



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

BUILDING PERMIT No.: BR25-01-0033

Date of Application: 01/17/2025

BUILDING PERMIT

BUILDING LOCATION 2601 ELLICOTT DR CHESTER TAX ACCOUNT 1804068785 SUBDIVISION HARBOR VIEW CRITICAL AREA YES ACREAGE 0.586 TAX MAP 0057 GRID 0000 PARCEL 0514 SECTION BLOCK J LOT 12A ZONED NC-15 FRONTAGE DEPTH		PROPERTY OWNERS: PHELPS, WILLIAM & JENNIFER 2601 ELLICOTT DR CHESTER, MD 21619 HOME PHONE: (561) 762-5118 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE RENOVATION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$40,000.00		FEES ELECT. ADMIN. \$10.00 RENOVATION PERMIT FEE \$280.00 ZONING \$55.00 ELECT. PERMIT \$90.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# MHIC BAYRISE BUILDERS 159017 (410) 561-6203 PLUMBER AGS PLUMBING HEATING INC 460 (410) 760-1564 ELECTRICIAN JOHNSTON ELECTRIC E-000363-2025 (410) 301-4156 ER25-01-0033			
DESCRIPTION OF WORK: RENOVATION EXISTING SFD TO INCLUDE CONVERTING HALF BATH OFF DINING ROOM TO FULL BATH, REMOVING TRIPLE WINDOW IN DINING ROOM AND REPLACING WITH (2) NEW WINDOWS, RELOCATING EXTERIOR DINING ROOM DOOR, AND REPLACING EXTERIOR KITCHEN DOOR. REPLACING KITCHEN FIXTURES IN SAME LOCATION.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA:	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: 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:

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	HD	02/03/2025
ZONING	JM	02/03/2025
SEDIMENT		N/A
PUB. SEWER	DT	02/03/2025
S.W. MGT.		N/A
ENTRANCE		N/A
FIRE MARSHAL		N/A
BACKFLOW		N/A

FLOODPLAIN ZONE	N/A
PLUMBING	CA 03/06/2025
ENV. HEALTH	JEN 02/04/2025
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	02/28/2025
FOOD SERVICE	N/A

DATE APPROVED: 4-3-25

ADMINISTRATOR APPROVAL: Wang Swinson



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

BUILDING PERMIT No.: BR25-02-0083
 Date of Application: 02/05/2025

BUILDING PERMIT

BUILDING LOCATION 106 WHISPERING PINES CT STEVENSVILLE TAX ACCOUNT 1804087178 SUBDIVISION WHISPERING PINES CRITICAL AREA NO ACREAGE 1.86 TAX MAP 0048 GRID 0017 PARCEL 0123 SECTION BLOCK LOT 3 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: GIVENS, BRUCE 106 WHISPERING PINES CT STEVENSVILLE, MD 21666 HOME PHONE: (410) 643-3097 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$10,000.00		FEES ZONING \$55.00 BOCA FEE \$35.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: REPLACE EXISTING 9' X 32' DECK WITH 4' X 3' LANDING AND STEPS TO GRADE			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPORIT: DECK: PORCH: OTHER: TOTAL FLOOR AREA:		# BEDROOMS: # BATHROOMS: ROAD TYPE: SPRINKLER: WATER TYPE PRIVATE SEWER TYPE PRIVATE HEATING SYSTEM: 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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	FT	PRINCIPLE STRUCTURE	FT
FRONT	FT	FRONT	40 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	HD	02/25/2025	FLOODPLAIN ZONE	N/A
ZONING	MO	02/25/2025	PLUMBING	N/A
SEDIMENT		N/A	ENV. HEALTH	JEN 02/26/2025
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	N/A
BACKFLOW		N/A	FOOD SERVICE	N/A

DATE APPROVED: 4-3-25 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.: BR25-02-0118

