



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

BUILDING PERMIT No.: BR25-02-0094

Date of Application: 02/10/2025

BUILDING PERMIT

BUILDING LOCATION 510 PATHFINDER CIR GRASONVILLE TAX ACCOUNT 1805127189 SUBDIVISION PERRY'S RETREAT CRITICAL AREA NO ACREAGE 0.149 TAX MAP 058H GRID 0021 PARCEL 0201 SECTION BLOCK LOT 155 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 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>SINGLE LOT</td> <td>\$55.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$330.72</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$165.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>SCHOOLS</td> <td>\$11,657.88</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>		SINGLE LOT	\$55.00	ZONING	\$55.00	BOCA FEE	\$330.72	ELECT. ADMIN.	\$10.00	ELECT. PERMIT	\$165.00	SPRINKLER	\$150.00	SCHOOLS	\$11,657.88	FIRE DIST 2	\$1,344.20	MHB FEE	\$50.00	PARKS & REC	\$1,295.32										
SINGLE LOT	\$55.00	ZONING	\$55.00																														
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<table border="0"> <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>NVR INC (RYAN HOMES & NV) 9720 PATUXENT WOODS DR, COLUMBIA, MD 21046</td> <td>MHBL#56</td> <td>(703) 761-2000</td> <td></td> </tr> <tr> <td>PLUMBER</td> <td>CHESPEAKE PLUMBING & HEATING</td> <td>PN-160</td> <td>(302) 732-6006</td> <td>P-0234-25</td> </tr> <tr> <td>HVAC</td> <td>SOUTHERN MARYLAND HTG & AIR INC</td> <td>HM-594</td> <td>(301) 645-6928</td> <td>H-0239-25</td> </tr> <tr> <td>SPRINKLER</td> <td>BAYSIDE FIRE PROTECTION</td> <td>MSC-#49</td> <td>(410) 286-3314</td> <td>BF-0235-25</td> </tr> <tr> <td>ELECTRICIAN</td> <td>CECO ELECTRIC</td> <td>E-000240-2022</td> <td>(410) 995-6270</td> <td>ER25-02-0094</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	NVR INC (RYAN HOMES & NV) 9720 PATUXENT WOODS DR, COLUMBIA, MD 21046	MHBL#56	(703) 761-2000		PLUMBER	CHESPEAKE PLUMBING & HEATING	PN-160	(302) 732-6006	P-0234-25	HVAC	SOUTHERN MARYLAND HTG & AIR INC	HM-594	(301) 645-6928	H-0239-25	SPRINKLER	BAYSIDE FIRE PROTECTION	MSC-#49	(410) 286-3314	BF-0235-25	ELECTRICIAN	CECO ELECTRIC	E-000240-2022	(410) 995-6270	ER25-02-0094
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																													
MHBR	NVR INC (RYAN HOMES & NV) 9720 PATUXENT WOODS DR, COLUMBIA, MD 21046	MHBL#56	(703) 761-2000																														
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ELECTRICIAN	CECO ELECTRIC	E-000240-2022	(410) 995-6270	ER25-02-0094																													
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 46' X 37' OVERALL TO INCLUDE 21' X 20' (2' CAR GARAGE AND 6' X 8' FRONT COVERED PORCH. SECOND FLOOR 36' X 37' OVERALL. MODEL: COLUMBIA, ELEVATION A																																	
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: 2,912	FIN BASEMENT: SECOND FLOOR: 1332 FOURTH FLOOR: CARPOR: PORCH: 48	# BEDROOMS: 4 ROAD TYPE: WATER TYPE PUBLIC HEATING SYSTEM: HEAT P CENTRAL AIR: YES FIREPLACE: NONE	# 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:
 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

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	HD 02/17/2025	FLOODPLAIN ZONE	EW 02/14/2025
ZONING	JM 02/18/2025	PLUMBING	CG 02/21/2025
SEDIMENT	AP 03/02/2023	ENV. HEALTH	SEN 02/18/2025
PUB. SEWER	ML 02/20/2025	HISTORIC	N/A
S.W. MGT.	EN 02/14/2025	SHA	N/A
ENTRANCE	AH 02/18/2025	MECHANICAL	CG 02/21/2025
FIRE MARSHAL	JM 02/28/2025	ELECTRICAL	02/28/2025
BACKFLOW	CG 02/21/2025	FOOD SERVICE	N/A

DATE APPROVED: 3-12-24

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.: BC25-01-0001
 Date of Application: 01/08/2025

