





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

BUILDING PERMIT No.: BR25-02-0089  
 Date of Application: 02/07/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 600 BUCKINGHAM DR STEVENSVILLE  <b>TAX ACCOUNT</b> 1804069358 <b>SUBDIVISION</b> BAY CITY <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.459 <b>TAX MAP</b> 0056 <b>GRID</b> 0000 <b>PARCEL</b> 0414 <b>SECTION</b> 2 <b>BLOCK</b> 25 <b>LOT</b> 12 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> KUNK, BRANDON 600 BUCKINGHAM DR STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (240) 508-3604  <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> \$25,800.00		<b>FEES</b> <b>BOCA FEE</b> \$36.28 <b>ZONING</b> \$55.00 <b>PERMIT</b> \$55.00 <b>REVISION FEE</b>	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> MHIC                                      FENCE & DECK CONNECTION                      MHIC 45780    (410) 507-6514			
<b>DESCRIPTION OF WORK:</b> CONSTRUCT ADDITION TO EXISTING SFD OF A 20' X 20' DECK WITH GAPS & WITH (2) 4' X 4' LANDINGS & STEPS TO GRADE.			
<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> 432 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 432	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPORT:</b> <b>PORCH:</b>	<b># BEDROOMS:</b> <b>ROAD TYPE:</b> <b>WATER TYPE</b> PUBLIC <b>HEATING SYSTEM:</b> <b>FIREPLACE:</b>	<b># BATHROOMS:</b> <b>SPRINKLER:</b> <b>SEWER TYPE</b> PUBLIC <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:**  
 USE NC-15 SETBACKS PER COUNTY CODE 18:1-127 (E). OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

**OFFICE USE ONLY**

<b>MINIMUM YARD REQUIREMENTS</b>				<b>APPROVALS:</b>			
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>			<b>BUILDING</b> HD	02/21/2025	<b>FLOODPLAIN ZONE</b>	N/A
<b>FRONT</b>	<b>FRONT</b>	35 FT		<b>ZONING</b> MO	03/25/2025	<b>PLUMBING</b>	N/A
<b>SIDE</b>	<b>SIDE</b>	8/18 FT		<b>SEDIMENT</b>	N/A	<b>ENV. HEALTH</b> JEN	02/21/2025
<b>REAR</b>	<b>REAR</b>	50 FT		<b>PUB. SEWER</b> ML	02/21/2025	<b>HISTORIC</b>	N/A
<b>SIDE STREET</b>	<b>SIDE STREET</b>	35 FT		<b>S.W. MGT.</b>	N/A	<b>SHA</b>	N/A
<b>MAX. HGHT</b>	<b>MAX. HGHT</b>	40 FT		<b>ENTRANCE</b>	N/A	<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