Date of Application: 02/18/2025

BUILDING PERMIT

BUILDING LOCATION 206 COCKEY LN STEVENSVILLE TAX ACCOUNT 1804118030 SUBDIVISION LANDS OF GARY GARDNER CRITICAL AREA NO ACREAGE 0.34 TAX MAP 0056 GRID 0005 PARCEL 0148 SECTION BLOCK LOT 2 ZONED NC-8 FRONTAGE DEPTH		PROPERTY OWNERS: CLARY, PATRICK & JESSICA 206 COCKEY LN STEVENSVILLE, MD 21666 HOME PHONE: (757) 870-9576 APPLICANT: SOLAR ENERGY WORLD TINA CROUSE 14880 SWEITZER LN LAUREL MD 20707 STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE SOLAR PANELS REVISED PROPOSED USE CONSTRUCTION VALUE \$10,000.00		FEES ZONING \$55.00 ELECT. ADMIN. \$10.00 ELECT. PERMIT \$88.00 SOLAR ARRAYS \$250.00 1-50	
CONTRACTORS MHIC NAME SOLAR ENERGY WORLD 14880 SWEITZER LN, LAUREL, MD 20707 ELECTRICIAN SOLAR ENERGY WORLD		LICENSE # PHONE# PERMIT# MHIC 127353 (410) 579-5167 E-000250-2022 (443) 643-7550 ER25-02-0118	
DESCRIPTION OF WORK: INSTALL (11) 400 WATT ROOF MOUNTED SOLAR PANELS TO EXISTING ACCESSORY STRUCTURE.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE:	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA:	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: 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:

OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. 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.

OFFICE USE ONLY

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

DATE APPROVED:

4-3-25

ADMINISTRATOR APPROVAL:

Kuang Swinson



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

BUILDING PERMIT No.: BR25-02-0120
 Date of Application: 02/18/2025

BUILDING PERMIT

BUILDING LOCATION 206 COCKEY LN STEVENSVILLE TAX ACCOUNT 1804118030 SUBDIVISION LANDS OF GARY GARDNER CRITICAL AREA NO ACREAGE 0.34 TAX MAP 0056 GRID 0005 PARCEL 0148 SECTION BLOCK LOT 2 ZONED NC-8 FRONTAGE DEPTH		PROPERTY OWNERS: CLARY, PATRICK & JESSICA 206 COCKEY LN STEVENSVILLE, MD 21666 HOME PHONE: (757) 870-9576 APPLICANT: SOLAR ENERGY WORLD TINA CROUSE 14880 SWEITZER LN LAUREL MD 20707 STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE SOLAR PANELS REVISED PROPOSED USE CONSTRUCTION VALUE \$10,000.00		FEES ELECT. PERMIT \$328.00 ELECT. ADMIN. \$10.00 ZONING \$55.00 SOLAR ARRAYS \$250.00 1-50	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# MHIC SOLAR ENERGY WORLD MHIC 127353 (410) 579-5167 14880 SWEITZER LN, LAUREL, MD 20707 ELECTRICIAN SOLAR ENERGY WORLD E-000250-2022 (443) 643-7550 ER25-02-0120			
DESCRIPTION OF WORK: INSTALL (41) 400 WATT ROOF MOUNTED SOLAR PANELS TO EXISTING SFD			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE:	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA:	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: 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:

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

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	HD	02/25/2025
ZONING	MO	02/25/2025
SEDIMENT	N/A	
PUB. SEWER	N/A	
S.W. MGT.	N/A	
ENTRANCE	N/A	
FIRE MARSHAL	N/A	
BACKFLOW	N/A	

FLOODPLAIN ZONE	IN	02/25/2025
PLUMBING	N/A	
ENV. HEALTH	N/A	
HISTORIC	N/A	
SHA	N/A	
MECHANICAL	N/A	
ELECTRICAL		02/24/2025
FOOD SERVICE	N/A	