BUILDING PERMIT

BUILDING LOCATION 891 LOVE POINT RD STEVENSVILLE TAX ACCOUNT 1804087917 SUBDIVISION CRITICAL AREA NO ACREAGE 19.53 TAX MAP 0048 GRID 0024 PARCEL 0126 SECTION BLOCK LOT ZONED SE, SMP[C] FRONTAGE DEPTH		PROPERTY OWNERS: COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY 107 LIBERTY N ST CENTREVILLE, MD 21617 HOME PHONE: APPLICANT: ROOFPRO LLC JOHN HENRY 8137 Telegraph Rd STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE PERCEY THOMAS SENIOR CENTER PROPOSED USE RENOVATION REVISED PROPOSED USE CONSTRUCTION VALUE \$86,375.00		FEES RENOVATION \$604.62 ELECT. PERMIT \$185.00 PERMIT FEE ELECT. ADMIN. \$10.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000 HVAC FRESH AIR CONCEPTS HM-163 (410) 789-7800 H-0266-25 ELECTRICIAN FRESH AIR CONCEPTS LLC E-1580 (410) 789-7800 EC25-01-0001			
DESCRIPTION OF WORK: REMOVE AND REPLACE EXISTING ROOF SYSTEM AND (6) ROOFTOP HVAC UNITS AT SENIOR CENTER BUILDING			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: OTHER	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA:	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH:	# BEDROOMS: ROAD TYPE: STATE WATER TYPE: PUBLIC 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:
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. 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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	FLOODPLAIN ZONE
FRONT	FRONT	HD 01/15/2025	N/A
SIDE	SIDE	MD 01/15/2025	PLUMBING N/A
REAR	REAR	SEDIMENT N/A	ENV. HEALTH SEN 01/16/2025
SIDE STREET	SIDE STREET	PUB. SEWER DT 01/16/2025	HISTORIC N/A
MAX. HGHT	MAX. HGHT	S.W. MGT. EN 01/16/2025	SHA N/A
		ENTRANCE N/A	MECHANICAL CB 02/28/2025
		FIRE MARSHAL JM 01/24/2025	ELECTRICAL 03/05/2025
		BACKFLOW N/A	FOOD SERVICE N/A

DATE APPROVED: 3-12-24 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.: BR25-01-0049
 Date of Application: 01/22/2025

BUILDING PERMIT

BUILDING LOCATION 135 THICKET CT CENTREVILLE TAX ACCOUNT 1806011888 SUBDIVISION WILLOW BRANCH EAST PHASE II CRITICAL AREA NO ACREAGE 1.25 TAX MAP 0037 GRID 0016 PARCEL 0018 SECTION BLOCK LOT 27 ZONED AG FRONTAGE DEPTH		PROPERTY OWNERS: WILLOW BRANCH FARMS LLC PO BOX 140 CENTREVILLE, MD 21617 HOME PHONE: (410) 924-6699 APPLICANT: 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 \$800,000.00		FEES <table border="0"> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$647.04</td> <td>SCHOOLS</td> <td>\$21,884.76</td> </tr> <tr> <td>FIRE DIST 4</td> <td>\$2,523.40</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>ELECT. PERMIT</td> <td>\$115.00</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>PARKS & REC</td> <td>\$2,431.64</td> </tr> </table>		ELECT. ADMIN.	\$10.00	SPRINKLER	\$150.00	BOCA FEE	\$647.04	SCHOOLS	\$21,884.76	FIRE DIST 4	\$2,523.40	SINGLE LOT	\$55.00	ZONING	\$55.00	ELECT. PERMIT	\$115.00	MHB FEE	\$50.00	PARKS & REC	\$2,431.64										
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CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																													
MHBR	MIKES CUSTOM HOMES 126 BURTON AIR DR, CENTREVILLE, MD 21617	MHBL 1760	(410) 924-6699																														
SPRINKLER	PLATINUM SPRINKLER LLC	MSC-429	(410) 575-1441	BF-0251-25																													
ELECTRICIAN	J E DIXON ELECTRIC	E-1419	(443) 262-2616	ER25-01-0049																													
HVAC	CLEAN AIR HEATING & AIR	HM-062	(410) 633-8350	H-0249-25																													
PLUMBER	TIM THE PLUMBER	PR-371	(410) 758-4399	P-0250-25																													
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR OVERALL 61' X 54'5" TO INCLUDE 22' X 29'11" GARAGE, 39' X 7' AND 6' X 6' "L" SHAPED FRONT PORCH, 19' X 12' REAR COVERED PORCH. SECOND FLOOR OVERALL 55' X 50'5". THIRD FLOOR OVERALL 35'5" X 33' WITH FINISHED BONUS ROOM.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,934 THIRD FLOOR: 532 GARAGE: 669 DECK: OTHER: TOTAL FLOOR AREA: 5,794	FIN BASEMENT: SECOND FLOOR: 2122 FOURTH FLOOR: CARPORT: PORCH: 537	# BEDROOMS: 5 ROAD TYPE: WATER TYPE PRIVATE HEATING SYSTEM: HEAT P CENTRAL AIR: YES FIREPLACE: GAS	# BATHROOMS: 4 SPRINKLER: YES SEWER TYPE PRIVATE																														

