



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

ZONING CERTIFICATE #: Z25-09-0462

Date of Application: 09/29/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805030579	2 PAR CT	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CAMPBELL, ALICIA MULLIKIN, GREGORY	TAX MAP 0072	BLOCK WEST	PARCEL 0110
OWNER ADDRESS:	1 PAR CT GRASONVILLE, MD 21638	LOT 275	SECTION 3	ZONED NC-1
HOME PHONE:	(410) 490-8932	CRITICAL AREA YES	ACREAGE 1.00	
		SUBDIVISION WEST PROSPECT PLANTATION		
		BUILDING VALUE \$60,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	COASTAL POOLS	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	500 Saddler Rd GRASONVILLE, MD 21638	ELECTRICAL PERMIT #: EZ25-09-0462	
PHONE:	(410) 827-0888	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: FT	SIDE: 3 FT	REAR: 3 FT	SIDE STREET: 35 FT HEIGHT: FT
WORK DESCRIPTION: INSTALL 15' X 30' INGROUND CONCRETE POOL W/ AUTO COVER			

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	11/14/2025 CLOW / E-155
ENV. HEALTH BP	10/29/2025 JEN
S.W. MGT.	10/30/2025 KN
SANITARY DEPT	01/22/2026 RC
ZONING	01/09/2026 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:**  
 FINAL ELECTRICAL INSPECTION REQUIRED  
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.

ADMINISTRATOR APPROVAL: Vivian J. Sunson DATE APPROVED: 1-23-26



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

ZONING CERTIFICATE #: Z25-11-0556

Date of Application: 11/06/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805035848	380 WYE NARROWS DR	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	WYE NARROWS LLC	TAX MAP 0073	BLOCK	PARCEL 0111
OWNER ADDRESS:	380 WYE NARROWS DR QUEENSTOWN, MD 21658	LOT 18B	SECTION	ZONED NC-5
HOME PHONE:	(410) 490-0024	CRITICAL AREA YES		ACREAGE 10.11
		SUBDIVISION CHESTON ON WYE		
		BUILDING VALUE \$60,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	COASTAL POOLS	ZONING FEE: \$75.00	FM FEE:	
ADDRESS:	500 Saddler Rd GRASONVILLE, MD 21638	ELECTRICAL PERMIT #: EZ25-11-0556		
PHONE:	(410) 827-0888	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:
		SIDE STREET:	FT	HEIGHT:
				100 FT
WORK DESCRIPTION: INSTALL 10' X 10' IN-GROUND CONCRETE SPA.				

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	11/10/2025 CLOW E-155
ENV. HEALTH BP	12/10/2025 KK
FLOODPLAIN ZONE	12/10/2025 KN
S.W. MGT.	12/10/2025 KN
ZONING	01/08/2026 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:**  
 NO PERMANENT OR TEMPORARY DISTURBANCE ALLOWED TO BUFFER.  
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION ONCE PLANTED.  
 ALL SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO START OF WORK ANY ADDITIONAL PATIO  
 INSTALLED FOR HOT TUB WILL REQUIRE AN APPROVED SEDIMENT PERMIT.

ADMINISTRATOR APPROVAL: Vivian G. Sunson DATE APPROVED: 1-23-26



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

ZONING CERTIFICATE #: Z25-09-0462

Date of Application: 09/29/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805030579	2 PAR CT	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CAMPBELL, ALICIA MULLIKIN, GREGORY	TAX MAP 0072	BLOCK WEST	PARCEL 0110
OWNER ADDRESS:	1 PAR CT GRASONVILLE, MD 21638	LOT 275	SECTION 3	ZONED NC-1
HOME PHONE:	(410) 490-8932	CRITICAL AREA YES	ACREAGE 1.00	
		SUBDIVISION WEST PROSPECT PLANTATION		
		BUILDING VALUE \$60,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	COASTAL POOLS	ZONING FEE: \$75.00	FM FEE:	
ADDRESS:	500 Saddler Rd GRASONVILLE, MD 21638	ELECTRICAL PERMIT #: EZ25-09-0462		
PHONE:	(410) 827-0888	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: FT	SIDE: 3 FT	REAR: 3 FT	SIDE STREET: 35 FT	HEIGHT: FT
WORK DESCRIPTION: INSTALL 15' X 30' INGROUND CONCRETE POOL W/ AUTO COVER				

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	11/14/2025 CLOW / E-155
ENV. HEALTH BP	10/29/2025 JEN
S.W. MGT.	10/30/2025 KN
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**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 ELECTRICAL INSPECTION REQUIRED  
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.

