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) <table border="0"> <tr> <td>UNFIN. BASEMENT:</td> <td>FIN BASEMENT:</td> </tr> <tr> <td>FIRST FLOOR: 2,963.00</td> <td>SECOND FLOOR:</td> </tr> <tr> <td>THIRD FLOOR:</td> <td>FOURTH FLOOR:</td> </tr> <tr> <td>GARAGE: 511.00</td> <td>CARPOR:</td> </tr> <tr> <td>DECK:</td> <td>PORCH: 21.00</td> </tr> <tr> <td>OTHER: 290 SCREENED PATIO</td> <td></td> </tr> <tr> <td>TOTAL FLOOR AREA: 2,963</td> <td></td> </tr> </table>		UNFIN. BASEMENT:	FIN BASEMENT:	FIRST FLOOR: 2,963.00	SECOND FLOOR:	THIRD FLOOR:	FOURTH FLOOR:	GARAGE: 511.00	CARPOR:	DECK:	PORCH: 21.00	OTHER: 290 SCREENED PATIO		TOTAL FLOOR AREA: 2,963		CONSTRUCTION TYPE: WOOD FRAME <table border="0"> <tr> <td># BEDROOMS: 3.00</td> <td># BATHROOMS: 4.00</td> </tr> <tr> <td>ROAD TYPE: COUNTY</td> <td>SPRINKLER: YES</td> </tr> <tr> <td>WATER TYPE: PUBLIC</td> <td>SEWER TYPE: PUBLIC</td> </tr> <tr> <td>HEATING SYSTEM: GAS</td> <td>CENTRAL AIR: YES</td> </tr> <tr> <td>FIREPLACE: GAS</td> <td></td> </tr> </table>		# BEDROOMS: 3.00	# BATHROOMS: 4.00	ROAD TYPE: COUNTY	SPRINKLER: YES	WATER TYPE: PUBLIC	SEWER TYPE: PUBLIC	HEATING SYSTEM: GAS	CENTRAL AIR: YES	FIREPLACE: GAS							
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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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. 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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	07/14/2025 HD	FLOODPLAIN ZONE	07/14/2025 KN
FRONT	FRONT	ZONING	07/17/2025 MO	PLUMBING	08/13/2025 CG
SIDE	SIDE	SEDIMENT	01/25/2024 AR	PUB SEWER	07/11/2025 RC
REAR	REAR	HISTORIC	N/A	S.W. MGT.	07/11/2025 KN
SIDE STREET	SIDE STREET	SHA	N/A	ENTRANCE	07/11/2025 DB
MAX. HGHT	MAX. HGHT	MECHANICAL	08/13/2025 CG	FIRE MARSHAL	07/14/2025 JM
		ELECTRICAL	06/18/2025	BACKFLOW	08/13/2025 CG
		FOOD SERVICE	N/A	ENV. HEALTH BP	07/15/2025 JEN

DATE APPROVED:

8-19-25

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.: BR24-11-0903

Date of Application: 11/20/2024

BUILDING PERMIT

BUILDING LOCATION 114 POINT RD STEVENSVILLE TAX ACCOUNT 1804125823 SUBDIVISION KENT ISLAND ESTATES CRITICAL AREA YES ACREAGE 1.06 TAX MAP 0070 GRID 0021 PARCEL 0100 SECTION 1 BLOCK A LOT 44 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: SINGH, AMIT 114 POINT RD STEVENSVILLE, MD 21666 HOME PHONE: (703) 863-2648 APPLICANT: STANDARD ENERGY SOLUTIONS 9520 Gerwig Ln SUITES Q-T COLUMBIA, MD 21046 STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																	
EXISTING USE RESIDENTIAL PROPOSED USE SOLAR PANELS REVISED PROPOSED USE CONSTRUCTION VALUE \$18,428.00		FEES <table border="0"> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>ELECT. PERMIT</td> <td>\$113.40</td> </tr> <tr> <td>SOLAR ARRAYS</td> <td>\$250.00</td> <td>PERMIT</td> <td>\$55.00</td> </tr> <tr> <td>1-50</td> <td></td> <td>REVISION FEE</td> <td></td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td></td> <td></td> </tr> </table>		ELECT. ADMIN.	\$10.00	ELECT. PERMIT	\$113.40	SOLAR ARRAYS	\$250.00	PERMIT	\$55.00	1-50		REVISION FEE		ZONING	\$55.00		
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ELECTRICIAN	STANDARD ENERGY SOLUTIONS	ER-1596	(410) 844-3800	ER24-11-0903															
DESCRIPTION OF WORK: INSTALL (10) 440 WATT ROOF MOUNTED SOLAR PANELS TO EXISTING SFD.																			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE:																	
UNFIN. BASEMENT:	FIN BASEMENT:	# BEDROOMS:	# BATHROOMS:																
FIRST FLOOR:	SECOND FLOOR:	ROAD TYPE:	SPRINKLER:																
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OTHER:																			
TOTAL FLOOR AREA:																			

