



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

BUILDING PERMIT No.: BR25-03-0257

Date of Application: 03/24/2025

BUILDING PERMIT

BUILDING LOCATION 602 OLD POINT DR CHESTER TAX ACCOUNT 1804073169 SUBDIVISION COX CREEK ACRES CRITICAL AREA NO ACREAGE 1.4 TAX MAP GRID PARCEL SECTION BLOCK LOT ZONED FRONTAGE DEPTH		PROPERTY OWNERS: ROSKOSKY, KEVIN & DAWN 602 OLD POINT RD CHESTER, MD 21619 HOME PHONE: (443) 988-8039 APPLICANT: FREEDOM FOREVER MARYLAND LLC 5650 Rivertech Ct STE K RIVERDALE, MD 20737 STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																
EXISTING USE RESIDENTIAL PROPOSED USE SOLAR PANELS REVISED PROPOSED USE CONSTRUCTION VALUE \$19,320.00		FEES COPIES AND MISC \$52.50 ZONING \$55.00 SOLAR ARRAYS 1-50 \$250.00 ELECT. PERMIT \$193.20 ELECT. ADMIN. \$10.00																
<table border="1"> <thead> <tr> <th>CONTRACTORS</th> <th>NAME</th> <th>LICENSE #</th> <th>PHONE#</th> <th>PERMIT#</th> </tr> </thead> <tbody> <tr> <td>MHIC</td> <td>FREEDOM FOREVER MARYLAND LLC 5650 RIVERTECH CT STE K, RIVERDALE, MD 20737</td> <td>MHIC-140496</td> <td>(202) 913-4207</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>FREEDOM FOREVER MARYLAND LLC</td> <td>E-000252-2022</td> <td>(800) 885-9450</td> <td>ER25-03-0257</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHIC	FREEDOM FOREVER MARYLAND LLC 5650 RIVERTECH CT STE K, RIVERDALE, MD 20737	MHIC-140496	(202) 913-4207		ELECTRICIAN	FREEDOM FOREVER MARYLAND LLC	E-000252-2022	(800) 885-9450	ER25-03-0257
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#														
MHIC	FREEDOM FOREVER MARYLAND LLC 5650 RIVERTECH CT STE K, RIVERDALE, MD 20737	MHIC-140496	(202) 913-4207															
ELECTRICIAN	FREEDOM FOREVER MARYLAND LLC	E-000252-2022	(800) 885-9450	ER25-03-0257														
DESCRIPTION OF WORK: INSTALL (23) 420 WATT ROOF MOUNTED SOLAR PANELS TO EXISTING DETACHED GARAGE.																		
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: PRIVATE 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	04/08/2025	FLOODPLAIN ZONE	N/A
FRONT	FT	FRONT	FT	ZONING	04/09/2025	PLUMBING	N/A
SIDE	FT	SIDE	FT	SEDIMENT	N/A	PUB. SEWER	N/A
REAR	FT	REAR	FT	HISTORIC	N/A	S.W. MGT.	N/A
SIDE STREET	FT	SIDE STREET	FT	SHA	N/A	ENTRANCE	N/A
MAX. HGHT	FT	MAX. HGHT	FT	MECHANICAL	N/A	FIRE MARSHAL	N/A
				ELECTRICAL	03/27/2025	BACKFLOW	N/A
				FOOD SERVICE	N/A	ENV. HEALTH SEPTIC	N/A
				ENV. HEALTH WELL	N/A		

DATE APPROVED: 5-6-25 ADMINISTRATOR APPROVAL: Man G. Ginson



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

BUILDING PERMIT No.: BR24-08-0653

Date of Application: 08/21/2024

BUILDING PERMIT

BUILDING LOCATION 111 GOODHAND CREEK RD CHESTER TAX ACCOUNT 1804008367 SUBDIVISION CRITICAL AREA YES ACREAGE 0.546 TAX MAP 0057 GRID 0015 PARCEL 0064 SECTION BLOCK LOT ZONED NC-8 FRONTAGE DEPTH		PROPERTY OWNERS: EASTERN HORIZONS PROPERTIES LAIRD, MARK 109 KIRWANS LANDING LN CHESTER MD 21619 HOME PHONE: (443) 994-5174 APPLICANT: EASTERN HORIZONS PROPERTIES 109 KIRWANS LANDING LN CHESTER MD 21619 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE ACCESSORY STRUCTURE REVISED PROPOSED USE RENOVATION TO ACCESSORY BLDG CONSTRUCTION VALUE \$30,000.00		FEES ZONING \$55.00 BOCA FEE \$35.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: REPLACE WINDOWS AND SIDING ON EXISTING 16' X 20' SHED			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: 320 TOTAL FLOOR AREA: 320	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:

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. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

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	04/16/2025
ZONING	JM	04/22/2025
SEDIMENT		N/A
PUB. SEWER		04/17/2025
S.W. MGT.	KW	04/16/2025
ENTRANCE	RC	N/A
FIRE MARSHAL		N/A
BACKFLOW		N/A

FLOODPLAIN ZONE	KW	04/16/2025
PLUMBING		N/A
ENV. HEALTH	CS	04/17/2025
HISTORIC		N/A
SHA		N/A
MECHANICAL		N/A
ELECTRICAL		N/A
FOOD SERVICE		N/A

DATE APPROVED: 5-6-25

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

ZONING CERTIFICATE #: Z25-03-0099

Date of Application: 03/07/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805035457	305 WYE HARBOR DR	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	ROMJUE, CHRISTOPHER MOYLAN, MICHELLE	TAX MAP 0059	BLOCK	PARCEL 0191
OWNER ADDRESS:	305 WYE HARBOR DR QUEENSTOWN, MD 21658	LOT 20	SECTION	ZONED NC-1
HOME PHONE:	(410) 304-2930	CRITICAL AREA YES		ACREAGE 2.30
		SUBDIVISION WYE HARBOR		
		BUILDING VALUE \$40,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	PATRIOT POOLS, LLC	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	225 Tidewater Dr CENTREVILLE, MD 21619	ELECTRICAL PERMIT #:	EZ25-03-0099
PHONE:	(410) 320-2840	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
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MINIMUM YARD REQUIREMENTS:				
FRONT: 35 FT	SIDE: 3 FT	REAR: 100 FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: REMOVE EXISTING POOL DECK AND POOL. INSTALL NEW 36' X 17' INGROUND CONCRETE POOL WITH 1800 SQFT PAVER PATIO AND 3' X 3' EQUIPMENT PAD

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	04/15/2025 LAWSON E-638
ENV. HEALTH	04/08/2025 KK
FLOODPLAIN ZONE	04/17/2025 KN
S.W. MGT.	04/17/2025 KN
ZONING	03/28/2025 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.
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 ONCE PLANTED.

ADMINISTRATOR APPROVAL: *Manj Sunson* DATE APPROVED: 5-6-25



Queen Anne's County
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ZONING CERTIFICATE #: Z25-03-0103

Date of Application: 03/11/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804090624	200 ABRUZZI DR	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MARYLAND GENERAL LAND CO	TAX MAP 0057	BLOCK	PARCEL 0155
OWNER ADDRESS:	PO BOX 142 CHESTER, MD 21619	LOT 2A	SECTION	ZONED TC
HOME PHONE:	(410) 643-4131	CRITICAL AREA YES		ACREAGE 8.86
		SUBDIVISION		
		BUILDING VALUE \$2,150.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	STEPHANIE RUMER	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	116 Ellis Rd HAVERTOWN, PA 19083	ELECTRICAL PERMIT #: TP-000086-2025 MCINTYRE E-862	
PHONE:	(484) 883-3640	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: FIVE GUYS	PROPOSED USE: WALL SIGN
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: REPLACE EXISTING ILLUMINATED WALL SIGN ON FRONT FACADE. INSTALL NEW ILLUMINATED WHITE CHANNEL LETTERS 1.92' X 6.48' ON RED BACKING. SIGN MESSAGE: "FIVE". TOTAL SIGN AREA= 12.43'.