**DATE APPROVED:** 4-11-25                      **ADMINISTRATOR APPROVAL:** *Manj Shinson*







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

BUILDING PERMIT No.: BR24-11-0880

Date of Application: 11/13/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 119 WYE RIVER DR QUEENSTOWN  <b>TAX ACCOUNT</b> 1805016517 <b>SUBDIVISION</b> SPORTSMAN'S HALL <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.877 <b>TAX MAP</b> 0073 <b>GRID</b> 0001 <b>PARCEL</b> 0076 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 7 <b>ZONED</b> NC-1 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> FREUND, SCOTT & EMILY 119 WYE RIVER DR QUEENSTOWN, MD 21658  <b>HOME PHONE:</b> (301) 675-6993 <b>APPLICANT:</b>  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
<b>EXISTING USE</b> RESIDENTIAL  <b>PROPOSED USE</b> ACCESSORY STRUCTURE  <b>REVISED PROPOSED USE</b> RENOVATION/ADDITION TO RESIDENCE  <b>CONSTRUCTION VALUE</b> \$358,000.00		<b>FEES</b> <b>RENOVATION</b> \$42.00 <b>ZONING</b> \$55.00 <b>PERMIT FEE</b> <b>ELECT. ADMIN.</b> \$10.00 <b>BOCA FEE</b> \$105.00 <b>SPRINKLER</b> \$150.00 <b>ELECT. PERMIT</b> \$95.00																															
<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>CASTLEWOOD CONSULTING</td> <td>6451</td> <td>(301) 347-1627</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>POWER SERVICES LLC</td> <td>E-1481</td> <td>(301) 390-0800</td> <td>ER24-11-0880</td> </tr> <tr> <td>SPRINKLER</td> <td>BLAZEGUARD</td> <td>MSC 72</td> <td>(410) 549-6313</td> <td>BF-0237-24</td> </tr> <tr> <td>HVAC</td> <td>WILLIAM H METCALFE &amp; SONS</td> <td>HM#105</td> <td>(301) 368-6330</td> <td>H-0390-25</td> </tr> <tr> <td>PLUMBER</td> <td>FLOW RITE INC</td> <td>PN-707</td> <td>(301) 829-4500</td> <td>P-0443-25</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	CASTLEWOOD CONSULTING	6451	(301) 347-1627		ELECTRICIAN	POWER SERVICES LLC	E-1481	(301) 390-0800	ER24-11-0880	SPRINKLER	BLAZEGUARD	MSC 72	(410) 549-6313	BF-0237-24	HVAC	WILLIAM H METCALFE & SONS	HM#105	(301) 368-6330	H-0390-25	PLUMBER	FLOW RITE INC	PN-707	(301) 829-4500	P-0443-25
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PLUMBER	FLOW RITE INC	PN-707	(301) 829-4500	P-0443-25																													
<b>DESCRIPTION OF WORK:</b> RENOVATION/ADDITION TO EXISTING 1 STORY DETACHED GARAGE. FIRST FLOOR 30' X 27'3" OVERALL TO REMAIN UNFINISHED GARAGE WITH ADDED LAUNDRY SINK AND (2) NEW OVERHEAD GARAGE DOORS. REPLACE ALL FIRST FLOOR WINDOWS IN-KIND. CONSTRUCT ADDITION TO GARAGE OF NEW FINISHED SECOND FLOOR. SECOND FLOOR 30' X 27'3" OVERALL WITH 16'11" X 5' CONDITIONED BREEZEWAY ATTACHED TO LOFT ON SECOND FLOOR OF SFD UNDER CONSTRUCTION (BR24-01-0037) SECOND FLOOR TO INCLUDE PLAYROOM WITH WETBAR, CLOSET AND FULL BATH.																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: 85 BREEZEWAY TOTAL FLOOR AREA: 875	<b>FIN BASEMENT:</b> SECOND FLOOR: 790 FOURTH FLOOR: CARPORT: PORCH:	<b># BEDROOMS:</b> 0 <b># BATHROOMS:</b> 1 <b>ROAD TYPE:</b> COUNTY <b>SPRINKLER:</b> YES <b>WATER TYPE:</b> PRIVATE <b>SEWER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> HEAT PUMP CENTRAL AIR: YES <b>FIREPLACE:</b> NONE																															

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

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

**Conditions:** NOT APPROVED AS A DWELLING UNIT  
 OWNER MUST PLANT (7) 4'-6" TALL CONTAINER GROWN NATIVE TREES. (3) TREES IN 100' BUFFER FOR S21-07-0383 AND S22-04-0169 AND (4) TREES OUT OF 100' BUFFER FOR NEW CONSTRUCTION PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR 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. ALL SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO START OF WORK

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 20 FT
REAR FT	REAR 100 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING <i>HD</i>	03/20/2025	FLOODPLAIN ZONE <i>WJ</i>	03/20/2025
ZONING <i>JM</i>	03/25/2025	PLUMBING <i>Ch</i>	04/07/2025
SEDIMENT	N/A	ENV. HEALTH <i>KK</i>	03/24/2025
PUB. SEWER	N/A	HISTORIC	N/A
S.W. MGT.	N/A	SHA	N/A
ENTRANCE	N/A	MECHANICAL <i>Ch</i>	04/07/2025
FIRE MARSHAL <i>JB</i>	04/04/2025	ELECTRICAL	04/10/2025
BACKFLOW <i>Ch</i>	08/26/2023	FOOD SERVICE	N/A

DATE APPROVED: 4-11-25

ADMINISTRATOR APPROVAL: *Vivian G Swinson*



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

BUILDING PERMIT No.: BR25-03-0184

Date of Application: 03/06/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 1606 SEWARD RD CHESTER  <b>TAX ACCOUNT</b> 1804039475 <b>SUBDIVISION</b> MARLING FARMS <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.742 <b>TAX MAP</b> 0064 <b>GRID</b> 0016 <b>PARCEL</b> 0209 <b>SECTION</b> 1 <b>BLOCK</b> <b>LOT</b> 49 50 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> OLIVERI, JOHN & SUSAN 1606 SEWARD RD CHESTER, MD 21619  <b>HOME PHONE:</b> (443) 871-2615 <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> \$8,000.00		<b>FEES</b> <b>BOCA FEE</b> \$35.00 <b>ZONING</b> \$55.00	
<b>CONTRACTORS</b> OWNER ELECTRICIAN	<b>NAME</b> OWNER CONNECT ELECTRICAL SERVICES LLC	<b>LICENSE #</b> QAC1000 E-#547	<b>PHONE#</b>  (443) 822-9449
<b>PERMIT#</b> ER25-03-0184			
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 8' X 14' ADDITION OFF BEDROOMS 1 & 2 TO CREATE AN 8' X 7' CLOSET FOR EACH ROOM.			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 112 <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 112	<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> <b>WATER TYPE</b> PRIVATE <b>HEATING SYSTEM:</b> EXISTING CENTRAL AIR <b>FIREPLACE:</b>	<b># BATHROOMS:</b> <b>SPRINKLER:</b> NO <b>SEWER TYPE</b> PRIVATE

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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:**  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. OWNER MUST PLANT ( 1 ) 4'-6- TALL CONTAINER GROWN NATIVE TREE. CALL 410-758-4088 FOR INSPECTION ONCE PLANTED.

