



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

BUILDING PERMIT No.: BR25-01-0028

Date of Application: 01/15/2025

BUILDING PERMIT

BUILDING LOCATION 340 WYE WOODS WAY QUEENSTOWN TAX ACCOUNT 1805040531 SUBDIVISION CRITICAL AREA YES ACREAGE 16.018 TAX MAP 0073 GRID 0003 PARCEL 0008 SECTION BLOCK LOT 1 ZONED NC-5 FRONTAGE 327 DEPTH 1357		PROPERTY OWNERS: EAGLES NEST I LLC FACCHINA, MATTHEW 2200 DEFENSE HWY #107 CROFTON, MD 21114 HOME PHONE: (443) 871-6196 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																										
EXISTING USE RESIDENTIAL PROPOSED USE ACCESSORY STRUCTURE REVISED PROPOSED USE CONSTRUCTION VALUE \$127,200.00		FEES COPIES AND MISC \$150.00 ELECT. PERMIT \$135.00 ZONING \$55.00 ELECT. ADMIN. \$10.00 BOCA FEE \$187.64																										
<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>WERRLEIN PROPERTIES LLC 522 DEFENSE HWY, ANNAPOLIS, MD 21401</td> <td>MHIC 107694</td> <td>(301) 233-3721</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>BRAMBLES ELECTRIC INC.</td> <td>E-#857</td> <td>(443) 496-1959</td> <td>ER25-01-0028</td> </tr> <tr> <td>PLUMBER</td> <td>JW SHEPHERD INC</td> <td>PR-154</td> <td>(410) 827-6778</td> <td>P-0714-25</td> </tr> <tr> <td>HVAC</td> <td>C. ALBERT MATTHEWS INC.</td> <td>HM-240</td> <td>(410) 822-0900</td> <td>H-0713-25</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHIC	WERRLEIN PROPERTIES LLC 522 DEFENSE HWY, ANNAPOLIS, MD 21401	MHIC 107694	(301) 233-3721		ELECTRICIAN	BRAMBLES ELECTRIC INC.	E-#857	(443) 496-1959	ER25-01-0028	PLUMBER	JW SHEPHERD INC	PR-154	(410) 827-6778	P-0714-25	HVAC	C. ALBERT MATTHEWS INC.	HM-240	(410) 822-0900	H-0713-25
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																								
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HVAC	C. ALBERT MATTHEWS INC.	HM-240	(410) 822-0900	H-0713-25																								
DESCRIPTION OF WORK: CONSTRUCT A 1 STORY FINISHED POOL CABANA: 56'6" X 34'7" OVERALL TO INCLUDE GREAT ROOM, SAUNA, FULL BATHROOM, INGLENOOK ROOM WITH FIREPLACE, 3'6" X 12' POOL EQUIPMENT PAD, 12' X 8'6" COVERED PORCH WITH BAR COUNTER. INSTALL 818 SQ' WALKWAY TO CABANA.																												
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																										
UNFIN. BASEMENT: FIRST FLOOR: 1,075.00 THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA: 1,220	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH: 145.00	# BEDROOMS: 0.00 ROAD TYPE: PRIVATE WATER TYPE: PRIVATE HEATING SYSTEM: HEAT PUMP FIREPLACE: NONE	# BATHROOMS: 1.00 SPRINKLER: NO SEWER TYPE: PRIVATE CENTRAL AIR: YES																									

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

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

Conditions:
 OWNER MUST PLANT (4) 4'-6'- TALL CONTAINER GROWN NATIVE TREES PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR INSPECTION. MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN PRIOR TO CERTIFICATE OF OCCUPANCY NOT APPROVED AS A DWELLING UNIT. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. ALL SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO START OF WORK SWM - MUST FOLLOW APPROVED STORMWATER MANAGEMENT PLAN

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING <i>HD</i>	05/22/2025	FLOODPLAIN ZONE <i>KN</i>	04/28/2025
FRONT 35 FT	FRONT FT	ZONING <i>JM</i>	05/23/2025	PLUMBING <i>Ch</i>	06/11/2025
SIDE 3 FT	SIDE FT	SEDIMENT	N/A	PUB. SEWER	N/A
REAR 100 FT	REAR FT	HISTORIC	N/A	S.W. MGT. <i>KN</i>	04/28/2025
SIDE STREET FT	SIDE STREET FT	SHA	N/A	ENTRANCE	N/A
MAX. HGHT 40 FT	MAX. HGHT FT	MECHANICAL <i>Ch</i>	06/11/2025	FIRE MARSHAL	N/A
		ELECTRICAL	03/27/2025	BACKFLOW	N/A
		FOOD SERVICE	N/A	ENV. HEALTH SEPTIC	06/11/2025 <i>GPH</i>
		ENV. HEALTH WELL	N/A		