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:
 PROTECTED FOREST SIGNS MUST BE INSTALLED FOR CERTIFICATE OF OCCUPANCY. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. 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. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	FT	PRINCIPLE STRUCTURE	FT
FRONT	FT	FRONT	SEE PLAT
SIDE	FT	SIDE	SEE PLAT
REAR	FT	REAR	50 FT
SIDE STREET	FT	SIDE STREET	FT
MAX. HGHT	FT	MAX. HGHT	40 FT

APPROVALS:

BUILDING	HD 02/03/2025	FLOODPLAIN ZONE	EN 02/03/2025
ZONING	WB 02/03/2025	PLUMBING	CE 02/25/2025
SEDIMENT	PR 03/29/2023	ENV. HEALTH	CS 02/25/2025
PUB. SEWER	N/A	HISTORIC	N/A
S.W. MGT.	EN 02/03/2025	SHA	N/A
ENTRANCE	AA 02/03/2025	MECHANICAL	CE 02/25/2025
FIRE MARSHAL	JL 02/13/2025	ELECTRICAL	02/06/2025
BACKFLOW	CE 02/25/2025	FOOD SERVICE	N/A

DATE APPROVED: 3-12-25

ADMINISTRATOR APPROVAL: Viron J Swinson



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

ZONING CERTIFICATE #: Z24-12-0528

Date of Application: 12/20/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804038770	50 KENT TOWNE MKT	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KENT TOWNE MARKET LLC C/O GREENBERG GIBBONS	TAX MAP 0057	BLOCK	PARCEL 0468
OWNER ADDRESS:	3904 BOSTON ST SUITE 402 BALTIMORE, MD 21224	LOT	SECTION	ZONED TC
HOME PHONE:	(443) 823-1081	CRITICAL AREA YES	SUBDIVISION	ACREAGE 5.97
		BUILDING VALUE \$1,528.00	WATER TYPE PUBLIC	SEWER TYPE PUBLIC

APPLICANT INFORMATION		PERMIT FEES	
NAME:	POTOMAC FOODS	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	4405 Walsh St CHEVY CHASE, MD 20815	ELECTRICAL PERMIT #: EZ24-12-0528	
PHONE:	(301) 404-2820	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

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

WORK DESCRIPTION: REPLACE EXISTING WALL SIGN WITH ILLUMINATED 5'5-3/4" X 6' WALL SIGN. SIGN MESSAGE: BUN LOGO WITH "BURGER KING". TOTAL SIGN AREA = 32.81 SQFT

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	03/06/2025 TIEDER E-1278
ZONING	12/30/2024 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.
 TOTAL WALL SIGN = 78.41 SQFT PER 18.1-81 (4) G.

ADMINISTRATOR APPROVAL: Vincent J. Stinson DATE APPROVED: 3-12-25



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

ZONING CERTIFICATE #: Z24-12-0526

Date of Application: 12/20/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804038770	50 KENT TOWNE MKT	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KENT TOWNE MARKET LLC C/O GREENBERG GIBBONS	TAX MAP 0057	BLOCK	PARCEL 0468
OWNER ADDRESS:	3904 BOSTON ST SUITE 402 BALTIMORE, MD 21224	LOT	SECTION	ZONED TC
HOME PHONE:	(443) 823-1081	CRITICAL AREA YES		ACREAGE 5.97
		SUBDIVISION		
		BUILDING VALUE \$1,168.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	POTOMAC FOODS	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	4405 Walsh St CHEVY CHASE, MD 20815	ELECTRICAL PERMIT #: E224-12-0526	
PHONE:	(301) 404-2820	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

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

WORK DESCRIPTION: REPLACE EXISTING WALL SIGN WITH ILLUMINATED 5' X 4'-7/8" WALL SIGN. SIGN MESSAGE: BUN LOGO WITH "BURGER KING". TOTAL SIGN AREA = 22.8 SQFT

AGENCY APPROVALS:	
Name	Completed Date
ELECTRICAL	03/06/2025 TIEDER E-1278
ZONING	12/30/2024 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.
 TOTAL WALL SIGN = 78.41 SQFT PER 18.1-81 (4) G.