DATE APPROVED: 4-3-25

ADMINISTRATOR APPROVAL: Vinang Swinson



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

BUILDING PERMIT No.: BR25-02-0174

Date of Application: 02/26/2025

BUILDING PERMIT

BUILDING LOCATION 310 BAY CITY RD STEVENSVILLE TAX ACCOUNT 1804022203 SUBDIVISION BAY CITY CRITICAL AREA NO ACREAGE 0.782 TAX MAP 0056 GRID 0000 PARCEL 0408 SECTION 1 BLOCK 19 LOT 6 7 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: VARNER, DAVID 310 BAY CITY RD STEVENSVILLE, MD 21666 HOME PHONE: (209) 988-0573 APPLICANT: JES FOUNDATION REPAIR 7940 Gainsford Ct BRISTOW, VA 20136 STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL									
EXISTING USE RESIDENTIAL PROPOSED USE RENOVATION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$4,500.00		FEES RENOVATION \$35.00 COPIES AND \$42.50 PERMIT FEE MISC ZONING \$55.00									
CONTRACTORS <table border="1"> <thead> <tr> <th>NAME</th> <th>LICENSE #</th> <th>PHONE#</th> <th>PERMIT#</th> </tr> </thead> <tbody> <tr> <td>MHIC JES CONSTRUCTION LLC 7940 GAINSFORD CT, BRISTOW, VA 20136</td> <td>MHIC 139777</td> <td>(443) 231-0226</td> <td></td> </tr> </tbody> </table>				NAME	LICENSE #	PHONE#	PERMIT#	MHIC JES CONSTRUCTION LLC 7940 GAINSFORD CT, BRISTOW, VA 20136	MHIC 139777	(443) 231-0226	
NAME	LICENSE #	PHONE#	PERMIT#								
MHIC JES CONSTRUCTION LLC 7940 GAINSFORD CT, BRISTOW, VA 20136	MHIC 139777	(443) 231-0226									
DESCRIPTION OF WORK: INSTALL (3) INTELLIJACKS AND 10 LNFT OF SUPPLEMENTAL BEAM IN EXISTING CRAWLSPACE TO PROVIDE SUPPORT TO EXISTING FRAMING SYSTEM.											
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: 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:
 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

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	HD	03/06/2025
ZONING	MO	03/06/2025
SEDIMENT		N/A
PUB. SEWER	PC	03/06/2025
S.W. MGT.		N/A
ENTRANCE		N/A
FIRE MARSHAL		N/A
BACKFLOW		N/A

FLOODPLAIN ZONE	N/A
PLUMBING	N/A
ENV. HEALTH	JEN 03/06/2025
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	N/A
FOOD SERVICE	N/A

DATE APPROVED: 4-3-25

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.: BR24-11-0885

Date of Application: 11/14/2024

BUILDING PERMIT

BUILDING LOCATION 1480 NORMAN RD CHESTER TAX ACCOUNT 1804070151 SUBDIVISION MARLING FARMS CRITICAL AREA YES ACREAGE 0.53 TAX MAP 0064 GRID 0016 PARCEL 0271 SECTION 9 BLOCK LOT 5 ZONED NC-20 FRONTAGE 70 DEPTH 200		PROPERTY OWNERS: COLE, CHAPMAN & ASHLEY 1848 HARBOR DR CHESTER, MD 21619 HOME PHONE: (410) 279-7609 APPLICANT: MD RESIDENTIAL BY LACROSSE LLC KRISTIN NICHOLS Po Box 1118 STEVENSVILLE MD 21666 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 \$200,000.00		FEES <table border="0"> <tr> <td>PARKS & REC</td> <td>\$1,455.91</td> <td>ELECT. PERMIT</td> <td>\$115.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>FIRE DIST 1</td> <td>\$1,510.85</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$391.40</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>SCHOOLS</td> <td>\$13,103.19</td> </tr> </table>		PARKS & REC	\$1,455.91	ELECT. PERMIT	\$115.00	ELECT. ADMIN.	\$10.00	FIRE DIST 1	\$1,510.85	MHB FEE	\$50.00	SINGLE LOT	\$55.00	BOCA FEE	\$391.40	SPRINKLER	\$150.00	ZONING	\$55.00	SCHOOLS	\$13,103.19										
PARKS & REC	\$1,455.91	ELECT. PERMIT	\$115.00																														
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CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																													
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ELECTRICIAN	RJ BEASLEY ELECTRIC	E-900	(410) 604-3950	ER24-11-0885																													
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PLUMBER	J.W. SHEPHERD INC	PR-154	(410) 827-6778	P-1511-24																													
HVAC	WILLIAM H METCALFE & SONS	HM#105	(301) 368-6330	H-1514-24																													
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD DWELLING. FIRST FLOOR 48'4" X 54'4" OVERALL TO INCLUDE 20'1" X 21'9" (2) CAR GARAGE, 16' X 16' REAR DECK, AND 14'6" X 4' COVERED FRONT PORCH. SECOND FLOOR: 46'4" X 34'4" OVERALL. MODEL: WINDERMERE, ELEVATION 5																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,423 THIRD FLOOR: GARAGE: 458 DECK: 256 OTHER: TOTAL FLOOR AREA: 3,519	FIN BASEMENT: SECOND FLOOR: 1324 FOURTH FLOOR: CARPORT: PORCH: 58	# BEDROOMS: 4 ROAD TYPE: COUNTY WATER TYPE: PRIVATE HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE: GAS	# BATHROOMS: 4 SPRINKLER: YES SEWER TYPE: PRIVATE 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:

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. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

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

APPROVALS:

BUILDING	<i>HD</i>	03/11/2025
ZONING	<i>JM</i>	03/24/2025
SEDIMENT	<i>TR</i>	11/25/2024
PUB. SEWER		N/A
S.W. MGT.	<i>KD</i>	12/10/2024
ENTRANCE	<i>DB</i>	12/03/2024
FIRE MARSHAL	<i>CB</i>	04/01/2025
BACKFLOW	<i>Ch</i>	12/20/2024

FLOODPLAIN ZONE	<i>AK</i>	2/02/2024
PLUMBING	<i>Ch</i>	12/20/2024
ENV. HEALTH	<i>KK</i>	03/11/2025
HISTORIC		N/A
SHA		N/A
MECHANICAL	<i>Ch</i>	12/20/2024
ELECTRICAL		11/27/2024
FOOD SERVICE		N/A

DATE APPROVED: 4-3-25

ADMINISTRATOR APPROVAL: *Kieran J Swinson*



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

ZONING CERTIFICATE #: Z25-02-0081

Date of Application: 02/26/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802024802	1079 ROBERTS STATION RD	CHURCH HILL

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	ROUSSEAU, MELISSA & MARK	TAX MAP 0023	BLOCK	PARCEL 0198
OWNER ADDRESS:	1079 ROBERTS STATION RD CHURCH HILL, MD 21623	LOT 3	SECTION	ZONED AG
HOME PHONE:	(443) 677-3311	CRITICAL AREA NO		ACREAGE 7.81
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	MELISSA & MARK ROUSSEAU	ZONING FEE: \$130.00	FM FEE: \$100.00
ADDRESS:	1079 Roberts Station Rd CHURCH HILL, MD 21623	ELECTRICAL PERMIT #:	
PHONE:	(443) 677-3311	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: RESIDENCE/AGRICULTURE	PROPOSED USE: HOME OCCUPATION
-------------------------------------	-------------------------------

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

WORK DESCRIPTION: HOME OCCUPATION PERMIT FOR "CHESAPEAKE SEPTIC"
 HOURS 8AM-4PM WITH 24/7 EMERGENCY AVAILABLE.
 EXISTING STORAGE POLE BUILDING 4800 SQFT
 STORAGE YARD 4800 SQFT
 (2) EMPLOYEES

AGENCY APPROVALS:	
Name	Completed Date
ENV. HEALTH	03/07/2025 JEN
FIRE MARSHAL	03/31/2025 JL
ZONING	04/01/2025 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:
 FINAL INSPECTION BY THE FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS CALL 410-758-1144 EXT 1144
 MUST COMPLY WITH SECTION 18-1-56. COPY ATTACHED.