**OFFICE USE ONLY**

MINIMUM YARD REQUIREMENTS		APPROVALS:				
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	HD	03/18/2025	FLOODPLAIN ZONE	N/A
FRONT	FRONT	ZONING	JM	04/01/2025	PLUMBING	N/A
SIDE	SIDE	SEDIMENT		N/A	ENV. HEALTH	CS 03/19/2025
REAR	REAR	PUB. SEWER		N/A	HISTORIC	N/A
SIDE STREET	SIDE STREET	S.W. MGT.		N/A	SHA	N/A
MAX. HGHT	MAX. HGHT	ENTRANCE		N/A	MECHANICAL	N/A
		FIRE MARSHAL		N/A	ELECTRICAL	04/02/2025
		BACKFLOW		N/A	FOOD SERVICE	N/A

DATE APPROVED: 4-11-25 ADMINISTRATOR APPROVAL: Kuan 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.: BC25-03-0042  
 Date of Application: 03/27/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 1539 POSTAL RD CHESTER  <b>TAX ACCOUNT</b> 1804063503 <b>SUBDIVISION</b> <b>CRITICAL AREA NO</b> <b>ACREAGE</b> 2.54 <b>TAX MAP</b> 0057 <b>GRID</b> 0008 <b>PARCEL</b> 0193 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> <b>ZONED TC</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> RAINBOW PLAZA LLC 116 S PINEY RD 208 CHESTER, MD 21619  <b>HOME PHONE:</b> <b>APPLICANT:</b> MALLARD CONSTRUCTION GROUP LISA WEBB 116 S PINEY RD SUITE 208 STEVENSVILLE MD 21666  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> VACANT UNIT  <b>PROPOSED USE</b> RENOVATION  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$0.00		<b>FEES</b> <b>ZONING</b> \$55.00 <b>BOCA FEE</b> \$35.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>OWNER</b> <b>OWNER</b>		<b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> QAC1000	
<b>DESCRIPTION OF WORK:</b> CHANGE OF USE PERMIT FROM OFFICE TO FITNESS STUDIO FOR "STRETCH MED" NO CHANGE/RENOVATION TO UNIT.			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> OTHER	
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 888 <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 888		<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPORT:</b> <b>PORCH:</b> <b># BEDROOMS:</b> <b>ROAD TYPE:</b> <b>WATER TYPE</b> PUBLIC <b>SEWER TYPE</b> PUBLIC <b>HEATING SYSTEM:</b> HEAT PUMP CENTRAL AIR: YES <b>FIREPLACE:</b>	

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**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. 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	04/03/2025
ZONING	JM	04/03/2025
SEDIMENT		N/A
PUB. SEWER	RC	04/04/2025
S.W. MGT.		N/A
ENTRANCE		N/A
FIRE MARSHAL	JM	04/07/2025
BACKFLOW		N/A

FLOODPLAIN ZONE	N/A
PLUMBING	N/A
ENV. HEALTH	JEN 04/04/2025
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	N/A
FOOD SERVICE	N/A

DATE APPROVED: 4-11-25

ADMINISTRATOR APPROVAL: Kiran 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.: BR24-09-0756

Date of Application: 09/27/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 106 ANNAPOLIS VIEW RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804041062 <b>SUBDIVISION</b> MATAPEAKE ESTATES <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.53 <b>TAX MAP</b> 0063 <b>GRID</b> 0002 <b>PARCEL</b> 0102 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 6 <b>ZONED</b> NC-20, NC FRONTAGE <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> HECKLER, JAMES & DEBRA 1221 EUGENIA WAY BEL AIR, MD 21014  <b>HOME PHONE:</b> (410) 340-8548 <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> RENOVATION/ADDITION TO RESIDENCE  <b>REVISED PROPOSED USE</b> SINGLE FAMILY DWELLING  <b>CONSTRUCTION VALUE</b> \$375,000.00		<b>FEES</b> <b>ZONING</b> \$55.00 <b>SPRINKLER</b> \$150.00 <b>ELECT. PERMIT</b> \$115.00 <b>ELECT. ADMIN.</b> \$10.00 <b>BOCA FEE</b> \$327.76																															
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SPRINKLER	FIRE TECH	MSC-#268	(240) 750-0492	BF-1461-24																													
HVAC	PUCKETTS HEATING AND AIR CONDITIONING	HM-490	(443) 239-2129	H-1441-24																													
<b>DESCRIPTION OF WORK:</b> CONSTRUCT NEW 1 STORY SFD USING EXISTING FOUNDATION, AND 19'11" X 21'6" & 19'11" X 24'4" NEW FRONT SECTIONS OF FOUNDATION (NEW FOUNDATIONS INSPECTED FOR FLOOD COMPLIANCE UNDER BR25-02-0176). SFD TO BE 76' X 46' OVERALL TO INCLUDE 24'4" X 25'5" GARAGE.																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 2,408 <b>THIRD FLOOR:</b> <b>GARAGE:</b> 485 <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 2,893	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPORT:</b> <b>PORCH:</b>	<b># BEDROOMS:</b> 3 <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> HEAT PUMP CENTRAL AIR: YES <b>FIREPLACE:</b> WOOD	<b># BATHROOMS:</b> 3 <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> 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:**

AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. OWNER MUST PLANT ( 2 ) 4'-6- TALL CONTAINER GROWN NATIVE TREES FOR LOT COVERAGE MITIGATION PRIOR TO CERTIFICATE OF OCCUPANCY. PLEASE CALL 410-758-4088 FOR INSPECTION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. QUEEN ANNE'S COUNTY FIRE MARSHAL: THIS PERMIT IS APPROVED SUBJECT TO THE ENCLOSED STATED COMMENTS. NO INSPECTION WILL BE COMPLETED UNLESS APPROVED STAMPED PLANS AND COMMENTS ARE ON SITE. FOR INFORMATION OR TO ARRANGE AN INSPECTION CALL 410-758-4500 EXT. 1144.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 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	11/05/2024	FLOODPLAIN ZONE	NO	04/09/2025
ZONING	MO	01/31/2025	PLUMBING	CS	11/08/2024
SEDIMENT	JP	11/12/2024	ENV. HEALTH	CS	11/08/2024
PUB. SEWER	AZ	04/11/2025	HISTORIC		N/A
S.W. MGT.	KN	04/09/2025	SHA		N/A
ENTRANCE	AH	11/12/2024	MECHANICAL	CS	11/08/2024
FIRE MARSHAL	JP	11/12/2024	ELECTRICAL		11/19/2024
BACKFLOW	CS	11/08/2024	FOOD SERVICE		N/A

DATE APPROVED: 4-11-25

ADMINISTRATOR APPROVAL: *Vnan 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.: BC25-01-0008

Date of Application: 01/23/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 2525 ROMANCOKE RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804078349 <b>SUBDIVISION</b> <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 15.06 <b>TAX MAP</b> 0063 <b>GRID</b> 0020 <b>PARCEL</b> 0168 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 3 <b>ZONED CS</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> KENT ISLAND ELKS LODGE NO 2576 2525 ROMANCOKE RD STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (410) 643-5135 <b>APPLICANT:</b> SAM AVERNA 120 Eastshore Dr SUITE 300 GLEN ALLEN, VA 23059  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																					
<b>EXISTING USE</b> ELKS LODGE  <b>PROPOSED USE</b> TOWER  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$258,800.00		<b>FEES</b> <b>ZONING</b> \$55.00 <b>ANTENNAS/TOWERS</b> \$75.00																					
<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>GENERAL</td> <td>POWER TECHNOLOGIES</td> <td>18264891</td> <td>(301) 290-0628</td> <td></td> </tr> <tr> <td></td> <td colspan="4">28080 MECHANICSVILLE RD, MECHANICSVILLE, MD 20659</td> </tr> <tr> <td>ELECTRICIAN</td> <td>POWER TECHNOLOGIES SERVICES INC</td> <td>E-#1031</td> <td>(301) 751-6614</td> <td>TP-000020-2025</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	GENERAL	POWER TECHNOLOGIES	18264891	(301) 290-0628			28080 MECHANICSVILLE RD, MECHANICSVILLE, MD 20659				ELECTRICIAN	POWER TECHNOLOGIES SERVICES INC	E-#1031	(301) 751-6614	TP-000020-2025
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																			
GENERAL	POWER TECHNOLOGIES	18264891	(301) 290-0628																				
	28080 MECHANICSVILLE RD, MECHANICSVILLE, MD 20659																						
ELECTRICIAN	POWER TECHNOLOGIES SERVICES INC	E-#1031	(301) 751-6614	TP-000020-2025																			
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 145' MONOPOLE TOWER AND ASSOCIATED EQUIPMENT WITHIN A 42' X 47' COMPOUND FOR VERIZON. INSTALL (9) ANTENNAS, (6) RADIOS, (3) 6' X 12' HYBRID CABLES, AND (3) OVPS AT A HEIGHT OF 141'.																							
<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> <b>WATER TYPE PRIVATE</b> <b>HEATING SYSTEM:</b> <b>FIREPLACE:</b>	<b># BATHROOMS:</b> <b>SPRINKLER:</b> <b>SEWER TYPE PRIVATE</b> <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: MUST COMPLY WITH AGREEMENT TO ABATE APPROVED 3/26/25**  
 PER SHA-OWNER IS RESPONSIBLE TO MAINTAIN THE ENTRANCE TO THE FACILITY AT ALL TIMES. APPROVAL REQUIRES THAT ALL PARKING TO BE ON SITE WITH NO PARKING OR STOPPING AT ANY TIME ON THE STATE HIGHWAY AND/OR SHOULDER OF THE STATE HIGHWAY- H DIERKER MUST COMPLY WITH BOARD OF APPEALS CASE NUMBER BOA-24-03-0176 APPROVED 12/10/2024. MUST COMPLY WITH FCP-24-12-0105 APPROVED AND RECORDED 1/15/2025. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. DECOMMISSION BOND #1102758