ADMINISTRATOR APPROVAL: Vivian J. Swanson DATE APPROVED: 1-23-26



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

BUILDING PERMIT No.: BR25-12-1092

Date of Application: 12/03/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 216 KINGFISHER LN CHESTER  <b>TAX ACCOUNT</b> 1804126536 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.183 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 495 <b>ZONED</b> SMPD <b>FRONTAGE</b> 74 <b>DEPTH</b> 122		<b>PROPERTY OWNERS:</b> ARROYO CAP V-2 LLC LASHER, NICK 18575 JAMBOREE RD SUITE 350 IRVINE, CA 92612  <b>HOME PHONE:</b> (949) 272-1163  <b>APPLICANT:</b> K HOVNIANIAN LOLITA JUSTICE-WATKINS 101 Log Canoe Cir SUITE C2 STEVENSVILLE MD 21666  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
<b>EXISTING USE</b> VACANT LOT  <b>PROPOSED USE</b> 4SEASONS -SFD  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$195,000.00		<b>FEES</b> <b>ELECT. PERMIT</b> \$135.00 <b>ZONING</b> \$55.00 <b>COPIES AND</b> \$25.00 <b>SINGLE LOT</b> \$55.00 <b>MISC</b> <b>4SEASNDRRRA</b> \$10,546.00 <b>SPRINKLER</b> \$150.00 <b>MHB FEE</b> \$50.00 <b>BOCA FEE</b> \$323.32 <b>ELECT. ADMIN.</b> \$10.00																															
<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>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-0005-26</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS SERVICES</td> <td>E-#817</td> <td>(301) 343-2844</td> <td>ER25-12-1092</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-0006-26</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-0004-26</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-0005-26	ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 343-2844	ER25-12-1092	HVAC	MASTERS MID ATLANTIC LLC DBA AIRTRON LLC	HM-649	(301) 948-8950	H-0006-26	PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0004-26
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 1 STORY SFD. FIRST FLOOR 39'4" X 80'4" OVERALL TO INCLUDE 20' X 20', 16' X 10'9" (3) CAR GARAGE, 19'8" X 14'2" SCREENED PATIO, AND 4' X 7'10", 6' X 10'4", 6' X 13'4" "L" SHAPED FRONT PORCH.  TAYLOR FDS PHASE III 55+ AGE RESTRICTED COMMUNITY																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b> <b>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b> <b>FIRST FLOOR:</b> 2,013.00 <b>SECOND FLOOR:</b> <b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b> <b>GARAGE:</b> 567.00 <b>CARPOR:</b> <b>DECK:</b> <b>PORCH:</b> 175.00 <b>OTHER:</b> 280 SCREENED PATIO <b>TOTAL FLOOR AREA:</b> 3,035		<b>CONSTRUCTION TYPE:</b> WOOD FRAME  <b># BEDROOMS:</b> 2.00 <b># BATHROOMS:</b> 3.00 <b>ROAD TYPE:</b> PRIVATE <b>SPRINKLER:</b> YES <b>WATER TYPE:</b> PUBLIC <b>SEWER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>CENTRAL AIR:</b> YES <b>FIREPLACE:</b> 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. 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				APPROVALS:			
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	<b>BUILDING</b>	12/30/2025 HD	<b>FLOODPLAIN ZONE</b>	12/30/2025 KN		
<b>FRONT</b>	<b>FRONT</b>	<b>ZONING</b>	12/31/2026 MO	<b>PLUMBING</b>	01/21/2026 CG		
<b>SIDE</b>	<b>SIDE</b>	<b>SEDIMENT</b>	01/25/2024 AR	<b>PUB. SEWER</b>	12/30/2025 RC		
<b>REAR</b>	<b>REAR</b>	<b>HISTORIC</b>	N/A	<b>S.W. MGT.</b>	12/30/2025 KN		
<b>SIDE STREET</b>	<b>SIDE STREET</b>	<b>SHA</b>	N/A	<b>ENTRANCE</b>	12/30/2025 AH		
<b>MAX. HGHT</b>	<b>MAX. HGHT</b>	<b>MECHANICAL</b>	01/21/2026 CG	<b>FIRE MARSHAL</b>	01/21/2026 JB		
		<b>ELECTRICAL</b>	12/29/2025	<b>BACKFLOW</b>	01/21/2026 CG		
		<b>FOOD SERVICE</b>	N/A	<b>ENV. HEALTH BP</b>	01/02/2026 CS		