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:

ANY RESIDENTIAL OCCUPANCY THAT IS EQUIPPED WITH SOLAR PANELS MOUNT ON TO ANY PORTION OF THE DWELLING SHALL BE PROVIDED WITH AN EXTERIOR EMERGENCY POWER SHUT OFF. THIS SHUT OFF SHALL BE CLEARLY IDENTIFIED AND NOT BLOCKED WITH ANY FIXTURES, FURNITURE, BRUSH AND/OR LANDSCAPING. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE		BUILDING	08/08/2025 HD	FLOODPLAIN ZONE	12/05/2024 KN
FRONT	FT	FRONT	FT	ZONING	08/11/2025 MO	PLUMBING	N/A
SIDE	FT	SIDE	FT	SEDIMENT	N/A	PUB. SEWER	N/A
REAR	FT	REAR	FT	HISTORIC	N/A	S.W. MGT.	N/A
SIDE STREET	FT	SIDE STREET	FT	SHA	N/A	ENTRANCE	N/A
MAX. HGHT	FT	MAX. HGHT	FT	MECHANICAL	N/A	FIRE MARSHAL	N/A
				ELECTRICAL	11/20/2024	BACKFLOW	N/A
				FOOD SERVICE	N/A	ENV. HEALTH WELL	N/A

DATE APPROVED: 8-19-25

ADMINISTRATOR APPROVAL: *Man 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.: BR25-05-0387

Date of Application: 05/09/2025

BUILDING PERMIT

BUILDING LOCATION 327 FIVE FARMS DR STEVENSVILLE TAX ACCOUNT 1804060393 SUBDIVISION QUEEN ANNE COLONY CRITICAL AREA YES ACREAGE 0.588 TAX MAP 0070 GRID 0000 PARCEL 0067 SECTION BLOCK H LOT 21 ZONED NC-15 FRONTAGE DEPTH		PROPERTY OWNERS: FITZGERALD, MICHELE 327 FIVE FARMS DR STEVENSVILLE, MD 21666 HOME PHONE: (410) 829-8493 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																					
EXISTING USE RESIDENCE PROPOSED USE ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$200,000.00		FEES ZONING \$55.00 BOCA FEE \$119.96 ELECT. ADMIN. \$10.00 ELECT. PERMIT \$80.00																					
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ELECTRICIAN	COVERN ELECTRIC	E-1680	(443) 239-3465	ER25-05-0387																			
DESCRIPTION OF WORK: REMOVE EXISTING SUNROOM AND CONSTRUCT (2) STORY ADDITION. FIRST FLOOR 28'1-1/2" X 14' OVERALL SUNROOM. SECOND FLOOR 30'6" X 14' OVERALL TO INCLUDE 8' X 14' DECK, SUNROOM, AND EXERCISE ROOM.																							
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																					
UNFIN. BASEMENT: FIRST FLOOR: 392.00 THIRD FLOOR: GARAGE: DECK: 112.00 OTHER: TOTAL FLOOR AREA: 820	FIN BASEMENT: SECOND FLOOR: 316.00 FOURTH FLOOR: CARPOR: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE: PRIVATE HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE:	# BATHROOMS: SPRINKLER: NO 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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 8/18 FT
REAR FT	REAR 100 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	07/08/2025 HD	FLOODPLAIN ZONE	06/10/2025 KN
ZONING	08/07/2025 MO	PLUMBING	N/A
SEDIMENT	N/A	PUB. SEWER	06/09/2025 AC
HISTORIC	N/A	S.W. MGT.	N/A
SHA	N/A	ENTRANCE	N/A
MECHANICAL	07/09/2025 CG	FIRE MARSHAL	N/A
ELECTRICAL	07/14/2025	BACKFLOW	N/A
FOOD SERVICE	N/A	ENV. HEALTH BP	06/18/2025 JEN

DATE APPROVED:

8-19-25

ADMINISTRATOR APPROVAL:

Vron 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.: BR25-03-0268
 Date of Application: 03/28/2025