**OFFICE USE ONLY**

MINIMUM YARD REQUIREMENTS		APPROVALS:					
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	HD	01/30/2025	FLOODPLAIN ZONE	KN	01/29/2025
FRONT	FRONT	ZONING	MO	01/30/2025	PLUMBING		N/A
SIDE	SIDE	SEDIMENT	DS	11/07/2024	ENV. HEALTH	JEN	01/30/2025
REAR	REAR	PUB. SEWER		N/A	HISTORIC		N/A
SIDE STREET	SIDE STREET	S.W. MGT.	KN	02/14/2025	SHA	HD	02/05/2025
MAX. HGHT	MAX. HGHT	ENTRANCE		N/A	MECHANICAL		N/A
		FIRE MARSHAL		N/A	ELECTRICAL		02/06/2025
		BACKFLOW		N/A	FOOD SERVICE		N/A

DATE APPROVED: 4-11-25 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

ZONING CERTIFICATE #: Z24-12-0533

Date of Application: 12/24/2024

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804002598	130 CHESAPEAKE BAY DR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	HANSON, DONNA & ERIK	TAX MAP 0080	BLOCK	PARCEL 0003
OWNER ADDRESS:	5700 SUNRISE HILL RD DERWOOD, MD 20855	LOT 7	SECTION	ZONED NC-20
HOME PHONE:	(301) 807-3127	CRITICAL AREA YES		ACREAGE 0.47
		SUBDIVISION KENT POINT FARM		
		BUILDING VALUE \$4,500.00		
		WATER TYPE		SEWER TYPE

APPLICANT INFORMATION		PERMIT FEES	
NAME:	HEATHERWOOD CONSULTING	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	9879 Fox Hill Ct ELLCOTT CITY, MD 21042	ELECTRICAL PERMIT #: EZ24-12-0533	
PHONE:	(443) 308-8027	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

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

WORK DESCRIPTION: CONSTRUCT A 22' X 6' WALKWAY LANDWARD OF MHW TO 90' X 6' PIER WITH A 10' X 16' PLATFORM AND BOAT LIFT. TOTAL LENGTH: 90'.

AGENCY APPROVALS:	
Name	Completed Date
ELECTRICAL	02/11/2025 YANNITTO E-1603
FLOODPLAIN ZONE	04/02/2025 KN
ZONING	03/27/2025 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:**  
 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.  
 FLOOD ZONE: VE BFE 6 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 8 FEET  
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION

ADMINISTRATOR APPROVAL: Vivian J. Simpson DATE APPROVED: 4-11-25



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

ZONING CERTIFICATE #: Z25-03-0136

Date of Application: 03/24/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805014972	503 KENT NARROWS WAY N	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SHM NARROWS POINT LLC TUEL, JASON	TAX MAP 0057	BLOCK	PARCEL 0071
OWNER ADDRESS:	428 KENT NARROWS WAY N GRASONVILLE, MD 21638	LOT	SECTION	ZONED WVC
HOME PHONE:	(410) 827-8888	CRITICAL AREA YES		ACREAGE 42.74
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	IVANO SCOTTO	ZONING FEE: \$55.00	FM FEE: \$100.00
ADDRESS:	444 Kent Narrows Way GRASONVILLE, MD 21638	ELECTRICAL PERMIT #:	
PHONE:	(410) 708-5220	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RED EYES DOCK BAR	PROPOSED USE:	TEMPORARY TENT
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: 20' X' 20' TEMPORARY TENT FOR OUTSIDE DINING. NO COOKING TO BE DONE UNDER TENT.			