DATE APPROVED: 1-23-26 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.: BR25-10-0987  
 Date of Application: 10/27/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 274 WARBLER WAY CHESTER  <b>TAX ACCOUNT</b> 1804126530 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.2089 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 489 <b>ZONED</b> SMPD, SA <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> WILLARD, PAUL & BETH 274 WARBLER WAY CHESTER, MD 21619  <b>HOME PHONE:</b> (410) 215-5656 <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																										
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> ADDITION TO RESIDENCE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$25,000.00		<b>FEES</b> <table border="0"> <tr> <td><b>ELECT. PERMIT</b></td> <td>\$60.00</td> <td><b>RENOVATION PERMIT FEE</b></td> <td>\$175.00</td> </tr> <tr> <td><b>SPRINKLER</b></td> <td>\$100.00</td> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> </tr> <tr> <td><b>BOCA FEE</b></td> <td>\$35.00</td> <td><b>ZONING</b></td> <td>\$55.00</td> </tr> </table>		<b>ELECT. PERMIT</b>	\$60.00	<b>RENOVATION PERMIT FEE</b>	\$175.00	<b>SPRINKLER</b>	\$100.00	<b>ELECT. ADMIN.</b>	\$10.00	<b>BOCA FEE</b>	\$35.00	<b>ZONING</b>	\$55.00													
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<b>DESCRIPTION OF WORK:</b> ENCLOSE EXISTING 12' X 15'2" COVERED PATIO TO CREATE (4) SEASON ROOM. CONSTRUCT ADDITION OF A 5' X 12' COVERED PORCH OFF OF NEW (4) SEASON ROOM.																												
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																										
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 60		<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPORT:</b> <b>PORCH:</b> 60.00  <b># BEDROOMS:</b> <b>ROAD TYPE:</b> PRIVATE <b># BATHROOMS:</b> <b>WATER TYPE:</b> PUBLIC <b>SPRINKLER:</b> YES <b>HEATING SYSTEM:</b> EXISTING <b>SEWER TYPE:</b> PUBLIC <b>FIREPLACE:</b> <b>CENTRAL AIR:</b> 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.

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OFFICE USE ONLY

<b>MINIMUM YARD REQUIREMENTS</b>		<b>APPROVALS:</b>	
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	BUILDING	11/05/2025 HD      FLOODPLAIN ZONE      N/A
<b>FRONT</b> FT	<b>FRONT</b> 20 FT	ZONING	11/05/2025 MO      PLUMBING                      N/A
<b>SIDE</b> FT	<b>SIDE</b> 5 FT	SEDIMENT	N/A                      PUB. SEWER                      11/05/2025 RC
<b>REAR</b> FT	<b>REAR</b> 10 FT	HISTORIC	N/A                      S.W. MGT.                      N/A
<b>SIDE STREET</b> FT	<b>SIDE STREET</b> 20 FT	SHA	N/A                      ENTRANCE                      N/A
<b>MAX. HGHT</b> FT	<b>MAX. HGHT</b> 40 FT	MECHANICAL	N/A                      FIRE MARSHAL                      12/03/2025 JB
		ELECTRICAL	11/14/2025      BACKFLOW                      N/A
		FOOD SERVICE	N/A                      ENV. HEALTH BP                      11/06/2025 JEN

