



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

BUILDING PERMIT No.: BC25-04-0054
 Date of Application: 04/21/2025

BUILDING PERMIT

BUILDING LOCATION 1602 POSTAL RD CHESTER TAX ACCOUNT 1804024001 SUBDIVISION CRITICAL AREA NO ACREAGE 0.76 TAX MAP 0057 GRID 0008 PARCEL 0146 SECTION BLOCK LOT ZONED TC FRONTAGE DEPTH		PROPERTY OWNERS: GRRR PROPERTY TWO LLC GILFIX, RON 8540 PULASKI HWY BALTIMORE, MD 21237 HOME PHONE: (508) 277-4610 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE VACANT LOT PROPOSED USE NEW BLDG REVISED PROPOSED USE CONSTRUCTION VALUE \$153,000.00		FEES ZONING \$55.00 CANOPY/TANKS \$75.00 FIRE MARSHAL \$100.00 BOCA FEE \$40.44 FEE DIST 01 - KIVFD \$1,091.34 50%OFFICE GROWTH AREA	
CONTRACTORS		NAME LICENSE # PHONE# PERMIT#	
OWNER		OWNER QAC1000	
HVAC		ANCHOR MECHANICAL LLC HM-670 (410) 452-5601 H-0743-25	
PLUMBER		ANCHOR MECHANICAL LLC PN-807 (410) 977-8662 P-0696-25	
ELECTRICIAN		S & D ELECTRIC E-000209-2022 (410) 430-6192 TP-000173-2025	
DESCRIPTION OF WORK: INSTALL 23'4" X 35'5" MODULAR OFFICE BUILDING INCLUDING BREAKROOM AND BATHROOM. CONSTRUCT 7' X 10' LANDING TO 5' X 18' RAMP TO 5'4" X 10' LANDING TO 5' X 18' RAMP WITH STEPS TO GRADE OFF OTHER SIDE OF 7' X 10' LANDING. CONSTRUCT 5'4" X 6'4" LANDING WITH STEPS TO GRADE.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: MODULAR	
UNFIN. BASEMENT: FIRST FLOOR: 846.00 THIRD FLOOR: GARAGE: DECK: OTHER: 303 RAMP TOTAL FLOOR AREA: 1,183		FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH: 34.00	
		# BEDROOMS: # BATHROOMS: 1.00 ROAD TYPE: COUNTY SPRINKLER: WATER TYPE: PUBLIC SEWER TYPE: PUBLIC HEATING SYSTEM: HEAT PUMP 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:
 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. MUST COMPLY WITH SP-23-11-0115 APPROVED 12/16/2024 LANDSCAPE BOND SECURED VIA 569610 IN THE AMOUNT OF \$28,625.00. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE					
FRONT	FT	FRONT	35 FT	BUILDING	06/04/2025 HD	FLOODPLAIN ZONE	N/A
SIDE	FT	SIDE	10 FT	ZONING	06/03/2025 JM	PLUMBING	06/25/2025 CG
REAR	FT	REAR	10 FT	SEDIMENT	12/04/2024 AR	PUB. SEWER	05/29/2025 RC
SIDE STREET	FT	SIDE STREET	FT	HISTORIC	N/A	S.W. MGT.	06/03/2025 KN
MAX. HGHT	FT	MAX. HGHT	45 FT	SHA	N/A	ENTRANCE	05/29/2025 DB
				MECHANICAL	06/25/2025 CG	FIRE MARSHAL	06/06/2025 JM
				ELECTRICAL	07/23/2025	BACKFLOW	N/A
				FOOD SERVICE	N/A	ENV. HEALTH BP	06/23/2025 JEN

DATE APPROVED: 7-30-25 ADMINISTRATOR APPROVAL: *Vernon J. Swinson*



Queen Anne's County
 Department of Planning and Zoning
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 410-758-4088

BUILDING PERMIT No.: BR25-05-0453
 Date of Application: 05/31/2025

BUILDING PERMIT

BUILDING LOCATION 231 BREEDING BLVD STEVENSVILLE TAX ACCOUNT 1804122798 SUBDIVISION CRITICAL AREA YES ACREAGE TAX MAP 0056 GRID 0011 PARCEL 0020 SECTION BLOCK LOT 91 ZONED SMPD FRONTAGE DEPTH		PROPERTY OWNERS: RYAN, THOMAS & JEANINE 231 BREEDING BLVD BREEDING BLVD STEVENSVILLE, MD 21666 HOME PHONE: (667) 812-5226 APPLICANT: THOMAS & JEANINE RYAN 231 Breeding Blvd Breeding Blvd STEVENSVILLE, MD 21666 STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE RENOVATION/ADDITION TO RESIDENC REVISED PROPOSED USE CONSTRUCTION VALUE \$2,000.00		FEES RENOVATION \$35.00 COPIES AND \$10.00 PERMIT FEE MISC ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: CONSTRUCT 7' X 4' STAIRCASE TO EXISTING 11' X 14' REAR DECK (BR21-04-0343).			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPORT: DECK: 168.00 PORCH: OTHER: TOTAL FLOOR AREA:		# BEDROOMS: # BATHROOMS: ROAD TYPE: COUNTY SPRINKLER: NO WATER TYPE: PUBLIC SEWER TYPE: PUBLIC HEATING SYSTEM: NONE CENTRAL AIR: NO 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:
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

