



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

ZONING CERTIFICATE #: Z25-02-0074

Date of Application: 02/21/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1807010435	100 DOGWOOD CT	MILLINGTON

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	PATERSON, YVONNE ROSSMAN, MILTON	TAX MAP 0006	BLOCK	PARCEL 0011
OWNER ADDRESS:	1425 LOCUST ST 11C PHILADELPHIA, PA 19102	LOT 3	SECTION	ZONED NC-20
HOME PHONE:		CRITICAL AREA YES		ACREAGE 2.14
		SUBDIVISION DOGWOOD LODGE		
		BUILDING VALUE \$10,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	CHESAPEAKE BOAT LIFTSERVICES LLC	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	7015 Church Hill Rd CHESTERTOWN, MD 21620	ELECTRICAL PERMIT #:	
PHONE:	(410) 708-1409	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 ADDITION
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: CONSTRUCT 6' X 7' WALKWAY LANDWARD OF MHW TO 6' X 42' PIER AND INSTALL BOAT LIFT RUN BY GENERATOR. TOTAL LENGTH OF PIER= 42'

AGENCY APPROVALS:	
Name	Completed Date
FLOODPLAIN ZONE	03/17/2025 KN
ZONING	05/15/2025 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:  
 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:6 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 8 FEET  
 12' X 12' PIER PLATFORM MUST BE REDUCED TO 6' WIDE AND PERMITS FOR 10' X 12' AND 10' X 22' SHEDS MUST BE RECIEVED WITHIN 10 BUSINESS DAYS OF ISSUANCE.  
 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.  
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN WITHIN 45 DAYS OF ISSUANCE. CALL 410-758-4088 FOR INSPECTION.

ADMINISTRATOR APPROVAL: Vnan J Sunson DATE APPROVED: 5-15-25



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

BUILDING PERMIT No.: BR25-02-0131  
 Date of Application: 02/20/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 412 WARBLER WAY CHESTER  <b>TAX ACCOUNT</b> 1804126636 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.135 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 596 <b>ZONED</b> SMPD <b>FRONTAGE</b> 43 <b>DEPTH</b> 122		<b>PROPERTY OWNERS:</b> K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (240) 375-4735 <b>APPLICANT:</b> K HOVNIANIAN LOLITA JUSTICE-WATKINS 101 Log Canoe Cir SUITE C2 STEVENSVILLE MD 21666  <b>STAKED:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																															
<b>EXISTING USE</b> VACANT LOT  <b>PROPOSED USE</b> 4SEASONS -SFD  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$195,000.00		<b>FEES</b> <b>SPRINKLER</b> \$150.00 <b>ELECT. ADMIN.</b> \$10.00 <b>BOCA FEE</b> \$379.08 <b>4SEASNDRRRA</b> \$10,546.00 <b>ELECT. PERMIT</b> \$135.00 <b>SINGLE LOT</b> \$55.00 <b>ZONING</b> \$55.00 <b>MHB FEE</b> \$50.00 <b>COPIES AND MISC</b> \$35.00																															
<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>K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666</td> <td>MHBL#3149</td> <td>(301) 683-6275</td> <td></td> </tr> <tr> <td>HVAC</td> <td>MCCREA EQUIPMENT COMPANY, INC</td> <td>HR-616</td> <td>(301) 423-6623</td> <td>H-0280-25</td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-0296-25</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS SERVICES</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>ER25-02-0131</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-0282-25</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666	MHBL#3149	(301) 683-6275		HVAC	MCCREA EQUIPMENT COMPANY, INC	HR-616	(301) 423-6623	H-0280-25	SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-0296-25	ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 261-4943	ER25-02-0131	PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0282-25
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PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0282-25																													
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 34'4" X 74'4" OVERALL TO INCLUDE 19'4" X 20'4" GARAGE, 6' X 5' FRONT PORCH, 8'2" X 16' COVERED PATIO. SECOND FLOOR 34'4" X 43'10" OVERALL WITH LOFT.  SIMONE FDS (PLANS IN REVERSE) PHASE IV 55+ AGE RESTRICTED COMMUNITY																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> FIRST FLOOR: 1,890 THIRD FLOOR: GARAGE: 394 DECK: OTHER: 128 - COVERED PATIO <b>TOTAL FLOOR AREA:</b> 3,343	<b>FIN BASEMENT:</b> SECOND FLOOR: 901 FOURTH FLOOR: CARPORT: PORCH: 30	<b># BEDROOMS:</b> 4 <b>ROAD TYPE:</b> PRIVATE <b>WATER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>FIREPLACE:</b> GAS	<b># BATHROOMS:</b> 3 <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> PUBLIC <b>CENTRAL AIR:</b> 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	02/27/2025	FLOODPLAIN ZONE	KN	02/26/2025
ZONING	MO	03/05/2025	PLUMBING	Ch	03/03/2025
SEDIMENT	TR	01/25/2024	PUB. SEWER	AC	02/27/2025
HISTORIC		N/A	S.W. MGT.	KN	02/26/2025
SHA		N/A	ENTRANCE	AH	02/26/2025
MECHANICAL	Ch	03/03/2025	FIRE MARSHAL	JB	05/09/2025
ELECTRICAL		02/28/2025	BACKFLOW	CG	03/03/2025
FOOD SERVICE		N/A	ENV. HEALTH SEPTIC		02/27/2025
ENV. HEALTH WELL		N/A			JEN