DATE APPROVED: 1-23-26

ADMINISTRATOR APPROVAL: Kiran J. Skinson



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

BUILDING PERMIT No.: BR25-10-0990

Date of Application: 10/27/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 1307 CALVERT RD CHESTER  <b>TAX ACCOUNT</b> 1804025261 <b>SUBDIVISION</b> MARLING FARMS <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.34 <b>TAX MAP</b> 0064 <b>GRID</b> 0016 <b>PARCEL</b> 0209 <b>SECTION</b> 3 <b>BLOCK</b> <b>LOT</b> 76 77 <b>ZONED</b> NC-20 <b>FRONTAGE</b> 120 <b>DEPTH</b> 125		<b>PROPERTY OWNERS:</b> MULLARKEY, EDWARD 1307 CALVERT RD CHESTER, MD 21619  <b>HOME PHONE:</b> <b>APPLICANT:</b> REMODELING WIZARDS OF MARYLAND JOHN CAPOZZI 206 N Lake Ct STEVENSVILLE MD 21666  <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/ADDITION TO RESIDENCE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$30,000.00		<b>FEES</b> <b>RENOVATION</b> \$210.00 <b>COPIES AND</b> \$12.50 <b>PERMIT FEE</b> <b>MISC</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>REMODELING WIZARDS OF MARYLAND 206 N LAKE CT, STEVENSVILLE, MD 21666</td> <td>MHIC 85526</td> <td>(410) 490-8645</td> <td></td> </tr> <tr> <td>PLUMBER</td> <td>ABBOTTS PLUMBING INC</td> <td>PN-823</td> <td>(410) 536-5700</td> <td>P-1347-25</td> </tr> <tr> <td>ELECTRICIAN</td> <td>ZILLA ELECTRIC LLC</td> <td>E-000336-2024</td> <td>(443) 584-6676</td> <td>TP-000300-2025</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHIC	REMODELING WIZARDS OF MARYLAND 206 N LAKE CT, STEVENSVILLE, MD 21666	MHIC 85526	(410) 490-8645		PLUMBER	ABBOTTS PLUMBING INC	PN-823	(410) 536-5700	P-1347-25	ELECTRICIAN	ZILLA ELECTRIC LLC	E-000336-2024	(443) 584-6676	TP-000300-2025
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ELECTRICIAN	ZILLA ELECTRIC LLC	E-000336-2024	(443) 584-6676	TP-000300-2025																			
<b>DESCRIPTION OF WORK:</b> RENOVATION TO EXISTING BATHROOM. RELOCATE WALLS TO CREATE LARGER BATHROOM. CREATE CLOSET FOR UTILITIES AND INSTALL HALLWAY ACCESS DOOR TO NEW UTILITY CLOSET. RELOCATE SHOWER, REPLACE TOILET IN SAME LOCATION, INSTALL NEW FREE-STANDING BATHTUB, REMOVE SINGLE SINK VANITY AND REPLACE WITH DOUBLE VANITY IN NEW LOVATION, AND INSTALL NEW POCKET DOOR.																							
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																					
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b>	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPORT:</b> <b>PORCH:</b>	<b># BEDROOMS:</b> 0.00 <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> NONE <b>FIREPLACE:</b> NONE	<b># BATHROOMS:</b> 0.00 <b>SPRINKLER:</b> NO <b>SEWER TYPE:</b> PRIVATE <b>CENTRAL AIR:</b> NO																				

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 FT
SIDE FT	SIDE FT
REAR FT	REAR FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT FT

**APPROVALS:**

BUILDING	12/02/2025 HD	FLOODPLAIN ZONE	N/A
ZONING	12/08/2025 RO	PLUMBING	12/11/2025 CG
SEDIMENT	N/A	PUB. SEWER	N/A
HISTORIC	N/A	S.W. MGT.	N/A
SHA	N/A	ENTRANCE	N/A
MECHANICAL	N/A	FIRE MARSHAL	N/A
ELECTRICAL	10/29/2025	BACKFLOW	N/A
FOOD SERVICE	N/A	ENV. HEALTH BP	12/03/2025 CS

DATE APPROVED: 1-23-26

ADMINISTRATOR APPROVAL: Karen 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.: BR25-11-1058  
 Date of Application: 11/19/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 225 BATTS NECK RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804095138  <b>SUBDIVISION</b>  <b>CRITICAL AREA NO</b> <b>ACREAGE</b> 15 <b>TAX MAP</b> 0063 <b>GRID</b> 0008 <b>PARCEL</b> 0186 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 1 <b>ZONED CS</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> GRAHAM, FREDERIC & MARIANNE 225 BATTS NECK RD STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (443) 262-1737  <b>APPLICANT:</b>  <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> PELLET STOVE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$8,500.00		<b>FEES</b> <b>ZONING</b> \$55.00 <b>FIREPLACE PERMIT FEE</b> \$35.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> <b>OWNER</b> <b>OWNER</b> QAC1000			
<b>DESCRIPTION OF WORK:</b> INSTALL NEW WOOD STOVE INSERT TO EXISTING MASONRY FIREPLACE. NO ELECTRIC BEING INSTALLED.			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> OTHER	
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b>	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b>	<b># BEDROOMS:</b> <b>ROAD TYPE:</b> PRIVATE <b>WATER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> <b>FIREPLACE:</b> WOODSTOVE	<b># BATHROOMS:</b> <b>SPRINKLER:</b> NO <b>SEWER TYPE:</b> PRIVATE <b>CENTRAL AIR:</b>