DATE APPROVED: 6-19-25 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.: BR25-05-0399

Date of Application: 05/13/2025

BUILDING PERMIT

BUILDING LOCATION 312 GRASONVILLE CEMETERY RD GRASONVILLE TAX ACCOUNT 1805000084 SUBDIVISION GREEN LAWN VILLAGE CRITICAL AREA NO ACREAGE 0.658 TAX MAP 0581 GRID 0014 PARCEL 0648 SECTION BLOCK A LOT 7 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: OLMSTEAD, BERT 312 GRASONVILLE CEMETERY RD GRASONVILLE, MD 21638 HOME PHONE: (302) 399-5408 APPLICANT: BRYANT HOMES INC JIM DAVIDSON 200 Fantasy Ln STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE DEMOLITION REVISED PROPOSED USE CONSTRUCTION VALUE \$25,000.00		FEES ZONING \$55.00 DEMOLITION \$50.00 PERMIT FEE	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: DEMOLISH EXISTING SFD			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: DEMO	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA:	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE: PUBLIC 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:
 IMPACT FEE CREDIT. 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	05/27/2025
ZONING	JM	06/16/2025
SEDIMENT		N/A
HISTORIC	DS	05/28/2025
SHA		N/A
MECHANICAL		N/A
ELECTRICAL		N/A
FOOD SERVICE		N/A
ENV. HEALTH WELL		N/A

FLOODPLAIN ZONE	N/A
PLUMBING	N/A
PUB. SEWER	RC 05/27/2025
S.W. MGT.	N/A
ENTRANCE	N/A
FIRE MARSHAL	N/A
BACKFLOW	N/A
ENV. HEALTH SEPTIC	05/27/2025 JEN

DATE APPROVED: 6-19-25

ADMINISTRATOR APPROVAL: *Vincent J. Simpson*



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

BUILDING PERMIT No.: BR25-01-0034
 Date of Application: 01/20/2025

BUILDING PERMIT

BUILDING LOCATION 230 LONG POINT RD STEVENSVILLE TAX ACCOUNT 1804052749 SUBDIVISION ROMANCOKE ON THE BAY CRITICAL AREA YES ACREAGE 0.229 TAX MAP 0076 GRID 0000 PARCEL 0055 SECTION 1 BLOCK E LOT 2 ZONED NC-20 FRONTAGE 50 DEPTH 200		PROPERTY OWNERS: DAUSES REAL ESTATE DAUSES, DAVID 109 COUNTRY DAY RD SUITE 1 CHESTER, MD 21619 HOME PHONE: (443) 994-4180 APPLICANT: ANVIL SERVICES DEREK PURRINGTON 208 Carroll Rd 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 \$100,000.00		FEES BOCA FEE \$240.44 ELECT. ADMIN. \$10.00 FEE IN LIEU - \$1,820.00 MHB FEE \$50.00 CA-TREE REMOVAL SPRINKLER \$150.00 SINGLE LOT \$55.00 ELECT. PERMIT \$115.00 PARKS & REC \$848.53 ZONING \$55.00 SCHOOLS \$7,636.77 FIRE DIST 9 \$880.55																															
<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>DAUSES REAL ESTATE 109 COUNTRY DAY RD SUITE 1, CHESTER, MD 21619</td> <td>MHBL 7433</td> <td>(443) 994-4180</td> <td></td> </tr> <tr> <td>SPRINKLER</td> <td>FAMILY FIRE PROTECTION SYSTEMS, INC</td> <td>MSC-#187</td> <td>(301) 390-3500</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>THREE RIVERS ELECTRIC LLC</td> <td>E-#1356</td> <td>(443) 480-5131</td> <td>ER25-01-0034</td> </tr> <tr> <td>HVAC</td> <td>PUCKETTS HEATING AND AIR CONDITIONING</td> <td>HM-490</td> <td>(443) 239-2129</td> <td></td> </tr> <tr> <td>PLUMBER</td> <td>TIM THE PLUMBER</td> <td>PR-371</td> <td>(410) 758-4399</td> <td></td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	DAUSES REAL ESTATE 109 COUNTRY DAY RD SUITE 1, CHESTER, MD 21619	MHBL 7433	(443) 994-4180		SPRINKLER	FAMILY FIRE PROTECTION SYSTEMS, INC	MSC-#187	(301) 390-3500		ELECTRICIAN	THREE RIVERS ELECTRIC LLC	E-#1356	(443) 480-5131	ER25-01-0034	HVAC	PUCKETTS HEATING AND AIR CONDITIONING	HM-490	(443) 239-2129		PLUMBER	TIM THE PLUMBER	PR-371	(410) 758-4399	
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																													
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HVAC	PUCKETTS HEATING AND AIR CONDITIONING	HM-490	(443) 239-2129																														
PLUMBER	TIM THE PLUMBER	PR-371	(410) 758-4399																														
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 32' X 52' OVERALL TO INCLUDE 14' X 23' GARAGE, 12' X 16' DECK, AND 5' X 18' PORCH. SECOND FLOOR 32' X 30' OVERALL.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 749.00 THIRD FLOOR: GARAGE: 322.00 DECK: 192.00 OTHER: TOTAL FLOOR AREA: 2,205	FIN BASEMENT: SECOND FLOOR: 852.00 FOURTH FLOOR: CARPORT: PORCH: 90.00	# BEDROOMS: 4.00 # BATHROOMS: 3.00 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE: PRIVATE SEWER TYPE: PUBLIC HEATING SYSTEM: HEAT PL CENTRAL AIR: YES FIREPLACE: NONE																															

