



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

ZONING CERTIFICATE #: Z25-10-0470

Date of Application: 10/03/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805007194	6200 MAIN ST	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION				
OWNER:	BENEDICT A. ANDREW AMERICAN LEGION POST #296, INC.	TAX MAP	059A	BLOCK	PARCEL	0042
OWNER ADDRESS:	6200 MAIN ST QUEENSTOWN, MD 21658	LOT		SECTION	ZONED	NC-1T
HOME PHONE:	(410) 827-8182	CRITICAL AREA	YES		ACREAGE	0.32
		SUBDIVISION				
		BUILDING VALUE	\$1,125.00			
		WATER TYPE	PRIVATE	SEWER TYPE	PRIVATE	

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

EXISTING USE: AMERICAN LEGION PROPOSED USE: WALL SIGN

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

WORK DESCRIPTION: INSTALL NON-ILLUMINATED 238.02" X 11.98" CHANNEL LETTER WALL SIGN FOR EXISTING BUILDING. SIGN MESSAGE: "AMERICAN LEGION POST 296" TOTAL SIGN AREA = 19.8 SQFT.

AGENCY APPROVALS:

Name	Completed Date
ZONING	11/20/2025 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:
 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. Swanson DATE APPROVED: 1-15-26



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

ZONING CERTIFICATE #: Z25-10-0464

Date of Application: 10/02/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804126341	171 NIGHTHAWK DR	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	HUNSBERGER, ROBERT GREEN, DOLORES	TAX MAP 0049	BLOCK	PARCEL 0007
OWNER ADDRESS:	194 SAILCLOTH WAY CHESTER, MD 21619	LOT 277	SECTION	ZONED SMPD
HOME PHONE:	(301) 440-7178	CRITICAL AREA YES		ACREAGE 0.16
		SUBDIVISION FOUR SEASONS AT KENT ISLAND		
		BUILDING VALUE \$75,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	TREADSTONE HARDSCAPES	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	Po Box 429 GRASONVILLE, MD 21638	ELECTRICAL PERMIT #:	
PHONE:	(410) 490-9234	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: FT	SIDE: 3 FT	REAR: 3 FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: INSTALL 10' X 16' INGROUND FIBERGLASS HOT TUB WITH 38' X 18' PATIO, 50LF OF SITTING WALL, AND GRILL ISLAND.

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	01/15/2026
ENV. HEALTH BP	11/12/2025
S.W. MGT.	11/12/2025
SANITARY DEPT	11/10/2025
ZONING	01/15/2026

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:
 PATIO HEIGHT CANNOT EXCEED 18" ABOVE FINISHED GRADE- UPON COMPLETION CALL ZONING OFFICE FOR INSPECTION
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