**AGENCY APPROVALS:**

Name	Completed Date
ENV HEALTH	04/08/2025 LA
FIRE MARSHAL	04/08/2025 JM
ZONING	04/07/2025 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:**  
 TENT MUST BE REMOVED IN 6 MONTHS FROM ISSUANCE.  
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: Vivian J. Swanson DATE APPROVED: 4-11-25



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

ZONING CERTIFICATE #: Z25-03-0135

Date of Application: 03/24/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805014972	503 KENT NARROWS WAY N	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SHM NARROWS POINT LLC TUEL, JASON	TAX MAP 0057	BLOCK	PARCEL 0071
OWNER ADDRESS:	428 KENT NARROWS WAY N GRASONVILLE, MD 21638	LOT	SECTION	ZONED WVC
HOME PHONE:	(410) 827-8888	CRITICAL AREA YES		ACREAGE 42.74
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	IVANO SCOTTO	ZONING FEE: \$55.00	FM FEE: \$100.00
ADDRESS:	444 Kent Narrows Way GRASONVILLE, MD 21638	ELECTRICAL PERMIT #:	
PHONE:	(410) 708-5220	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RED EYES DOCK BAR	PROPOSED USE:	TEMPORARY TENT
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: 40' X' 60' TEMPORARY TENT FOR OUTSIDE DINING. NO COOKING TO BE DONE UNDER TENT.			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	04/08/2025 LA
FIRE MARSHAL	04/08/2025 JM
ZONING	04/07/2025 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:**

TENT MUST BE REMOVED IN 6 MONTHS FROM ISSUANCE.  
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: Vivian J. Swanson DATE APPROVED: 4-11-25



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

ZONING CERTIFICATE #: Z25-03-0137

Date of Application: 03/24/2025

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805014972	503 KENT NARROWS WAY N	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SHM NARROWS POINT LLC TUEL, JASON	TAX MAP 0057	BLOCK	PARCEL 0071
OWNER ADDRESS:	428 KENT NARROWS WAY N GRASONVILLE, MD 21638	LOT	SECTION	ZONED WWC
HOME PHONE:	(410) 827-8888	CRITICAL AREA YES		ACREAGE 42.74
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	IVANO SCOTTO	ZONING FEE: \$55.00	FM FEE: \$100.00
ADDRESS:	444 Kent Narrows Way GRASONVILLE, MD 21638	ELECTRICAL PERMIT #:	
PHONE:	(410) 708-5220	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RED EYES DOCK BAR	PROPOSED USE:	TEMPORARY TENT
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: 20' X' 35' TEMPORARY TENT FOR OUTSIDE DINING. NO COOKING TO BE DONE UNDER TENT.			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	04/08/2025 LA
FIRE MARSHAL	04/08/2025 JM
ZONING	04/07/2025 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:**

TENT MUST BE REMOVED 6 MONTHS AFTER ISSUANCE.  
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: *Vivian J. Sunson* DATE APPROVED: 4-11-25



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

ZONING CERTIFICATE #: Z24-04-0135

Date of Application: 04/01/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805025850	109 RIVER RUN	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	HOWELL, KEVIN & COURTNEY	TAX MAP 0066	BLOCK	PARCEL 0083
OWNER ADDRESS:	109 RIVER RUN QUEENSTOWN, MD 21658	LOT 79	SECTION	ZONED NC-1
HOME PHONE:	(240) 687-5042	CRITICAL AREA YES		ACREAGE 1.52
		SUBDIVISION GOVERNOR GRASON MANOR		
		BUILDING VALUE \$4,200.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	KEVIN & COURTNEY HOWELL	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	109 River Run QUEENSTOWN, MD 21658	ELECTRICAL PERMIT #: EZ24-04-0135	
PHONE:	(240) 687-5042	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENTIAL	PROPOSED USE: ACCESSORY STRUCTURE <200SF	
MINIMUM YARD REQUIREMENTS:			
FRONT:	35 FT	SIDE:	3 FT
REAR:	100 FT	SIDE STREET:	FT
		HEIGHT:	20 FT
WORK DESCRIPTION: INSTALL 14' X 10' SHED			

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	04/01/2024 E-1634 O'CONNOR
ENV. HEALTH	09/10/2024 KK
FLOODPLAIN ZONE	09/05/2024 KN
S.W. MGT.	09/05/2024 KN
ZONING	10/16/2024 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.  
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.  
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN WITHIN 45 DAYS. CALL 410-758-4088 FOR INSPECTION.  
 ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 60% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING.

ADMINISTRATOR APPROVAL: *Kieran G Simpson* DATE APPROVED: 4-11-25



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

ZONING CERTIFICATE #: Z24-10-0437

Date of Application: 10/08/2024

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805025850	109 RIVER RUN	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	HOWELL, KEVIN & COURTNEY	TAX MAP 0066	BLOCK	PARCEL 0083
OWNER ADDRESS:	109 RIVER RUN QUEENSTOWN, MD 21658	LOT 79	SECTION	ZONED NC-1
HOME PHONE:	(240) 687-5042	CRITICAL AREA YES		ACREAGE 1.52
		SUBDIVISION GOVERNOR GRASON MANOR		
		BUILDING VALUE \$9,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	KEVIN & COURTNEY HOWELL	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	109 River Run QUEENSTOWN, MD 21658	ELECTRICAL PERMIT #: EZ24-10-0437	
PHONE:	(240) 687-5042	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: 100 FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL 7' X 7' HOT TUB ON EXISTING PATIO			

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	10/31/2024 O'CONNOR E-1634
ENV. HEALTH	10/11/2024 JEN
FLOODPLAIN ZONE	10/10/2024 KN
S.W. MGT.	10/10/2024 KN
ZONING	10/16/2024 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  
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.