DATE APPROVED: 5-15-25

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

ZONING CERTIFICATE #: Z25-03-0118

Date of Application: 03/13/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804095944	325 LOG CANOE CIR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CARBONE PROPERTIES LLC	TAX MAP 0048	BLOCK	PARCEL 0130
OWNER ADDRESS:	PO BOX 41 SCOTLAND, MD 20687	LOT 9	SECTION	ZONED SIBE
HOME PHONE:		CRITICAL AREA NO		ACREAGE 2.00
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	RACHAEL ACEVEDO	ZONING FEE: \$55.00	FM FEE: \$100.00
ADDRESS:	989 Round Bay Rd CROWNSVILLE, MD 21032	ELECTRICAL PERMIT #:	
PHONE:	(446) 768-8835	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: THE EDGE ARENA	PROPOSED USE: TEMPORARY TENT
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: INSTALL 40' X 60' TENT FOR CHARITY EVENT "REAL ESTATE RUMBLE"  
 6/4/25 12PM-5PM  
 NO TENT SIDES  
 COOKING DONE OUTSIDE OF TENT

AGENCY APPROVALS:	
Name	Completed Date
ENV. HEALTH SEPTIC	05/13/2025 JEN
FIRE MARSHAL	04/15/2025 JL
ZONING	04/16/2025 MO

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

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

ADMINISTRATOR APPROVAL: Vivian J. Gunnison DATE APPROVED: 5-15-25



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

BUILDING PERMIT No.: BR25-03-0187  
 Date of Application: 03/06/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 104 PASTURE CT CENTREVILLE  <b>TAX ACCOUNT</b> 1803046265 <b>SUBDIVISION</b> MEADOW CREEK <b>CRITICAL AREA NO</b> ACREAGE 1.25 <b>TAX MAP</b> 0045 <b>GRID</b> 0010 <b>PARCEL</b> 0081 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 13 <b>ZONED AG</b> FRONTAGE 162.1 DEPTH 297		<b>PROPERTY OWNERS:</b> MEADOW CREEK LLC DIXON, LINDSAY PO BOX 1118 STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (410) 604-3701 <b>APPLICANT:</b> MD RESIDENTIAL BY LACROSSE LLC KRISTIN NICHOLS Po Box 1118 STEVENSVILLE MD 21666  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
<b>EXISTING USE</b> VACANT LOT  <b>PROPOSED USE</b> SINGLE FAMILY DWELLING  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$309,000.00		<b>FEES</b> <table border="0"> <tr> <td><b>PARKS &amp; REC</b></td> <td>\$1,927.61</td> <td><b>MHB FEE</b></td> <td>\$50.00</td> </tr> <tr> <td><b>BOCA FEE</b></td> <td>\$656.76</td> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> </tr> <tr> <td><b>SPRINKLER</b></td> <td>\$150.00</td> <td><b>ROADS