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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:
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. MUST PROVIDE POSITIVE DRAINAGE. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. 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. NONCONFORMING LOT; USE NC-15 SETBACKS PER 18:1-127 (E) OF COUNTY CODE. FEE IN LIEU PAID FOR 52 TREES.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	HD 01/30/2025
FRONT FT	FRONT 35 FT	ZONING	MD 02/20/2025
SIDE FT	SIDE 8/18 FT	SEDIMENT	OP 05/20/2025
REAR FT	REAR 50 FT	HISTORIC	N/A
SIDE STREET FT	SIDE STREET FT	SHA	N/A
MAX. HGHT FT	MAX. HGHT 40 FT	MECHANICAL	CG 05/19/2025
		ELECTRICAL	01/22/2025
		FOOD SERVICE	N/A
		FLOODPLAIN ZONE	KN 03/07/2025
		PLUMBING	CG 05/19/2025
		PUB. SEWER	AC 05/08/2025
		S.W. MGT.	KN 02/03/2025
		ENTRANCE	DO 02/03/2025
		FIRE MARSHAL	JB 04/16/2025
		BACKFLOW	CG 05/19/2025
		ENV. HEALTH SEPTIC	02/03/2025 JEN

DATE APPROVED: 6-19-25 ADMINISTRATOR APPROVAL: Vern 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.: BR25-05-0418

Date of Application: 05/20/2025

BUILDING PERMIT

BUILDING LOCATION 158 CASPIAN DR GRASONVILLE TAX ACCOUNT 1805047838 SUBDIVISION GREENWOOD CRITICAL AREA NO ACREAGE 0.266 TAX MAP 0065 GRID 0005 PARCEL 0054 SECTION 3 BLOCK LOT 18 ZONED GPRN FRONTAGE DEPTH		PROPERTY OWNERS: UPADHYAY, JENISHA ADHIKARI, SUBARNA 158 CASPIAN DR GRASONVILLE, MD 21638 HOME PHONE: (916) 490-6374 APPLICANT: JES FOUNDATION REPAIR 8361 Town Center Ct NOTTINGHAM, MD 21236 STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																
EXISTING USE RESIDENTIAL PROPOSED USE RENOVATION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$9,000.00		FEES COPIES AND MISC \$22.50 RENOVATION PERMIT FEE \$63.00 ZONING \$55.00																
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CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#														
MHIC	JES CONSTRUCTION LLC 7940 GAINSFORD CT, BRISTOW, VA 20136	MHIC 139777	(443) 231-0226															
PLUMBER	TNT PLUMBING & DRAIN SERVICES LLC	PN-721	(443) 457-8228	P-0729-25														
DESCRIPTION OF WORK: INSTALL 210LF OF DRAIN TILE IN EXISTING CRAWLSPACE. INSTALL (1) NEW SUMP PUMP AND BASIN TO BE RUN BY EXISTING OUTLET.																		
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: OTHER																
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: PUBLIC 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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. 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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE		BUILDING #D	06/06/2025	FLOODPLAIN ZONE	N/A
FRONT	FT	FRONT	FT	ZONING JM	06/10/2025	PLUMBING	06/18/2025
SIDE	FT	SIDE	FT	SEDIMENT	N/A	PUB. SEWER	06/06/2025
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	N/A	BACKFLOW	N/A
				FOOD SERVICE	N/A	ENV. HEALTH SEPTIC	06/17/2025 JEN
				ENV. HEALTH WELL	N/A		

