



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

BUILDING PERMIT No.: BR25-02-0108

Date of Application: 02/13/2025

BUILDING PERMIT

BUILDING LOCATION 303 IRENE WAY STEVENSVILLE TAX ACCOUNT 1804047958 SUBDIVISION BAY CITY CRITICAL AREA YES ACREAGE 0.369 TAX MAP 0056 GRID 0000 PARCEL 0421 SECTION 2 BLOCK 32 LOT 17 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: ANDERSON, CHARLES & NIKI 303 IRENE WAY STEVENSVILLE, MD 21666 HOME PHONE: (443) 844-2250 APPLICANT: LANE ENGINEERING LLC MARSHA USILTON 354 Pennsylvania Ave STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL	
EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$133,630.00		FEES SINGLE LOT \$55.00 ELECT. PERMIT \$125.00 ZONING \$55.00 BOCA FEE \$389.32 ELECT. ADMIN. \$10.00 MHB FEE \$50.00 SPRINKLER \$150.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# MHBR TIMBERLAKE HOMES INC MHL#329 (301) 350-0400 PLUMBER CHESPEAKE PLUMBING & HEATING PN-160 (302) 732-6006 P-0339-25 HVAC SOUTHERN MARYLAND HTG & AIR INC HM-594 (301) 645-6928 H-0338-25 ELECTRICIAN POWER SOURCE ELECTRIC, INC. E-000355-2025 (301) 685-0029 ER25-02-0108 SPRINKLER MILLER FIRE PROTECTION MSC 173 (301) 736-3000 BF-0344-25			
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 49' X 40' OVERALL TO INCLUDE 20' X 22'3" GARAGE, 10' X 15'6" SCREENED PORCH AND 6'4" X 20' FRONT PORCH. SECOND FLOOR 34' X 40' OVERALL. 506 SQFT UNFINISHED ATTIC STORAGE.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 1,199.00 SECOND FLOOR: 1,232.00 THIRD FLOOR: FOURTH FLOOR: GARAGE: 432.00 CARPORT: DECK: PORCH: 282.00 OTHER: 506 UNFINISHED AT TOTAL FLOOR AREA: 3.651		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: 4.00 # BATHROOMS: 4.00 ROAD TYPE: SPRINKLER: YES WATER TYPE: PUBLIC SEWER TYPE: PUBLIC HEATING SYSTEM: HEAT PL 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:

LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. QUEEN ANNE'S COUNTY FIRE MARSHAL: THIS PERMIT IS APPROVED SUBJECT TO THE ENCLOSED STATED COMMENTS. NO INSPECTION WILL BE COMPLETED UNLESS APPROVED STAMPED PLANS AND COMMENTS ARE ON SITE. FOR INFORMATION OR TO ARRANGE AN INSPECTION CALL 410-758-4500 EXT. 1144. IMPACT FEE CREDIT: DEMO BR25-02-0107 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLANS PRIOR TO CERTIFICATE OF OCCUPANCY FOR PERMITS BR25-02-0108, S23-01-0034, Z23-01-0023, S21-07-0343, AND S21-06-0313. CALL 410-758-4088 FOR INSPECTION ONCE PLANTED. OWNER MUST PLANT (2) TREES AND (6) LARGE SHRUBS PER S23-01-0034, (3) SHRUBS PER Z23-01-0023, (4) TREES PER S21-07-0343, AND (6) TREES PER S21-06-0313 PRIOR TO CERTIFICATE OF OCCUPANCY. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. USE NC 15 SETBACKS PER 18:1-127 (E).

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 8/18 FT
REAR FT	REAR 100 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	HD 03/06/2025	FLOODPLAIN ZONE	KN 03/07/2025
ZONING	MD 06/06/2025	PLUMBING	CG 03/06/2025
SEDIMENT	PR 02/18/2025	PUB. SEWER	EC 05/01/2025
HISTORIC	N/A	S.W. MGT.	KN 05/28/2025
SHA	N/A	ENTRANCE	AH 03/06/2025
MECHANICAL	CG 03/06/2025	FIRE MARSHAL	JB 04/04/2025
ELECTRICAL	02/20/2025	BACKFLOW	CG 03/06/2025
FOOD SERVICE	N/A	ENV. HEALTH SEPTIC	03/06/2025
ENV. HEALTH WELL	N/A		

DATE APPROVED:

6-16-25

ADMINISTRATOR APPROVAL:

Vivian J Swinson



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

BUILDING PERMIT No.: BR25-04-0297
 Date of Application: 04/10/2025

BUILDING PERMIT

BUILDING LOCATION 2856 COX NECK RD CHESTER TAX ACCOUNT 1804094085 SUBDIVISION SOUTHWIND CRITICAL AREA YES ACREAGE 2.1 TAX MAP 0071 GRID 0001 PARCEL 0006 SECTION 2 BLOCK LOT 11 ZONED NC-1 FRONTAGE DEPTH		PROPERTY OWNERS: MERZ, WENDY & MARSHALL 2856 COX NECK RD CHESTER, MD 21619 HOME PHONE: (484) 824-2762 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
EXISTING USE RESIDENCE PROPOSED USE ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$98,000.00		FEES ZONING \$55.00 BOCA FEE \$95.48 ELECT. ADMIN. \$10.00 ELECT. PERMIT \$60.00		
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#
MHIC	COASTAL CRAFT BUILDERS	161153	(410) 205-1075	
HVAC	CHESAPEAKE COMFORT SYSTEMS	HM-482-2	(443) 249-3277	H-0715-25
ELECTRICIAN	BRAMBLES ELECTRIC INC.	E-#857	(443) 496-1961	
DESCRIPTION OF WORK: REMOVE EXISTING COVERED PORCH. CONSTRUCT 21' X 24' FAMILY ROOM ADDITION WITH 8' X 3' LANDING RELOCATE HVAC TO NEW 8' X 4' CONCRETE PAD BY SUNROOM.				
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME		
UNFIN. BASEMENT:	FIN BASEMENT:	# BEDROOMS:	# BATHROOMS:	
FIRST FLOOR: 504.00	SECOND FLOOR:	ROAD TYPE:	SPRINKLER:	
THIRD FLOOR:	FOURTH FLOOR:	WATER TYPE: PRIVATE	SEWER TYPE: PRIVATE	
GARAGE:	CARPOR:	HEATING SYSTEM: HEAT PL CENTRAL AIR:		
DECK:	PORCH: 24.00	FIREPLACE:		
OTHER:				
TOTAL FLOOR AREA: 528				

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. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 75 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	HD 05/15/2025	FLOODPLAIN ZONE	KN 05/15/2025
ZONING	JM 06/03/2025	PLUMBING	N/A
SEDIMENT	N/A	PUB. SEWER	N/A
HISTORIC	N/A	S.W. MGT.	KN 05/15/2025
SHA	N/A	ENTRANCE	N/A
MECHANICAL	CG 06/11/2025	FIRE MARSHAL	N/A
ELECTRICAL	06/10/2025	BACKFLOW	CS N/A
FOOD SERVICE	N/A	ENV. HEALTH SEPTIC	05/28/2025
ENV. HEALTH WELL	N/A		

DATE APPROVED:

6-16-25

ADMINISTRATOR APPROVAL:

Vivian J. Swinson



Queen Anne's County
 Department of Planning and Zoning
 110 Vincit St, Suite 104
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ZONING CERTIFICATE #: Z25-03-0093

Date of Application: 03/04/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1807014252	1921 DUDLEY CORNERS RD	MILLINGTON

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	DIXON'S FURNITURE INC DIXON, DYLAN	TAX MAP 0006	BLOCK	PARCEL 0171
OWNER ADDRESS:	PO BOX 70 CRUMPTON, MD 21628	LOT	SECTION	ZONED AG, NC-2'
HOME PHONE:	(410) 928-3006	CRITICAL AREA NO		ACREAGE 100.35
		SUBDIVISION		
		BUILDING VALUE \$11,368.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	BAILEY MILAM	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	Po Box 11481 LEXINGTON, KY 40576	ELECTRICAL PERMIT #:	
PHONE:	(859) 325-6257	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: CITGO PROPOSED USE: WALL SIGN

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

WORK DESCRIPTION: INSTALL 21" X 88.625" ILLUMINATED BLUE CHANNEL LETTERS ON EXISTING GAS STATION CANOPY. SIGN MESSAGE: "CITGO". TOTAL SIGN AREA = 12.92 SQFT.

AGENCY APPROVALS:	
Name	Completed Date
ELECTRICAL	06/13/2025 MILDENBERGER E-925
ZONING	05/07/2025 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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 FINAL ELECTRICAL INSPECTION REQUIRED
 TOTAL WALL SIGN AREA FOR CANOPY= 25.84 SQFT.

ADMINISTRATOR APPROVAL: Vivian J. Thurston DATE APPROVED: 6-16-25



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

ZONING CERTIFICATE #: Z25-02-0086

Date of Application: 02/28/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1807014252	1921 DUDLEY CORNERS RD	MILLINGTON

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	DIXON'S FURNITURE INC DIXON, DYLAN	TAX MAP 0006	BLOCK	PARCEL 0171
OWNER	PO BOX 70	LOT	SECTION	ZONED AG, NC-2'
ADDRESS:	CRUMPTON, MD 21628	CRITICAL AREA NO		ACREAGE 100.35
HOME PHONE:	(410) 928-3006	SUBDIVISION		
		BUILDING VALUE \$11,368.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	BAILEY MILAM	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	Po Box 11481 LEXINGTON, KY 40576	ELECTRICAL PERMIT #:	
PHONE:	(859) 325-6257	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

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

WORK DESCRIPTION: INSTALL 21" X 88.625" ILLUMINATED WHITE CHANNEL LETTERS ON EXISTING GAS STATION CANOPY. SIGN MESSAGE: "CITGO". TOTAL SIGN AREA = 12.92 SQFT.

AGENCY APPROVALS:	
Name	Completed Date
ELECTRICAL	06/13/2025 MILDENBERGER E-925
ZONING	05/07/2025 WB

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

Conditions:
 FINAL ELECTRICAL INSPECTION REQUIRED
 TOTAL WALL SIGN AREA FOR CANOPY= 25.84 SQFT.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: Vivian Johnson DATE APPROVED: 6-16-25