ADMINISTRATOR APPROVAL: Vivian Johnson DATE APPROVED: 1-15-26



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

BUILDING PERMIT No.: BR25-10-0890
 Date of Application: 10/02/2025

BUILDING PERMIT

BUILDING LOCATION 313 QUEENS COLONY HIGH RD STEVENSVILLE TAX ACCOUNT 1804059808 SUBDIVISION QUEEN ANNE COLONY CRITICAL AREA NO ACREAGE 0.64 TAX MAP 0070 GRID 0000 PARCEL 0064 SECTION BLOCK D LOT 2 ZONED NC-15 FRONTAGE 110 DEPTH 225		PROPERTY OWNERS: HAMLIN, CHRISTOPHER & MELISSA 52 OLD ORCHARD AVE OCEAN VIEW, DE 19970 HOME PHONE: (240) 676-7053 APPLICANT: COVELL SIGNATURE HOMES LLC ZACH ROSIER 110 Channel Marker Way Ste 200 GRASONVILLE MD 21638 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 \$500,000.00		FEES <table border="0"> <tr> <td>COPIES AND MISC</td> <td>\$2.50</td> <td>SCHOOLS</td> <td>\$20,081.20</td> </tr> <tr> <td>FIRE DIST 9</td> <td>\$2,304.40</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>PARKS & REC</td> <td>\$2,222.10</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$155.00</td> <td>FEE IN LIEU - CA-TREE REMOVAL</td> <td>\$455.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$629.16</td> <td>ROADS FEE</td> <td>\$500.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td></td> <td></td> </tr> </table>		COPIES AND MISC	\$2.50	SCHOOLS	\$20,081.20	FIRE DIST 9	\$2,304.40	MHB FEE	\$50.00	ZONING	\$55.00	PARKS & REC	\$2,222.10	SPRINKLER	\$150.00	ELECT. ADMIN.	\$10.00	ELECT. PERMIT	\$155.00	FEE IN LIEU - CA-TREE REMOVAL	\$455.00	BOCA FEE	\$629.16	ROADS FEE	\$500.00	SINGLE LOT	\$55.00				
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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:
 AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. 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. OWNER MUST PLANT (15) 4'-6" TALL CONTAINER GROWN NATIVE TREES FOR LOT COVERAGE MITIGATION PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR INSPECTION. FEE IN LIEU PAID FOR (13) TREES FOR S25-10-0613. 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		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	11/17/2025 HD	FLOODPLAIN ZONE	11/18/2025 KN
FRONT	FRONT	ZONING	11/17/2025 MO	PLUMBING	12/29/2025 CG
SIDE	SIDE	SEDIMENT	01/13/2025 AR	PUB. SEWER	11/20/2025 AC
REAR	REAR	HISTORIC	N/A	S.W. MGT.	11/18/2025 KN
SIDE STREET	SIDE STREET	SHA	N/A	ENTRANCE	11/17/2025 AH
MAX. HGHT	MAX. HGHT	MECHANICAL	12/29/2025 CG	FIRE MARSHAL	12/01/2025 JB
		ELECTRICAL	12/23/2025	BACKFLOW	12/29/2025 CG
		FOOD SERVICE	N/A	ENV. HEALTH BP	11/17/2025 JEN

DATE APPROVED: 1-15-26 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

BUILDING PERMIT No.: BR25-09-0782
 Date of Application: 09/11/2025

BUILDING PERMIT

BUILDING LOCATION 151 LITTLE STARR LN CENTREVILLE TAX ACCOUNT 1803127352 SUBDIVISION CRITICAL AREA NO ACREAGE 2.837 TAX MAP 0061 GRID 0009 PARCEL 0132 SECTION BLOCK LOT 2 ZONED AG FRONTAGE DEPTH		PROPERTY OWNERS: SHIREY, CIARA JONES, DONALD 125 LITTLE STAR LN CENTREVILLE, MD 21617 HOME PHONE: (410) 490-0232 APPLICANT: JJL BUILDERS LLC PHILIP SHIREY 125 Little Star Ln CENTREVILLE MD 21617 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 \$350,000.00		FEES <table border="0"> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>FIRE DIST 4</td> <td>\$1,366.40</td> </tr> <tr> <td>SCHOOLS</td> <td>\$11,907.20</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$125.00</td> <td>BOCA FEE</td> <td>\$342.40</td> </tr> <tr> <td>PARKS & REC</td> <td>\$1,317.60</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> </table>		SINGLE LOT	\$55.00	FIRE DIST 4	\$1,366.40	SCHOOLS	\$11,907.20	ZONING	\$55.00	ELECT. PERMIT	\$125.00	BOCA FEE	\$342.40	PARKS & REC	\$1,317.60	ELECT. ADMIN.	\$10.00	SPRINKLER	\$150.00	MHB FEE	\$50.00										
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 60' X 56' OVERALL TO INCLUDE 30' X 8' FRONT COVERED PORCH AND 16' X 20' REAR DECK. SECOND FLOOR 60' X 32' OVERALL.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,920.00 THIRD FLOOR: GARAGE: DECK: 320.00 OTHER: TOTAL FLOOR AREA: 3,060	FIN BASEMENT: SECOND FLOOR: 520.00 FOURTH FLOOR: CARPORT: PORCH: 300.00	# BEDROOMS: 5.00 ROAD TYPE: PRIVATE WATER TYPE: PRIVATE HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE: WOODSTOVE	# BATHROOMS: 3.00 SPRINKLER: YES SEWER TYPE: PRIVATE AIR: YES																														

