



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

BUILDING PERMIT No.: BR25-04-0285

Date of Application: 04/07/2025

BUILDING PERMIT

BUILDING LOCATION 833 WOODS RD CHESTERTOWN TAX ACCOUNT 1807002874 SUBDIVISION CRITICAL AREA NO ACREAGE 3 TAX MAP 0012 GRID 0013 PARCEL 0190 SECTION BLOCK LOT ZONED NC-5 FRONTAGE DEPTH		PROPERTY OWNERS: BAUGHMAN, RYAN & COLBY 18463 ZION RD MARYDEL, MD 21649 HOME PHONE: (302) 824-9235 APPLICANT: RYAN & COLBY BAUGHMAN 18463 Zion Rd MARYDEL, MD 21649 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$459,000.00		FEES PARKS & REC \$1,059.47 MHB FEE \$50.00 BOCA FEE \$381.40 COPIES AND \$5.00 SPRINKLER \$150.00 MISC SCHOOLS \$9,535.23 SINGLE LOT \$55.00 ZONING \$55.00 FIRE DIST 7 \$1,099.45	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000 SPRINKLER ABSOLUTE FIRE PROTECTION MSC-#4 (410) 544-7771 BF-0709-25 HVAC PUCKETTS HEATING AND AIR CONDITIONING HM-490 (443) 239-2129 H-0710-25 ELECTRICIAN BAY AREA ELECTRIC INC E-#993 (410) 490-9392 TP-000144-2025 PLUMBER CROSSLEY HOME SERVICES LLC PN-053 (410) 708-4526 P-0708-25			
DESCRIPTION OF WORK: CONSTRUCT 1 STORY SFD. 88' X 55' OVERALL TO INCLUDE 26' X 8' COVERED FRONT PORCH, 12' X 39'9" REAR COVERED PORCH AND 36'6 X 17'4", 13'10" X 21'5" "L" SHAPED GARAGE WITH UTILITY SINK.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 1,999.00 SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: 1,081.00 CARPOR: DECK: PORCH: 688.00 OTHER: TOTAL FLOOR AREA: 3,768		# BEDROOMS: 3.00 # BATHROOMS: 3.00 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE: PRIVATE SEWER TYPE: PRIVATE HEATING SYSTEM: RADIANT CENTRAL AIR: YES FIREPLACE: WOOD	

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:
 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. **CONDITIONED APPROVAL PER EH; HOME AND GARAGE NOT TO EXCEED 2,000 SQ' OF CONDITIONED LIVING SPACE. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. WOODY DEBRIS FROM CLEARING THE LOT MUST BE REMOVED PRIOR TO OCCUPANCY INSPECTION IN ORDER FOR STORMWATER PLAN TO FUNCTION. AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. MUST ADHERE TO GUIDELINES PROVIDED BY DEPARTMENT OF NATURAL RESOURCES REGARDING SENSITIVE SPECIES FOUND ON LOT.**

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING HD	05/20/2025	FLOODPLAIN ZONE KA	05/12/2025
FRONT	FRONT	ZONING WB	05/29/2025	PLUMBING Ch	06/10/2025
SIDE	SIDE	SEDIMENT	06/12/2025	PUB. SEWER	N/A
REAR	REAR	HISTORIC	N/A	S.W. MGT. KN	05/12/2025
SIDE STREET	SIDE STREET	SHA	N/A	ENTRANCE DB	05/14/2025
MAX. HGHT	MAX. HGHT	MECHANICAL Ch	06/10/2025	FIRE MARSHAL JB	06/30/2025
		ELECTRICAL	06/13/2025	BACKFLOW Ch	06/10/2025
		FOOD SERVICE	N/A	ENV. HEALTH BP	06/11/2025 JEN

DATE APPROVED: 7-3-25

ADMINISTRATOR APPROVAL: *[Signature]*



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

ZONING CERTIFICATE #: Z25-05-0224

Date of Application: 05/07/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804056183	206 NICHOLS MANOR DR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	VELEZ, ANTHONY & JERRY	TAX MAP 0049	BLOCK D	PARCEL 0036
OWNER ADDRESS:	206 NICHOLS MANOR DR STEVENSVILLE, MD 21666	LOT 3	SECTION	ZONED NC-15
HOME PHONE:	(410) 420-8528	CRITICAL AREA NO		ACREAGE 0.34
		SUBDIVISION CLOVERFIELDS		
		BUILDING VALUE \$0.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	ANTHONY & JERRY VELEZ	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	206 Nichols Manor Dr STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:	
PHONE:	(410) 420-8528	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENTIAL	PROPOSED USE:	ACCESSORY STRUCTURE <200SF
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 3 FT	REAR: 3 FT	SIDE STREET: FT HEIGHT: 20 FT
WORK DESCRIPTION: INSTALL 8' X 10' PREFAB SHED.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH BP	05/28/2025 JEN
S.W. MGT.	06/11/2025 KN
SANITARY DEPT	05/29/2025 RC
ZONING	06/05/2025 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:

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.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 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.

ADMINISTRATOR APPROVAL: Vaughn Shumson DATE APPROVED: 7-3-25



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

BUILDING PERMIT No.: BR25-05-0377

Date of Application: 05/06/2025

BUILDING PERMIT

BUILDING LOCATION 206 NICHOLS MANOR DR STEVENSVILLE TAX ACCOUNT 1804056183 SUBDIVISION CLOVERFIELDS CRITICAL AREA NO ACREAGE 0.34 TAX MAP 0049 GRID 0000 PARCEL 0036 SECTION BLOCK D LOT 3 ZONED NC-15 FRONTAGE DEPTH		PROPERTY OWNERS: VELEZ, ANTHONY & JERRY 206 NICHOLS MANOR DR STEVENSVILLE, MD 21666 HOME PHONE: (410) 420-8528 APPLICANT: ANTHONY & JERRY VELEZ 206 Nichols Manor Dr STEVENSVILLE, MD 21666 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENTIAL PROPOSED USE ACCESSORY STRUCTURE REVISED PROPOSED USE CONSTRUCTION VALUE		FEES ELECT. ADMIN. \$10.00 BOCA FEE \$35.00 ELECT. PERMIT \$60.00 ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000 ELECTRICIAN IRWIN ELECTRIC COMPANY INC E-821 (410) 507-2466			
DESCRIPTION OF WORK: INSTALL 12 X 20 PREFAB SHED.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: 240 TOTAL FLOOR AREA: 240	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE: PUBLIC HEATING SYSTEM: FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE: PUBLIC CENTRAL AIR:

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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. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE		BUILDING	HD 05/27/2025	FLOODPLAIN ZONE	N/A
FRONT	FT	FRONT	FT	ZONING	MD 06/05/2025	PLUMBING	N/A
SIDE	FT	SIDE	3 FT	SEDIMENT	N/A	PUB. SEWER	RC 05/29/2025
REAR	FT	REAR	3 FT	HISTORIC	N/A	S.W. MGT.	EW 06/04/2025
SIDE STREET	FT	SIDE STREET	FT	SHA	N/A	ENTRANCE	N/A
MAX. HGHT	FT	MAX. HGHT	20 FT	MECHANICAL	N/A	FIRE MARSHAL	N/A
				ELECTRICAL	05/16/2025	BACKFLOW	N/A
				FOOD SERVICE	N/A	ENV. HEALTH WELL	N/A

DATE APPROVED: 7-3-25 **ADMINISTRATOR APPROVAL:** *Vron J Swinson*