BUILDING PERMIT

BUILDING LOCATION 146 N LAKE DR STEVENSVILLE TAX ACCOUNT 1804076761 SUBDIVISION TOWER GARDENS CRITICAL AREA YES ACREAGE 0.376 TAX MAP 0076 GRID 0008 PARCEL 0014 SECTION BLOCK K LOT 5 ZONED NC-1 FRONTAGE DEPTH		PROPERTY OWNERS: CAPE AUTOMOTIVE CORP REILLY, JAMES & RACHEL 146 N LAKE DR STEVENSVILLE, MD 21666 HOME PHONE: (443) 871-0074 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																										
EXISTING USE RESIDENCE PROPOSED USE RENOVATION/ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$125,000.00		FEES RENOVATION \$70.00 ELECT. ADMIN. \$10.00 PERMIT FEE ZONING \$55.00 BOCA FEE \$78.80 ELECT. PERMIT \$95.00																										
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ELECTRICIAN	GUNTHERS ELECTRIC INC	E-000357-2025	(410) 827-8320	ER25-03-0268																								
DESCRIPTION OF WORK: REMOVE EXISTING 12' X 44' REAR DECK. CONSTRUCT 44' X 14' ADDITION TO INCLUDE 26' X 14' NEW KITCHEN AREA AND 18' X 14' SCREENED PORCH WITH 3'6" X 3'6" LANDING AND STEPS TO GRADE. BOTH CANTILEVERED 2'. RECONFIGURE EXISTING FLOOR PLAN TO CONVERT EXISTING KITCHEN AREA INTO LIVING ROOM AND EXISTING LIVING ROOM TO DINING ROOM.																												
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																										
UNFIN. BASEMENT: FIRST FLOOR: 364.00 THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA: 616	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH: 252.00	# BEDROOMS: ROAD TYPE: WATER TYPE: PRIVATE HEATING SYSTEM: FIREPLACE:	# BATHROOMS: SPRINKLER: NO SEWER TYPE: PUBLIC CENTRAL AIR:																									

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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:

ALL SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO START OF WORK. DECK MUST BE CANTILEVERED 2'. MUST REMOVE 397 SQ' OF LOT COVERAGE PRIOR TO CERTIFICATE OF OCCUPANCY. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	07/03/2025 HD FLOODPLAIN ZONE 04/15/2025 KN
FRONT FT	FRONT 35 FT	ZONING	07/14/2025 MO PLUMBING 08/15/2025 CG
SIDE FT	SIDE 20 FT	SEDIMENT	N/A PUB. SEWER 04/16/2025 AC
REAR FT	REAR 50 FT	HISTORIC	N/A S.W. MGT. N/A
SIDE STREET FT	SIDE STREET FT	SHA	N/A ENTRANCE N/A
MAX. HGHT FT	MAX. HGHT 40 FT	MECHANICAL	08/15/2025 CG FIRE MARSHAL N/A
		ELECTRICAL	04/30/2025 BACKFLOW N/A
		FOOD SERVICE	N/A ENV. HEALTH BP 07/22/2025 CS

DATE APPROVED: 8-19-25 ADMINISTRATOR APPROVAL: Vnan J. Swinson



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

ZONING CERTIFICATE #: Z25-07-0320

Date of Application: 07/02/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1807013833	917 HACKETT CORNER RD	MILLINGTON

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	GLANDING, DOROTHY JONES, TAMMY	TAX MAP 0007	BLOCK	PARCEL 0063
OWNER ADDRESS:	917 HACKETT CORNER RD MILLINGTON, MD 21651	LOT 4	SECTION	ZONED NC-1
HOME PHONE:	(410) 920-1089	CRITICAL AREA NO		ACREAGE 1.00
		SUBDIVISION		
		BUILDING VALUE \$2,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	GLANDING, DOROTHY	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	917 Hackett Corner Rd MILLINGTON, MD 21651	ELECTRICAL PERMIT #:	
PHONE:	(410) 920-1089	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	HEIGHT: 20 FT
WORK DESCRIPTION: INSTALL 12' X 16' PREFAB SHED.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH BP	08/15/2025 CS
S.W. MGT.	08/13/2025 KN
ZONING	08/12/2025 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:

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.
 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. Summers* DATE APPROVED: 8-19-25



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

ZONING CERTIFICATE #: Z25-07-0321

Date of Application: 07/02/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1807013833	917 HACKETT CORNER RD	MILLINGTON

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	GLANDING, DOROTHY JONES, TAMMY	TAX MAP 0007	BLOCK	PARCEL 0063
OWNER ADDRESS:	917 HACKETT CORNER RD MILLINGTON, MD 21651	LOT 4	SECTION	ZONED NC-1
HOME PHONE:	(410) 920-1089	CRITICAL AREA NO		ACREAGE 1.00
		SUBDIVISION		
		BUILDING VALUE \$500.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	GLANDING, DOROTHY	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	917 Hackett Corner Rd MILLINGTON, MD 21651	ELECTRICAL PERMIT #:	
PHONE:	(410) 920-1089	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: INSTALL 6' X 8' SHED			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH BP	08/15/2025 CS
S.W. MGT.	08/13/2025 KN
ZONING	08/12/2025 WB

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ADMINISTRATOR APPROVAL: Vivian J. Johnson

DATE APPROVED: 8-19-25