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OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 40 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	12/04/2025 HD	FLOODPLAIN ZONE	10/16/2025 KN
ZONING	10/20/2025 WB	PLUMBING	12/01/2025 CG
SEDIMENT	10/17/2025 JP	PUB. SEWER	N/A
HISTORIC	N/A	S.W. MGT.	10/20/2025 KN
SHA	N/A	ENTRANCE	10/16/2025 AH
MECHANICAL	12/01/2025 CG	FIRE MARSHAL	01/12/2026 JL
ELECTRICAL	11/18/2025	BACKFLOW	12/01/2025 CG
FOOD SERVICE	N/A	ENV. HEALTH BP	11/25/2025 GH

DATE APPROVED: 1-15-25

ADMINISTRATOR APPROVAL: *Kwan 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.: BR25-09-0839
 Date of Application: 09/20/2025

BUILDING PERMIT

BUILDING LOCATION 500 DOUBLE CREEK POINT RD D2 CHESTERTOWN TAX ACCOUNT 1807002181 SUBDIVISION CRITICAL AREA NO ACREAGE 89.77 TAX MAP 0005 GRID 0001 PARCEL 0001 SECTION BLOCK LOT ZONED CS FRONTAGE DEPTH		PROPERTY OWNERS: PCP-DUCK NECK LLC 1400 E 4TH ST SANTA ANA, CA 92701 HOME PHONE: (410) 708-1884 APPLICANT: WILLIAM MALAY 34341 Vandyke Rd GALENA, MD 21635 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE DUCK NECK CAMPGROUND PROPOSED USE ACCESSORY STRUCTURE REVISED PROPOSED USE CONSTRUCTION VALUE \$9,500.00		FEES ZONING \$55.00 COPIES AND MISC \$15.00 BOCA FEE \$79.36	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: CONSTRUCT A 33' X 22' CARPORT OVER EXISTING CAMPER WITH ATTACHED 20' X 10' DECK.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPORT: DECK: 200.00 PORCH: OTHER: 726 TOTAL FLOOR AREA: 926		# BEDROOMS: 0.00 # BATHROOMS: 0.00 ROAD TYPE: PRIVATE SPRINKLER: NO WATER TYPE: PRIVATE SEWER TYPE: PRIVATE HEATING SYSTEM: NONE CENTRAL AIR: NO FIREPLACE: NONE	

The undersigned hereby certifies and agrees as follows: (1) That he/she is authorized to make this application; (2) that the information is correct; (3) that he/she will comply with all regulations of Queen Anne's County which are applicable thereto; (4) that he/she will perform no work on the above referenced property not specifically described in this application; (5) that he/she grants County Officials the right to enter onto this property for the purpose of inspecting the work permitted and posting notices.

NOTE: Separate electrical and plumbing permits are required! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered if construction is continuous.

Conditions:
 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. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	11/14/2025 HD	FLOODPLAIN ZONE	11/14/2025 KN
FRONT 35 FT	FRONT FT	ZONING	11/17/2025 WB	PLUMBING	N/A
SIDE 10/100 FT	SIDE FT	SEDIMENT	N/A	PUB. SEWER	N/A
REAR 10 FT	REAR FT	HISTORIC	N/A	S.W. MGT.	11/14/2025 KN
SIDE STREET FT	SIDE STREET FT	SHA	N/A	ENTRANCE	N/A
MAX. HGHT 45 FT	MAX. HGHT FT	MECHANICAL	N/A	FIRE MARSHAL	N/A
		ELECTRICAL	N/A	BACKFLOW	N/A
		FOOD SERVICE	N/A	ENV. HEALTH BP	11/20/2025 CS

DATE APPROVED: 1-15-26 ADMINISTRATOR APPROVAL: W. J. Swinson