DATE APPROVED: 6-19-25 ADMINISTRATOR APPROVAL: Vivian Johnson



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

ZONING CERTIFICATE #: Z25-04-0213

Date of Application: 04/25/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804109767	120 CHESTER STATION RD	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	120 CHESTER STATION ROAD LLC MIR, RAZA	TAX MAP 0057	BLOCK	PARCEL 0537
OWNER ADDRESS:	120 CHESTER STATION RD CHESTER, MD 21619	LOT	SECTION	ZONED TC
HOME PHONE:	(301) 526-4339	CRITICAL AREA YES		ACREAGE 4.66
		SUBDIVISION		
		BUILDING VALUE \$2,910.00		
		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 #:	
PHONE:	(484) 883-3640	PLUMBING PERMIT #:	
EXISTING USE:	COMMERCIAL	GAS PERMIT #:	
PROPOSED USE:	FREESTANDING SIGN	STAKED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL 4' X 2'2" DOUBLE SIDED NON-ILLUMINATED MONUMENT SIGN AT PARKING LOT ENTRANCE. BOTH SIDES "STARBUCKS LOGO", "WELCOME". TOTAL SQ'= 8.66SQ'.			

AGENCY APPROVALS:

Name	Completed Date
ZONING	05/19/2025 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:

OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 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.

ADMINISTRATOR APPROVAL: *V. J. Stinson* DATE APPROVED: 6-19-25



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

ZONING CERTIFICATE #: Z25-04-0212

Date of Application: 04/25/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804109767	120 CHESTER STATION RD	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	120 CHESTER STATION ROAD LLC MIR, RAZA	TAX MAP 0057	BLOCK	PARCEL 0537
OWNER ADDRESS:	120 CHESTER STATION RD CHESTER, MD 21619	LOT	SECTION	ZONED TC
HOME PHONE:	(301) 526-4339	CRITICAL AREA YES		ACREAGE 4.66
		SUBDIVISION		
		BUILDING VALUE \$1,487.00		
		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 #:	EZ25-04-0212
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: COMMERCIAL	PROPOSED USE: FREESTANDING SIGN
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: INSTALL 3'6" X 1'8" GREEN DOUBLE SIDED ILLUMINATED MONUMENT SIGN AT DRIVE THRU ENTRANCE. SIGN TO READ "X" IN RED, "EXIT ONLY" IN WHITE ON SIDE ONE, SIDE TWO "THANK YOU" IN WHITE. TOTAL SQ'= 6.11 SQ'.

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	06/17/2025 WALTON E-416
ZONING	05/19/2025 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 ELECTRICAL INSPECTION REQUIRED
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Vivian J. Stinson* DATE APPROVED: 6-19-25



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

ZONING CERTIFICATE #: Z25-04-0211

Date of Application: 04/25/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804109767	120 CHESTER STATION RD	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	120 CHESTER STATION ROAD LLC MIR, RAZA	TAX MAP 0057	BLOCK	PARCEL 0537
OWNER ADDRESS:	120 CHESTER STATION RD CHESTER, MD 21619	LOT	SECTION	ZONED TC
HOME PHONE:	(301) 526-4339	CRITICAL AREA YES		ACREAGE 4.66
		SUBDIVISION		
		BUILDING VALUE \$1,487.00		
		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 #: EZ25-04-0211	
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: COMMERCIAL	PROPOSED USE: FREESTANDING SIGN
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: INSTALL 3'6" X 1'8" DOUBLE SIDED ILLUMINATED DIRECTIONAL SIGN AT END OF DRIVE THRU. BOTH SIDES "STARBUCKS LOGO", "DRIVE THRU" "DIRECTIONAL ARROW". TOTAL SQ'= 6.11 SQ'.

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	06/17/2025 WALTON E-416
ZONING	05/19/2025 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 ELECTRICAL INSPECTION REQUIRED
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: Varanq Sunson DATE APPROVED: 6-19-25



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

ZONING CERTIFICATE #: Z25-04-0210

Date of Application: 04/25/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804109767	120 CHESTER STATION RD	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	120 CHESTER STATION ROAD LLC MIR, RAZA	TAX MAP 0057	BLOCK	PARCEL 0537
OWNER ADDRESS:	120 CHESTER STATION RD CHESTER, MD 21619	LOT	SECTION	ZONED TC
HOME PHONE:	(301) 526-4339	CRITICAL AREA YES		ACREAGE 4.66
		SUBDIVISION		
		BUILDING VALUE \$996.00		
		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 #: EZ25-04-0210	
PHONE:	(484) 883-3640	PLUMBING PERMIT #:	
		GAS PERMIT #:	
EXISTING USE:	COMMERCIAL	STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
PROPOSED USE:	WALL SIGN		
MIMIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL ROUND ILLUMINATED 5' X 5' EXTERIOR WALL LOGO. "STARBUCKS LOGO" TOTAL SQ'= 19.63 SQ'.			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	06/17/2025 WALTON E-416
ZONING	05/19/2025 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: OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. FINAL ELECTRICAL INSPECTION REQUIRED

ADMINISTRATOR APPROVAL: *Vincent Sunson* DATE APPROVED: 6-19-25