ADMINISTRATOR APPROVAL: *Vivian G. Stinson* DATE APPROVED: 4-11-25



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

ZONING CERTIFICATE #: Z24-04-0134

Date of Application: 04/01/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805025850	109 RIVER RUN	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	HOWELL, KEVIN & COURTNEY	TAX MAP 0066	BLOCK	PARCEL 0083
OWNER ADDRESS:	109 RIVER RUN QUEENSTOWN, MD 21658	LOT 79	SECTION	ZONED NC-1
HOME PHONE:	(240) 687-5042	CRITICAL AREA YES		ACREAGE 1.52
		SUBDIVISION GOVERNOR GRASON MANOR		
		BUILDING VALUE \$5,200.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	KEVIN & COURTNEY HOWELL	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	109 River Run QUEENSTOWN, MD 21658	ELECTRICAL PERMIT #: EZ24-04-0134	
PHONE:	(240) 687-5042	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENTIAL	PROPOSED USE: ACCESSORY STRUCTURE <200SF	
MINIMUM YARD REQUIREMENTS:			
FRONT:	35 FT	SIDE:	3 FT
REAR:	100 FT	SIDE STREET:	FT
		HEIGHT:	20 FT
WORK DESCRIPTION: INSTALL 10' X 16' SHED ON 10' X 16' PAD.			

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	04/01/2024 O'CONNOR E-1634
ENV. HEALTH	09/10/2024 KK
FLOODPLAIN ZONE	09/05/2024 KN
S.W. MGT.	09/05/2024 KN
ZONING	10/16/2024 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:**

MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN WITHIN 45 DAYS. CALL 410-758-4088 FOR INSPECTION.  
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 60% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING.

ADMINISTRATOR APPROVAL: *Karen J. Swanson* DATE APPROVED: 4-11-25



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

ZONING CERTIFICATE #: Z24-04-0133

Date of Application: 04/01/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805025850	109 RIVER RUN	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	HOWELL, KEVIN & COURTNEY	TAX MAP 0066	BLOCK	PARCEL 0083
OWNER ADDRESS:	109 RIVER RUN QUEENSTOWN, MD 21658	LOT 79	SECTION	ZONED NC-1
HOME PHONE:	(240) 687-5042	CRITICAL AREA YES		ACREAGE 1.52
		SUBDIVISION GOVERNOR GRASON MANOR		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	KEVIN & COURTNEY HOWELL	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	109 River Run QUEENSTOWN, MD 21658	ELECTRICAL PERMIT #: EZ24-04-0133	
PHONE:	(240) 687-5042	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE: RESIDENTIAL		PROPOSED USE: PIER	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: REMOVE EXISTING PIER AND ASSOCIATED STRUCTURES. INSTALL A 9' X 6' WALKWAY TO 70' X 6' PIER WITH 10' X 20' "L" SHAPED PLATFORM, (2) BOAT LIFTS AND (3) MOORING PILINGS. MAX LENGTH 80'.			

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	04/01/2024 O'CONNOR E-1634
FLOODPLAIN ZONE	09/25/2024 KN
ZONING	10/16/2024 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:**

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.  
 FLOOD ZONE: AE BFE:5 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE:7 FEET  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED

ADMINISTRATOR APPROVAL: Vincent Q. Stinson DATE APPROVED: 4-11-25



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

ZONING CERTIFICATE #: Z24-06-0258

Date of Application: 06/14/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1806008941	242 MALCOLM DR	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	BOYD, DEONTE & ALICIA	TAX MAP 0047	BLOCK	PARCEL 0034
OWNER ADDRESS:	242 MALCOLM DR CENTREVILLE, MD 21617	LOT 69	SECTION	ZONED AG
HOME PHONE:	(443) 837-8838	CRITICAL AREA NO		ACREAGE 0.78
		SUBDIVISION BRIDGETOWN ESTATES		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$130.00      FM FEE: \$100.00
ADDRESS:	ELECTRICAL PERMIT #:
PHONE:	PLUMBING PERMIT #:
	GAS PERMIT #:
	STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE: RESIDENCE      PROPOSED USE: HOME OCCUPATION

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

**WORK DESCRIPTION:** HOME OCCUPATION PERMIT FOR "HUMBLE HEARTS CATERINGS & EVENTS LLC" OFFICE AND STORAGE SPACE. TO TAKE PLACE IN POLE BUILDING (BR24-06-0451).  
 -0 EMPLOYEES  
 -832 SQFT

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	07/02/2024 JEN
FIRE MARSHAL	07/09/2024 JM
ZONING	07/23/2024 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:**  
 MUST COMPLY WITH SECTION 18-1-56. COPY ATTACHED.  
 FINAL INSPECTION BY THE FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS CALL 410-758-1144 EXT 1144

