



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

BUILDING PERMIT No.: BC25-03-0028

Date of Application: 03/06/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 1624 POSTAL RD CHESTER  <b>TAX ACCOUNT</b> 1804010337  <b>SUBDIVISION</b> <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 0.873 <b>TAX MAP</b> 0057 <b>GRID</b> 0008 <b>PARCEL</b> 0382 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 6 7 <b>ZONED TC</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> WFGIV LLC GEORGE, WALTER 1629 POSTAL RD Chester, MD 21619  <b>HOME PHONE:</b> (410) 865-9996 <b>APPLICANT:</b> FISHER ARCHITECTURE LAUREN WHITE 542 Riverside Dr  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> VACANT LOT  <b>PROPOSED USE</b> NEW BLDG  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$1,000,000.00		<b>FEES</b> <b>BOCA FEE</b> \$1,014.60 <b>ZONING</b> \$55.00 <b>DIST 01 - KIVFD</b> \$7,947.70 <b>FIRE MARSHAL</b> \$579.80 50% <b>FEE</b> <b>COMMERICAL</b> <b>GROWTH-AREA</b> <b>ROADS FEE</b> \$500.00 <b>ELECT. PERMIT</b> \$335.00 <b>ELECT. ADMIN.</b> \$10.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> <b>OWNER</b> OWNER                      QAC1000 <b>ELECTRICIAN</b> RESIDENTIAL ELECTRIC INC                      E-000402-2025 (443) 235-8500                      EC25-03-0028 <b>HVAC</b> COMPASS ENERGY INC                      HM-613                      (302) 875-7531                      H-0641-25 <b>PLUMBER</b> COMPASS POINTE PLUMBING & HEATING                      PN-814                      (443) 790-4312                      P-0730-25			
<b>DESCRIPTION OF WORK:</b> CONSTRUCT NEW 2 STORY SALES & SERVICE BUILDING FOR "ANNAPOLIS BOAT SALES" . 1ST FLOOR 50' X 135' OVERALL TO INCLUDE RETAIL AREA, DISPLAY AREA, BREAKROOM, (2) RESTROOMS, PARTS ROOM, UTILITY ROOM AND 3 SERVICE BAYS. 2ND FLOOR 55' X 135' OVERALL TO INCLUDE CONFERENCE ROOM, RESTROOM, UTILITY ROOMS, STORAGE, (2) OFFICES AND A 5' 6" X 67' MEZZANINE OVERLOOKING SERVICE BAY AREA.			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b> <b>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b> <b>FIRST FLOOR:</b> 2,250.00 <b>SECOND FLOOR:</b> 1,755.00 <b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b> <b>GARAGE:</b> 4,450.00 <b>CARPOR:</b> <b>DECK:</b> <b>PORCH:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 8,455		<b>CONSTRUCTION TYPE:</b> <b># BEDROOMS:</b> <b># BATHROOMS:</b> 3.00 <b>ROAD TYPE:</b> COUNTY <b>SPRINKLER:</b> <b>WATER TYPE:</b> PUBLIC <b>SEWER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> HEAT PL <b>CENTRAL AIR:</b> YES <b>FIREPLACE:</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 SP-24-02-0122 APPROVED 2/6/2025. DRIVEWAY ENTRANCES #4 & #6, MUST BE PERMANENTLY CLOSED TO ALL ACCESS. DRIVEWAY ENTRANCE #5 MUST RECEIVE APPROPRIATE PERMITS. THE ENTIRE PARKING EASEMENT AREA ESTABLISHED MUST BE CLEAR OF ALL BOATS (STORAGE AND DISPLAY) AND AVAILABLE FOR VEHICLE PARKING. CIRCULATION SIGNAGE FOR CUSTOMER BOAT DROP-OFF AND PICK-UP AT 1629 POSTAL ROAD MUST BE IN PLACE. 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. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>
<b>FRONT</b> FT <b>FRONT</b> 25 FT	
<b>SIDE</b> FT <b>SIDE</b> 10 FT	
<b>REAR</b> FT <b>REAR</b> 10 FT	
<b>SIDE STREET</b> FT <b>SIDE STREET</b> FT	
<b>MAX. HGHT</b> FT <b>MAX. HGHT</b> 45 FT	

**APPROVALS:**

BUILDING	GP	05/28/2025	FLOODPLAIN ZONE	N/A
ZONING	JM	05/15/2025	PLUMBING	CG 06/18/2025
SEDIMENT	AR	11/06/2024	PUB. SEWER	PL 03/13/2025
HISTORIC		N/A	S.W. MGT.	KN 03/12/2025
SHA	HD	02/24/2025	ENTRANCE	DB 06/24/2025
MECHANICAL	CG	06/18/2025	FIRE MARSHAL	SL 05/17/2025
ELECTRICAL		05/28/2025	BACKFLOW	N/A
FOOD SERVICE		N/A	ENV. HEALTH SEPTIC	06/18/2025
ENV. HEALTH WELL		N/A		

DATE APPROVED:

6.26.25

ADMINISTRATOR APPROVAL:

*Vincent Swanson*

JEN



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

ZONING CERTIFICATE #: Z25-04-0204

Date of Application: 04/09/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804096517	24 KENT TOWNE MKT	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KENT TOWNE MARKET LLC	TAX MAP 0057	BLOCK	PARCEL 0468
OWNER ADDRESS:	PO BOX 800729 DALLAS, TX 75380-0729	LOT	SECTION	ZONED TC
HOME PHONE:		CRITICAL AREA YES		ACREAGE 3.65
		SUBDIVISION		
		BUILDING VALUE \$16,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	POLLITT SIGNS	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	718 Girard St HAVRE DE GRACE, MD 21078	ELECTRICAL PERMIT #: TP-000156-2025	
PHONE:	(410) 939-4050	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: VACANT COMMERCIAL      PROPOSED USE: WALL SIGN

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

WORK DESCRIPTION: REMOVE EXISTING ILLUMINATED SIGN AND REPLACE WITH 1.42' X 5'-3/4" ILLUMINATED FRONT WALL SIGN. SIGN MESSAGE ="OCEAN". SIGN AREA= 8.14'

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	06/25/2025 GIBSON E-000401-2025
ZONING	05/02/2025 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.  
 TOTAL SIGN SQ'= 74.24

ADMINISTRATOR APPROVAL: *Viran G Sunson*      DATE APPROVED: 6.26.25



Queen Anne's County  
 Department of Planning and Zoning  
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 Centreville, MD 21617  
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ZONING CERTIFICATE #: Z25-04-0205

Date of Application: 04/09/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804096517	24 KENT TOWNE MKT	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KENT TOWNE MARKET LLC	TAX MAP 0057	BLOCK	PARCEL 0468
OWNER	PO BOX 800729	LOT	SECTION	ZONED TC
ADDRESS:	DALLAS, TX 75380-0729	CRITICAL AREA YES		ACREAGE 3.65
HOME PHONE:		SUBDIVISION		
		BUILDING VALUE \$16,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	POLLITT SIGNS	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	718 Girard St HAVRE DE GRACE, MD 21078	ELECTRICAL PERMIT #: TP-000156-2025	
PHONE:	(410) 939-4050	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

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

WORK DESCRIPTION: REMOVE EXISTING ILLUMINATED SIGN AND REPLACE WITH 8'-3/4" X 3'6" ILLUMINATED FRONT WALL SIGN. SIGN MESSAGE = "JOB". SIGN AREA= 30.62'

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	06/25/2025 GIBSON E-000401-2025
ZONING	05/02/2025 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.  
 TOTAL WALL SIGN SQ'= 74.24

ADMINISTRATOR APPROVAL: Vivian J. Burson DATE APPROVED: 6-26-25



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

ZONING CERTIFICATE #: Z25-04-0206

Date of Application: 04/09/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804096517	24 KENT TOWNE MKT	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KENT TOWNE MARKET LLC	TAX MAP 0057	BLOCK	PARCEL 0468
OWNER ADDRESS:	PO BOX 800729 DALLAS, TX 75380-0729	LOT	SECTION	ZONED TC
HOME PHONE:		CRITICAL AREA YES		ACREAGE 3.65
		SUBDIVISION		
		BUILDING VALUE \$16,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	POLLITT SIGNS	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	718 Girard St HAVRE DE GRACE, MD 21078	ELECTRICAL PERMIT #: TP-000156-2025	
PHONE:	(410) 939-4050	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	VACANT COMMERCIAL	PROPOSED USE:	WALL SIGN
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: REMOVE EXISTING ILLUMINATED SIGN AND REPLACE WITH 3'6" X 8'-1/4" ILLUMINATED FRONT WALL SIGN. SIGN MESSAGE: "LOTS". SIGN AREA = 28.87'			

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	06/25/2025 GIBSON E-000401-2025
ZONING	05/02/2025 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:**

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 TOTAL WALL SIGN SQ'= 74.24

ADMINISTRATOR APPROVAL: *Tran Q Suonsas* DATE APPROVED: *6.26.25*



Queen Anne's County  
 Department of Planning and Zoning  
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 Centreville, MD 21617  
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ZONING CERTIFICATE #: Z25-04-0200

Date of Application: 04/09/2025

### ZONING CERTIFICATE

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OWNER INFORMATION		PROPERTY INFORMATION		
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OWNER ADDRESS:	PO BOX 800729 DALLAS, TX 75380-0729	LOT	SECTION	ZONED TC
HOME PHONE:		CRITICAL AREA YES		ACREAGE 3.65
		SUBDIVISION		
		BUILDING VALUE \$16,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	POLLITT SIGNS	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	718 Girard St HAVRE DE GRACE, MD 21078	ELECTRICAL PERMIT #: TP-000156-2025	
PHONE:	(410) 939-4050	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

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

WORK DESCRIPTION: REMOVE EXISTING ILLUMINATED SIGN AND REPLACE WITH 1.42' X 4.67' ILLUMINATED FRONT WALL SIGN. SIGN MESSAGE: "STATE". SIGN AREA = 6.61'

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	06/25/2025 GIBSON E-000401-2025
ZONING	05/09/2025 JM

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 TOTAL WALL SIGN SQ = 74.24

ADMINISTRATOR APPROVAL: *Van J. Swanson* DATE APPROVED: 6-26-25