FEE</b></td> <td>\$500.00</td> </tr> <tr> <td><b>SINGLE LOT</b></td> <td>\$55.00</td> <td><b>SCHOOLS</b></td> <td>\$17,348.49</td> </tr> <tr> <td><b>FIRE DIST 4</b></td> <td>\$2,000.35</td> <td><b>ELECT. PERMIT</b></td> <td>\$115.00</td> </tr> <tr> <td><b>ZONING</b></td> <td>\$55.00</td> <td></td> <td></td> </tr> </table>		<b>PARKS &amp; REC</b>	\$1,927.61	<b>MHB FEE</b>	\$50.00	<b>BOCA FEE</b>	\$656.76	<b>ELECT. ADMIN.</b>	\$10.00	<b>SPRINKLER</b>	\$150.00	<b>ROADS FEE</b>	\$500.00	<b>SINGLE LOT</b>	\$55.00	<b>SCHOOLS</b>	\$17,348.49	<b>FIRE DIST 4</b>	\$2,000.35	<b>ELECT. PERMIT</b>	\$115.00	<b>ZONING</b>	\$55.00								
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 57' X 54'6" OVERALL TO INCLUDE 22'8" X 21'8" GARAGE, 10' X 10'4", 8' X 11'6" DECK WITH STEPS TO GRADE, AND 34'4 X 6' COVERED FRONT PORCH. SECOND FLOOR 54'11" X 44'7" OVERALL. UNFINISHED BASEMENT 61'8" X 46'6" OVERALL TO INCLUDE 14' X 4' AREAWAY AND ROUGH IN FOR FUTURE BATHROOM.  THE SAWGRASS, ELEVATION 3																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b> UNFIN. BASEMENT: 1,833    FIN BASEMENT: FIRST FLOOR: 1,833    SECOND FLOOR: 1804 THIRD FLOOR: GARAGE: 520    CARPORT: DECK: 195    PORCH: 206 OTHER: <b>TOTAL FLOOR AREA: 6,391</b>		<b>CONSTRUCTION TYPE: WOOD FRAME</b> # BEDROOMS: 5    # BATHROOMS: 4 ROAD TYPE: COUNTY    SPRINKLER: YES WATER TYPE PRIVATE    SEWER TYPE PRIVATE HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE: GAS																															

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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. FOREST CONSERVATION SIGNS MUST BE IN PLACE PRIOR**

**Conditions: TO CERTIFICATE OF OCCUPANCY.**

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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. 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 40 FT
SIDE FT	SIDE 20 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET 40 FT
MAX. HGHT FT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING	HD	04/08/2025
ZONING	WB	04/25/2025
SEDIMENT	AR	04/09/2025
HISTORIC		N/A
SHA		N/A
MECHANICAL	Ch	05/02/2025
ELECTRICAL		05/02/2025
FOOD SERVICE		N/A
ENV. HEALTH WELL		N/A

FLOODPLAIN ZONE	AG	04/09/2025
PLUMBING	Ch	05/02/2025
PUB. SEWER		N/A
S.W. MGT.	KD	04/09/2025
ENTRANCE	HT	04/10/2025
FIRE MARSHAL	JB	05/08/2025
BACKFLOW	Ch	05/02/2025
ENV. HEALTH SEPTIC		05/02/2025 CS

DATE APPROVED:

5-15-25

ADMINISTRATOR APPROVAL:

*Vran G. Swinson*