ADMINISTRATOR APPROVAL: *Krnan G. Swanson* DATE APPROVED: 3-12-25



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

ZONING CERTIFICATE #: Z24-12-0525

Date of Application: 12/20/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804038770	50 KENT TOWNE MKT	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KENT TOWNE MARKET LLC C/O GREENBERG GIBBONS	TAX MAP 0057	BLOCK	PARCEL 0468
OWNER ADDRESS:	3904 BOSTON ST SUITE 402 BALTIMORE, MD 21224	LOT	SECTION	ZONED TC
HOME PHONE:	(443) 823-1081	CRITICAL AREA YES		ACREAGE 5.97
		SUBDIVISION		
		BUILDING VALUE \$1,168.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	POTOMAC FOODS	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	4405 Walsh St CHEVY CHASE, MD 20815	ELECTRICAL PERMIT #: EZ24-12-0525	
PHONE:	(301) 404-2820	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	BURGER KING	PROPOSED USE: WALL SIGN	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: REPLACE EXISTING WALL SIGN WITH ILLUMINATED 5' X 4'-7/8" WALL SIGN. SIGN MESSAGE: BUN LOGO WITH "BURGER KING". TOTAL SIGN AREA = 22.8 SQFT			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	03/06/2025 TIEDER E-1278
ZONING	12/30/2024 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:
 TOTAL WALL SIGN = 78.41 SQFT PER 18:1-81 (4) G.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: Vivian Swanson DATE APPROVED: 3-12-25



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

ZONING CERTIFICATE #: Z24-12-0527

Date of Application: 12/20/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804038770	50 KENT TOWNE MKT	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KENT TOWNE MARKET LLC C/O GREENBERG GIBBONS	TAX MAP 0057	BLOCK	PARCEL 0468
OWNER ADDRESS:	3904 BOSTON ST SUITE 402 BALTIMORE, MD 21224	LOT	SECTION	ZONED TC
HOME PHONE:	(443) 823-1081	CRITICAL AREA YES	SUBDIVISION	ACREAGE 5.97
		BUILDING VALUE \$6,450.00	WATER TYPE PUBLIC	SEWER TYPE PUBLIC

APPLICANT INFORMATION		PERMIT FEES	
NAME:	POTOMAC FOODS	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	4405 Walsh St CHEVY CHASE, MD 20815	ELECTRICAL PERMIT #: EZ24-12-0527	
PHONE:	(301) 404-2820	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE: BUGER KING	PROPOSED USE: FREESTANDING SIGN
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: REPLACE EXISTING FREE STANDING SIGN WITH ILLUMINATED 8' X 73-13/16" FREESTANDING SIGN. SIGN MESSAGE BUN LOGO WITH "BURGER KING". TOTAL SIGN AREA =58.54 SQFT. TOTAL HEIGHT = 20'2"

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	03/06/2025 TIEDER E-1278
ZONING	01/03/2025 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:

ALL FREESTANDING SIGNS SHALL HAVE AN ARCHITECTURAL BASE OR A LANDSCAPED AREA CONSISTING OF LOW SHRUBS, ORNAMENTAL GRASSES OR SIMILAR VEGETATION AT THE BASE OF THE SIGN AT LEAST AS LONG AS THE SIGN FACE AREA & A MINIMUM OF 4TH IN WIDTH, A FREESTANDING SIGN MAY NOT CONSIST OF BARE POLES OR POST ENTERING THE GROUND. SECTION 18:1-81(C) [4]
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Vranj Surson* DATE APPROVED: 3-18-25



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

ZONING CERTIFICATE #: Z24-11-0491

Date of Application: 11/19/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804090004	421 THOMPSON CREEK RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION			
OWNER:	ALBINA-KENT ISLAND LLC	TAX MAP	0056	BLOCK	PARCEL 0315
OWNER ADDRESS:	4837 LELAND ST CHEVY CHASE, MD 20815	LOT		SECTION	ZONED UC
HOME PHONE:	(240) 417-5357	CRITICAL AREA	YES		ACREAGE 1.31
		SUBDIVISION			
		BUILDING VALUE			
		WATER TYPE	PUBLIC	SEWER TYPE	PUBLIC

APPLICANT INFORMATION		PERMIT FEES	
NAME:	DELMARVA BUILDING GROUP	ZONING FEE:	\$130.00
ADDRESS:	204 Tilghman Ave CENTREVILLE, MD 21617	FM FEE:	\$100.00
PHONE:	(443) 249-3134	ELECTRICAL PERMIT #:	
EXISTING USE:	VACANT UNIT	PLUMBING PERMIT #:	
PROPOSED USE:	USE PERMIT	GAS PERMIT #:	
MINIMUM YARD REQUIREMENTS:		STAKED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT
HEIGHT: FT			
WORK DESCRIPTION: USE PERMIT FOR "CHESAPEAKE RX" COMMERCIAL PHARMACY 1178 SQ' 3 EMPLOYEES			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	01/16/2025 JEN
FIRE MARSHAL	01/17/2025 JM
SANITARY DEPT	11/25/2024 DT
ZONING	01/14/2025 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:

FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS

ADMINISTRATOR APPROVAL: Vivian J. Sunson DATE APPROVED: 3-12-24