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 07/02/2025	FLOODPLAIN ZONE	N/A
ZONING	MD 07/07/2025	PLUMBING	N/A
SEDIMENT	N/A	PUB. SEWER	PC 07/30/2025
HISTORIC	N/A	S.W. MGT.	VN 07/03/2025
SHA	N/A	ENTRANCE	N/A
MECHANICAL	N/A	FIRE MARSHAL	N/A
ELECTRICAL	N/A	BACKFLOW	N/A
FOOD SERVICE	N/A	ENV. HEALTH BP	JSW 07/02/2025

DATE APPROVED: 7-30-25 ADMINISTRATOR APPROVAL: V. J. Shinson



Queen Anne's County
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ZONING CERTIFICATE #: Z24-11-0466

Date of Application: 11/03/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804063392	826 MONROE MANOR RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MILLER, WALTER WYNNE, DEBRA	TAX MAP 0049	BLOCK H	PARCEL 0040
OWNER ADDRESS:	826 MONROE MANOR RD STEVENSVILLE, MD 21666	LOT 33	SECTION	ZONED NC-15
HOME PHONE:	(410) 627-0541	CRITICAL AREA YES		ACREAGE 0.30
		SUBDIVISION CLOVERFIELDS		
		BUILDING VALUE \$0.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	MILLER, WALTER	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	826 Monroe Manor Rd STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:	
PHONE:	(410) 627-0541	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: RESIDENCE	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: REMOVE EXISTING PWC LIFT AND INSTALL (2) PLUG IN PWC LIFTS AND (1) PLUG IN BOATLIFT ON EXISTING PILES OF EXISTING 75' PIER (Z17-0460). REMOVE EXISTING 42' X 11' DECKING AT MHW LINE AND REPLACE WITH 6' X 11' SECTION OF PIER. ALL LIFTS USING EXISTING ELECTRIC. TOTAL LENGTH OF PIER REMAINS 75'

AGENCY APPROVALS:

Name	Completed Date
FLOODPLAIN ZONE	04/02/2025 KN
HOA REVIEW	11/21/2024 MP
ZONING	04/03/2025 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.
 FLOOD ZONE:VE BFE: 7 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE:9 FEET
 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.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: Vivian J. Stinson DATE APPROVED: 7-30-25



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ZONING CERTIFICATE #: Z25-06-0304

Date of Application: 06/18/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804021320	1626 BAYSIDE DR	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION			
OWNER:	DREBING, PHILLIP DREBLING, LORI	TAX MAP	0064	BLOCK	PARCEL 0209
OWNER ADDRESS:	1626 BAYSIDE DR CHESTER, MD 21619	LOT	15	SECTION	1
HOME PHONE:	(410) 320-7101	CRITICAL AREA	YES	ZONED	NC-20
		SUBDIVISION	MARLING FARMS	ACREAGE	0.43
		BUILDING VALUE			
		WATER TYPE	PRIVATE	SEWER TYPE	PRIVATE

APPLICANT INFORMATION		PERMIT FEES	
NAME:	BAY RIDGE LAWN & LANDSCAPE	ZONING FEE:	\$75.00
ADDRESS:	244 Old Mill Bottom Rd S ANNAPOLIS, MD 21409	FM FEE:	
PHONE:	(410) 353-7135	ELECTRICAL PERMIT #:	EZ25-06-0304
EXISTING USE:	RESIDENCE	PLUMBING PERMIT #:	
PROPOSED USE:	POOL/SPA	GAS PERMIT #:	
MINIMUM YARD REQUIREMENTS:		STAKED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
FRONT:	35 FT	REAR:	50 FT
SIDE:	3 FT	SIDE STREET:	FT
HEIGHT:	FT		
WORK DESCRIPTION:	INSTALL 7' X 7' HOT TUB		

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	07/03/2025 LAWSON E-638
ENV. HEALTH BP	07/07/2025 CS
FLOODPLAIN ZONE	06/24/2025 KN
S.W. MGT.	06/24/2025 KN
ZONING	07/10/2025 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:

BUFFER MODIFIED. EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. OWNER MUST PLANT (1) 4'-6'- TALL CONTAINER GROWN NATIVE TREE IN 100' BUFFER FOR Z25-06-0304 AND (2) 4'-6'- TALL CONTAINER GROWN NATIVE TREE IN 100' BUFFER FOR BR25-04-0290. CALL 410-758-4088 FOR INSPECTION ONCE PLANTED.

ADMINISTRATOR APPROVAL: Vivian Johnson

DATE APPROVED: 7-30-25