ADMINISTRATOR APPROVAL: Man J Swinson      DATE APPROVED: 4-11-25



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

BUILDING PERMIT No.: BR25-01-0038

Date of Application: 01/21/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 145 PENNY LN STEVENSVILLE  <b>TAX ACCOUNT</b> 1804002849 <b>SUBDIVISION</b> ROMANCOKE ON THE BAY <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.39 <b>TAX MAP</b> 0076 <b>GRID</b> 0000 <b>PARCEL</b> 0051 <b>SECTION</b> 2 <b>BLOCK</b> A <b>LOT</b> 30 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> COWGILL, ANDREW & KIMBERLY 145 PENNY LN STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (301) 379-3635  <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> \$13,000.00		<b>FEES</b> <b>ZONING</b> \$55.00 <b>BOCA FEE</b> \$35.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> MHIC                      FENCE & DECK CONNECTION                      MHIC 45780    (410) 507-6514			
<b>DESCRIPTION OF WORK:</b> CONSTRUCT ADDITION TO EXISTING SFD OF A 20' X 12' DECK WITH GAPS & STEPS TO GRADE			
<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> 240 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 240	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPORT:</b> <b>PORCH:</b>	<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> 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:**  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. NON-CONFORMING LOT SIDE SETBACK REDUCED PER SECTION 18:1-127 (G) 1

**OFFICE USE ONLY**

<b>MINIMUM YARD REQUIREMENTS</b>				<b>APPROVALS:</b>			
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>			<b>BUILDING</b> HD	01/31/2025	<b>FLOODPLAIN ZONE</b>	N/A
<b>FRONT</b>	<b>FRONT</b>	35 FT		<b>ZONING</b> JM	02/10/2025	<b>PLUMBING</b>	N/A
<b>SIDE</b>	<b>SIDE</b>	10 FT		<b>SEDIMENT</b>	N/A	<b>ENV. HEALTH</b> JEN	02/04/2025
<b>REAR</b>	<b>REAR</b>	35 FT		<b>PUB. SEWER</b> TZ	01/31/2025	<b>HISTORIC</b>	N/A
<b>SIDE STREET</b>	<b>SIDE STREET</b>	35 FT		<b>S.W. MGT.</b>	N/A	<b>SHA</b>	N/A
<b>MAX. HGHT</b>	<b>MAX. HGHT</b>	40 FT		<b>ENTRANCE</b>	N/A	<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

**DATE APPROVED:** 4-11-25                      **ADMINISTRATOR APPROVAL:** *Vivian G Swinson*



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

BUILDING PERMIT No.: BR25-01-0036

Date of Application: 01/21/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 600 BUCKINGHAM DR STEVENSVILLE  <b>TAX ACCOUNT</b> 1804069358 <b>SUBDIVISION</b> BAY CITY <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.46 <b>TAX MAP</b> 0056 <b>GRID</b> 0000 <b>PARCEL</b> 0414 <b>SECTION</b> 2 <b>BLOCK</b> 25 <b>LOT</b> 12 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> KUNK, BRANDON 600 BUCKINGHAM DR STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (240) 508-3604 <b>APPLICANT:</b>  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> RESIDENTIAL  <b>PROPOSED USE</b> ACCESSORY STRUCTURE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$7,500.00		<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> <b>OWNER</b> <b>OWNER</b> QAC1000			
<b>DESCRIPTION OF WORK:</b> INSTALL 10' X 20' PRE-FAB SHED.			
<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> 200 <b>TOTAL FLOOR AREA:</b> 200	<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> <b>WATER TYPE</b> <b>HEATING SYSTEM:</b> <b>FIREPLACE:</b>	<b># BATHROOMS:</b> <b>SPRINKLER:</b> <b>SEWER TYPE</b> <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:**

ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 60% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING. 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. OWNER MUST PLANT (2) 4'-6" TALL CONTAINER GROWN NATIVE TREES FOR PERMIT S24-11-0668 PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR INSPECTION. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

OFFICE USE ONLY

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE	
FRONT	FT	FRONT	FT
SIDE	3 FT	SIDE	FT
REAR	3 FT	REAR	FT
SIDE STREET	35 FT	SIDE STREET	FT
MAX. HGHT	20 FT	MAX. HGHT	FT

**APPROVALS:**

BUILDING	HD	02/19/2025
ZONING	MO	03/25/2025
SEDIMENT		N/A
PUB. SEWER	DP	01/22/2025
S.W. MGT.	KN	01/21/2025
ENTRANCE		N/A
FIRE MARSHAL		N/A
BACKFLOW		N/A

FLOODPLAIN ZONE	N/A
PLUMBING	N/A
ENV. HEALTH	JEN 01/23/2025
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	N/A
FOOD SERVICE	N/A

DATE APPROVED: 4-11-25

ADMINISTRATOR APPROVAL: Vivian J. Guinson