



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

BUILDING PERMIT No.: BR25-01-0012

Date of Application: 01/09/2025

BUILDING PERMIT

BUILDING LOCATION 212 WOODS RD CHESTER TAX ACCOUNT 1804127206 SUBDIVISION BENTONS PLEASURE CRITICAL AREA NO ACREAGE 0.45 TAX MAP 0057 GRID 0019 PARCEL 0378 SECTION BLOCK LOT P53 ZONED NC-20 FRONTAGE 74.8' DEPTH 201		PROPERTY OWNERS: MD RESIDENTIAL BY LACROSSE 721 MAIN ST 100 STEVENSVILLE, MD 21666 HOME PHONE: APPLICANT: MD RESIDENTIAL BY LACROSSE LLC KRISTIN NICHOLS Po Box 1118 STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$175,000.00		FEES <table border="0"> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>SCHOOLS</td> <td>\$11,591.10</td> <td>PARKS & REC</td> <td>\$1,287.90</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$339.92</td> <td>ELECT. PERMIT</td> <td>\$115.00</td> </tr> <tr> <td>FIRE DIST 1</td> <td>\$1,336.50</td> <td></td> <td></td> </tr> </table>		MHB FEE	\$50.00	ZONING	\$55.00	SCHOOLS	\$11,591.10	PARKS & REC	\$1,287.90	SPRINKLER	\$150.00	ELECT. ADMIN.	\$10.00	BOCA FEE	\$339.92	ELECT. PERMIT	\$115.00	FIRE DIST 1	\$1,336.50												
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 40' X 44' OVERALL TO INCLUDE 21'2" X 22'6" GARAGE AND 22'9" X 4'2" X 11'0" X 5'0" FRONT PORCH. SECOND FLOOR 35'-10" X 42' OVERALL. MODEL: THE DORAL, ELEVATION 4																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,091 THIRD FLOOR: GARAGE: 460 DECK: OTHER: TOTAL FLOOR AREA: 3,034	FIN BASEMENT: SECOND FLOOR: 1339 FOURTH FLOOR: CARPORT: PORCH: 144	# BEDROOMS: 4 ROAD TYPE: COUNTY WATER TYPE: PRIVATE HEATING SYSTEM: HEAT P 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. AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. 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. NONCONFORMING LOT, REDUCED SIDE YARD SETBACKS PER 18-1:127 (G) 1. OF COUNTY CODE. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

MINIMUM YARD REQUIREMENTS		APPROVALS:		OFFICE USE ONLY	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	HD 01/31/2025	FLOODPLAIN ZONE	KN 01/31/2025
FRONT FT	FRONT 35 FT	ZONING	JM 02/03/2025	PLUMBING	CB 02/10/2025
SIDE FT	SIDE 7.48/22.34FT	SEDIMENT	AP 02/04/2025	ENV. HEALTH	JEN 02/03/2025
REAR FT	REAR 50 FT	PUB. SEWER	ML 04/01/2025	HISTORIC	N/A
SIDE STREET FT	SIDE STREET FT	S.W. MGT.	KN 02/25/2025	SHA	N/A
MAX. HGHT FT	MAX. HGHT 40 FT	ENTRANCE	AK 01/31/2025	MECHANICAL	CB 02/10/2025
		FIRE MARSHAL	JB 02/26/2025	ELECTRICAL	02/13/2025
		BACKFLOW	CB 02/10/2025	FOOD SERVICE	N/A