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

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

**Conditions:**  
 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.

**OFFICE USE ONLY**

MINIMUM YARD REQUIREMENTS				APPROVALS:			
<b>ACCESSORY STRUCTURE</b>		<b>PRINCIPLE STRUCTURE</b>		<b>BUILDING</b>	01/06/2026 HD	<b>FLOODPLAIN ZONE</b>	N/A
<b>FRONT</b>	FT	<b>FRONT</b>	FT	<b>ZONING</b>	01/16/2026 MO	<b>PLUMBING</b>	N/A
<b>SIDE</b>	FT	<b>SIDE</b>	FT	<b>SEDIMENT</b>	N/A	<b>PUB. SEWER</b>	N/A
<b>REAR</b>	FT	<b>REAR</b>	FT	<b>HISTORIC</b>	N/A	<b>S.W. MGT.</b>	N/A
<b>SIDE STREET</b>	FT	<b>SIDE STREET</b>	FT	<b>SHA</b>	N/A	<b>ENTRANCE</b>	N/A
<b>MAX. HGHT</b>	FT	<b>MAX. HGHT</b>	FT	<b>MECHANICAL</b>	N/A	<b>FIRE MARSHAL</b>	N/A
				<b>ELECTRICAL</b>	N/A	<b>BACKFLOW</b>	N/A
				<b>FOOD SERVICE</b>	N/A	<b>ENV. HEALTH BP</b>	01/06/2026 KK

DATE APPROVED: 1-23-26                      ADMINISTRATOR APPROVAL: Vern 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.: BR25-08-0733  
 Date of Application: 08/22/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 328 SOUTH CAROLINA RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804018710 <b>SUBDIVISION</b> KENT ISLAND ESTATES <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.44 <b>TAX MAP</b> 0070 <b>GRID</b> 0000 <b>PARCEL</b> 0084 <b>SECTION</b> 3 <b>BLOCK</b> J <b>LOT</b> 39 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> BIDDLE, ANDREW 328 SOUTH CAROLINA RD STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> <b>APPLICANT:</b> REYES CONSTRUCTION 303 STEAMBOAT AVE QUEENSTOWN, MD 21658  <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> ADDITION TO RESIDENCE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$27,800.00		<b>FEES</b> <b>BOCA FEE</b> \$35.00 <b>ZONING</b> \$55.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> MHIC                      REYES CONSTRUCTION                      MHIC-153887    (410) 725-8430 303 STEAMBOAT AVE, QUEENSTOWN MD 21658			
<b>DESCRIPTION OF WORK:</b> CONSTRUCT ADDITION TO EXISTING SFD OF A 14' X 17' SCREENED PORCH.			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 238	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPORT:</b> <b>PORCH:</b> 238.00	<b># BEDROOMS:</b> <b>ROAD TYPE:</b> <b>WATER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> <b>FIREPLACE:</b>	<b># BATHROOMS:</b> <b>SPRINKLER:</b> <b>SEWER TYPE:</b> PUBLIC <b>CENTRAL AIR:</b>

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**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 15/35 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING	09/29/2025 HD	FLOODPLAIN ZONE	N/A
ZONING	10/17/2025 MO	PLUMBING	N/A
SEDIMENT	N/A	PUB. SEWER	01/20/2026 AC
HISTORIC	N/A	S.W. MGT.	N/A
SHA	N/A	ENTRANCE	N/A
MECHANICAL	N/A	FIRE MARSHAL	N/A
ELECTRICAL	N/A	BACKFLOW	N/A
FOOD SERVICE	N/A	ENV. HEALTH BP	09/30/2025 JEN

DATE APPROVED: 1-23-26

ADMINISTRATOR APPROVAL: *Vivian J. Swinson*