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	04/24/2025 MCINTYRE E-862
ZONING	04/01/2025 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:
 FINAL ELECTRICAL INSPECTION REQUIRED
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 WALL SIGN TOTAL = 56.44 SQFT

ADMINISTRATOR APPROVAL: *Wang Swanson* DATE APPROVED: 5-6-25



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

ZONING CERTIFICATE #: Z25-03-0104

Date of Application: 03/11/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804090624	200 ABRUZZI DR	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MARYLAND GENERAL LAND CO	TAX MAP 0057	BLOCK	PARCEL 0155
OWNER ADDRESS:	PO BOX 142 CHESTER, MD 21619	LOT 2A	SECTION	ZONED TC
HOME PHONE:	(410) 643-4131	CRITICAL AREA YES		ACREAGE 8.86
		SUBDIVISION		
		BUILDING VALUE \$2,150.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	STEPHANIE RUMER	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	116 Ellis Rd HAVERTOWN, PA 19083	ELECTRICAL PERMIT #: TP-000086-2025 MCINTYER E-862	
PHONE:	(484) 883-3640	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: FIVE GUYS	PROPOSED USE: WALL SIGN
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: REPLACE EXISTING ILLUMINATED WALL SIGN ON FRONT FACADE. INSTALL NEW ILLUMINATED WHITE CHANNEL LETTERS 1.92' X 8.23' ON RED BACKING. SIGN MESSAGE: "GUYS". TOTAL SIGN AREA= 15.79'.

AGENCY APPROVALS:	
Name	Completed Date
ELECTRICAL	04/24/2025 MCINTYRE E-862
ZONING	04/01/2025

NOTE: Separate electrical and plumbing permits are required prior to permit being issued. Electrician & Plumber must have Queen Anne's County Licenses! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered valid if construction is continuous.

Conditions:
 FINAL ELECTRICAL INSPECTION REQUIRED
 WALL SIGN TOTAL = 56.44 SQFT
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Vronj Swanson* DATE APPROVED: 5-6-25



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

ZONING CERTIFICATE #: Z25-03-0143

Date of Application: 03/11/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804090624	200 ABRUZZI DR	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MARYLAND GENERAL LAND CO	TAX MAP 0057	BLOCK	PARCEL 0155
OWNER	PO BOX 142	LOT 2A	SECTION	ZONED TC
ADDRESS:	CHESTER, MD 21619	CRITICAL AREA YES		ACREAGE 8.86
HOME PHONE:	(410) 643-4131	SUBDIVISION		
		BUILDING VALUE \$2,150.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	STEPHANIE RUMER	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	116 Ellis Rd HAVERTOWN, PA 19083	ELECTRICAL PERMIT #: TP-000092-2025 MCINTYRE E-862	
PHONE:	(484) 883-3640	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE: FIVE GUYS	PROPOSED USE: WALL SIGN
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: REPLACE EXISTING ILLUMINATED WALL SIGN ON REAR FACADE. INSTALL NEW ILLUMINATED WHITE CHANNEL LETTERS 1.92' X 8.23' ON RED BACKING. SIGN MESSAGE: "GUYS". TOTAL SIGN AREA= 15.79'.

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	04/24/2025 MCINTYRE E-862
ZONING	04/01/2025 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:
 FINAL ELECTRICAL INSPECTION REQUIRED
 TOTAL WALL SIGNS =56.44 SQFT.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Vivian J. Stinson* DATE APPROVED: 5-6-25



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

ZONING CERTIFICATE #: Z25-03-0142

Date of Application: 03/11/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804090624	200 ABRUZZI DR	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MARYLAND GENERAL LAND CO	TAX MAP 0057	BLOCK	PARCEL 0155
OWNER	PO BOX 142	LOT 2A	SECTION	ZONED TC
ADDRESS:	CHESTER, MD 21619	CRITICAL AREA YES		ACREAGE 8.86
HOME PHONE:	(410) 643-4131	SUBDIVISION		
		BUILDING VALUE \$2,150.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	STEPHANIE RUMER	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	116 Ellis Rd HAVERTOWN, PA 19083	ELECTRICAL PERMIT #: TP-000092-2025 MCINTYRE E-862	
PHONE:	(484) 883-3640	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE: FIVE GUYS PROPOSED USE: WALL SIGN

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

WORK DESCRIPTION: REPLACE EXISTING ILLUMINATED WALL SIGN ON REAR FACADE. INSTALL NEW ILLUMINATED WHITE CHANNEL LETTERS 1.92' X 6.48' ON RED BACKING. SIGN MESSAGE: "FIVE". TOTAL SIGN AREA= 12.43'.

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	04/24/2025 MCINTYRE E-862
ZONING	04/01/2025 JM

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 WALL SIGN TOTAL = 56.44 SQFT
 FINAL ELECTRICAL INSPECTION REQUIRED
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *V. van G. Swanson* DATE APPROVED: 5-6-25