DATE APPROVED: 4-7-25 ADMINISTRATOR APPROVAL: Kristin Nichols



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

BUILDING PERMIT No.: BR25-01-0076
 Date of Application: 01/30/2025

BUILDING PERMIT

BUILDING LOCATION 184 NIGHTHAWK DR CHESTER TAX ACCOUNT 1804126345 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.19 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 281 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																															
EXISTING USE VACANT LOT PROPOSED USE 4SEASONS -SFD REVISED PROPOSED USE CONSTRUCTION VALUE \$195,000.00		FEES <table border="0"> <tr> <td>BOCA FEE</td> <td>\$404.92</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>COPIES AND MISC</td> <td>\$30.00</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>4SEASNDRRRA</td> <td>\$10,546.00</td> <td>ELECT. PERMIT</td> <td>\$135.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td></td> <td></td> </tr> </table>		BOCA FEE	\$404.92	ELECT. ADMIN.	\$10.00	COPIES AND MISC	\$30.00	MHB FEE	\$50.00	4SEASNDRRRA	\$10,546.00	ELECT. PERMIT	\$135.00	SPRINKLER	\$150.00	ZONING	\$55.00	SINGLE LOT	\$55.00												
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 39'4" X 80'4" TO INCLUDE 20' X 20', 10' X 16'3" (3) CAR GARAGE, 12' x 15'2" COVERED PATIO AND 6' X 7'10", 6' X 17'4" "L" SHAPED FRONT PORCH. SECOND FLOOR 16'5" X 39'4" OVERALL WITH LOFT. KERR ED - PHASE III 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,127 THIRD FLOOR: GARAGE: 560 DECK: OTHER: 180 - COVERED PATIO TOTAL FLOOR AREA: 3,675	FIN BASEMENT: SECOND FLOOR: 646 FOURTH FLOOR: CARPORT: PORCH: 162	# BEDROOMS: 3 ROAD TYPE: PRIVATE WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# 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:

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

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 20 FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	HD	02/10/2025	FLOODPLAIN ZONE	AK	02/07/2025
ZONING	MO	02/19/2025	PLUMBING	Ch	02/13/2025
SEDIMENT	TR	01/25/2024	ENV. HEALTH	JEN	02/10/2025
PUB. SEWER	ML	02/20/2025	HISTORIC		N/A
S.W. MGT.	KN	02/07/2025	SHA		N/A
ENTRANCE	DB	02/07/2025	MECHANICAL	Ch	02/13/2025
FIRE MARSHAL	JB	02/25/2025	ELECTRICAL		02/10/2025
BACKFLOW	Ch	02/13/2025	FOOD SERVICE		N/A

DATE APPROVED: 4-7-25

ADMINISTRATOR APPROVAL: Vuanq Swinson



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

ZONING CERTIFICATE #: Z25-02-0088

Date of Application: 02/28/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804059409	2511 CECIL DR	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION				
OWNER:	WALTERS, GARY & JOANNA	TAX MAP	0057	BLOCK	PARCEL	0355
OWNER ADDRESS:	2511 CECIL DR CHESTER, MD 21619	LOT		SECTION	ZONED	NC-15
HOME PHONE:	(410) 703-4348	CRITICAL AREA	YES		ACREAGE	0.52
		SUBDIVISION				
		BUILDING VALUE	\$76,000.00			
		WATER TYPE	PRIVATE	SEWER TYPE	PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	HEATHERWOOD CONSULTING	ZONING FEE:	\$55.00
ADDRESS:	9879 Fox Hill Ct ELLCOTT CITY, MD 21042	FM FEE:	
PHONE:	(443) 308-8027	ELECTRICAL PERMIT #:	
		PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE: RESIDENCE	PROPOSED USE: PIER
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: REMOVE EXISTING 76' X 5' PIER. EXISTING 10' X 14' SECTION OF PLATFORM TO REMAIN. CONSTRUCT 66' X 6' PIER WITH 10' X 6' PLATFORM EXTENSION TO CONNECT TO EXISTING 10' X 14' PLATFORM. TOTAL LENGTH OF PIER = 76'

AGENCY APPROVALS:

Name	Completed Date
FLOODPLAIN ZONE	03/13/2025 KN
ZONING	03/24/2025 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:

OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 A PIER CANNOT EXTEND INTO A BODY OF WATER A DISTANCE GREATER THAN 150 FT NOR CAN A PIER EXCEED ONE-QUARTER THE DISTANCE OF A WATERWAY. OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE OR FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER.
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION ONCE PLANTED.
 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.
 FLOOD ZONE: AE BFE: 5 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET

ADMINISTRATOR APPROVAL: Vivian J. Gunnison DATE APPROVED: 4-7-25



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

BUILDING PERMIT No.: BR25-01-0079

Date of Application: 01/31/2025

BUILDING PERMIT

BUILDING LOCATION 204 FRONT ST CRUMPTON TAX ACCOUNT 1807010605 SUBDIVISION CRITICAL AREA YES ACREAGE 0.678 TAX MAP 005C GRID 0011 PARCEL 0223 SECTION BLOCK LOT ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: SMITH PUTMAN, SARAH PUTNAM, JEFFREY 204 FRONT ST CRUMPTON, MD 21628 HOME PHONE: (443) 924-0381 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE RENOVATION/ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$250,000.00		FEES BOCA FEE \$70.00 ELECT. ADMIN. \$10.00 ELECT. PERMIT \$115.00 ZONING \$55.00 RENOVATION PERMIT FEE \$1,750.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# MHIC HOLMAN BUILDING MHIC # 117422 (714) 499-5144 ELECTRICIAN LYWOOD ELECTRIC INC E-#1561 (410) 754-8631 ER25-01-0079 PLUMBER WARD PLUMBING PR-018 (410) 438-3317 P-0163-25 HVAC MONTGOMERY HEATING & COOLING LLC HM-454 (410) 778-1212 H-0433-25			
DESCRIPTION OF WORK: RENOVATION/ADDITION TO EXISTING SFD TO INCLUDE: CONSTRUCT 2'9" X 13' FRONT ADDITION TO EXISTING BEDROOM 1 AND CONVERT SPACE TO OFFICE WITH DOOR TO 3' X 5' FRONT PORCH WITH STEPS TO GRADE, RECONFIGURE EXSITING BATHROOM AND ADD LAUNDRY TO HALL AREA, REMOVE PORTION OF EXISTING DECK AND ADD 8' X 20' ADDITION TO CREATE MASTER BEDROOM, MASTER BATH WITH WALK IN CLOSET AND SLIDER DOOR IN FORMER KITCHEN/ LAUNDRY AREA. REMOVE EXISTING DECK AND ADD 14" X 15' DECK OFF MASTER BEDROOM WITH STEPS TO GRADE. RELOCATE KITCHEN TO DINING AREA, ADD 3' X 6.5' SIDE PORCH OFF KITCHEN. RENOVATE/REFRAME ROOF TO ACCOMODATE INSIDE RENOVATION AND ADDITIONS.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 170 SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPORT: DECK: 210 PORCH: 33 OTHER: TOTAL FLOOR AREA: 413		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: # BATHROOMS: 1 ROAD TYPE: SPRINKLER: WATER TYPE PRIVATE SEWER TYPE PRIVATE HEATING SYSTEM: SPLIT S CENTRAL AIR: YES 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. ALL SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO START OF WORK NON-CONFORMING LOT, REDUCE FRONT YARD SETBACK PER 18:1-127 F (2) OF COUNTY CODE.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 18.5 FT
SIDE FT	SIDE 15/35 FT
REAR FT	REAR 100 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	HD 02/04/2025	FLOODPLAIN ZONE	WJ 02/03/2025
ZONING	WB 03/06/2025	PLUMBING	CE 04/01/2025
SEDIMENT	N/A	ENV. HEALTH	CS 02/06/2025
PUB. SEWER	N/A	HISTORIC	N/A
S.W. MGT.	N/A	SHA	N/A
ENTRANCE	N/A	MECHANICAL	CG 04/01/2025
FIRE MARSHAL	N/A	ELECTRICAL	02/10/2025
BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 4-7-25

ADMINISTRATOR APPROVAL: Kuan J. Robinson