ADMINISTRATOR APPROVAL: Vran J. Swanson DATE APPROVED: 4-3-25



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

BUILDING PERMIT No.: BR25-02-0149
 Date of Application: 02/23/2025

BUILDING PERMIT

BUILDING LOCATION 416 WARBLER WAY CHESTER TAX ACCOUNT 1804126637 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.135 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 597 ZONED SMPD FRONTAGE 43 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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BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 1,996 SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: 398 CARPORT: DECK: PORCH: 127 OTHER: 190 - SCREENED PATIO TOTAL FLOOR AREA: 2,711		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: 2 # BATHROOMS: 2 ROAD TYPE: PRIVATE 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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

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 <i>HD</i>	03/03/2025	FLOODPLAIN ZONE <i>KN</i>	02/28/2025
ZONING <i>IMO</i>	03/12/2025	PLUMBING <i>in</i>	03/06/2025
SEDIMENT <i>AK</i>	01/25/2024	ENV. HEALTH <i>KY</i>	03/03/2025
PUB. SEWER <i>AK</i>	03/04/2025	HISTORIC	N/A
S.W. MGT. <i>KN</i>	02/28/2025	SHA	N/A
ENTRANCE <i>AK</i>	02/28/2025	MECHANICAL <i>in</i>	03/06/2025
FIRE MARSHAL <i>JM</i>	03/27/2025	ELECTRICAL	03/13/2025
BACKFLOW <i>in</i>	03/06/2025	FOOD SERVICE	N/A

DATE APPROVED: 4-3-25

ADMINISTRATOR APPROVAL: *Vuong Quinson*



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

BUILDING PERMIT No.: BR25-02-0151
 Date of Application: 02/23/2025

BUILDING PERMIT

BUILDING LOCATION 406 WARBLER WAY CHESTER TAX ACCOUNT 1804126635 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.135 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 595 ZONED SMPD FRONTAGE 43.8 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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UNFIN. BASEMENT: FIRST FLOOR: 1,711 THIRD FLOOR: GARAGE: 392 DECK: OTHER: 106 - COVERED PATIO TOTAL FLOOR AREA: 2,258	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH: 49	# BEDROOMS: 2 ROAD TYPE: PRIVATE WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 2 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:

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

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	03/03/2025
ZONING	MO	03/12/2025
SEDIMENT	AR	01/25/2024
PUB. SEWER	PC	03/04/2025
S.W. MGT.	KN	02/28/2025
ENTRANCE	DR	03/03/2025
FIRE MARSHAL	JM	03/27/2025
BACKFLOW	CH	03/05/2025

FLOODPLAIN ZONE	AO	02/28/2025
PLUMBING	CH	03/05/2025
ENV. HEALTH	VK	03/03/2025
HISTORIC		N/A
SHA		N/A
MECHANICAL	CH	03/05/2025
ELECTRICAL		03/13/2025
FOOD SERVICE		N/A

DATE APPROVED:

4.3.25

ADMINISTRATOR APPROVAL:

Vron J. Surian



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

BUILDING PERMIT No.: BR25-02-0152

Date of Application: 02/23/2025

BUILDING PERMIT

BUILDING LOCATION 505 WARBLER WAY CHESTER TAX ACCOUNT 1804126698 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.132 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 658 ZONED SMPD FRONTAGE 50 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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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

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 <i>HD</i>	03/03/2025	FLOODPLAIN ZONE <i>LD</i>	02/28/2025
ZONING <i>MD</i>	03/12/2025	PLUMBING <i>in</i>	03/06/2025
SEDIMENT <i>AR</i>	01/25/2024	ENV. HEALTH <i>KK</i>	03/03/2025
PUB SEWER <i>AR</i>	03/04/2025	HISTORIC	N/A
S.W. MGT. <i>KN</i>	02/28/2025	SHA	N/A
ENTRANCE <i>AT</i>	03/03/2025	MECHANICAL <i>in</i>	03/06/2025
FIRE MARSHAL <i>JM</i>	03/26/2025	ELECTRICAL	03/13/2025
BACKFLOW <i>in</i>	03/06/2025	FOOD SERVICE	N/A

DATE APPROVED: 4-3-25

ADMINISTRATOR APPROVAL: *Vranj Swanson*