



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

BUILDING PERMIT No.: BC25-04-0047

Date of Application: 04/07/2025

BUILDING PERMIT

BUILDING LOCATION 8725 ROMANCOKE RD STEVENSVILLE TAX ACCOUNT 1804109341 SUBDIVISION CRITICAL AREA NO ACREAGE 5.54 TAX MAP 0076 GRID 0002 PARCEL 0001 SECTION BLOCK LOT 2 ZONED CS FRONTAGE DEPTH		PROPERTY OWNERS: ATC SEQUOIA LLC RAMOS-MADONIA, ESQ / LAND MANGEMENT, JASMIN PO BOX 723597 HOME PHONE: (781) 926-4500 APPLICANT: SMART LINK GROUP RENE GONZALEZ 10 Church Cir ANNAPOLIS MD 21401 STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE CELL TOWER PROPOSED USE ANTENNA REVISED PROPOSED USE CONSTRUCTION VALUE \$30,000.00		FEES ZONING \$55.00 ANTENNAS/TOWERS \$75.00 ELECT. PERMIT \$150.00 ELECT. ADMIN. \$10.00	
CONTRACTORS		NAME LICENSE # PHONE# PERMIT#	
GENERAL MASTEC NETWORK SOLUTIONS LLC 9020 MENDENHALL CT STE H COLUMBIA MD 21045		13343705 (410) 830-9337	
ELECTRICIAN MASTEC NETWORK SOLUTION		E-000407-2025 (517) 980-0830 EC25-04-0047	
DESCRIPTION OF WORK: INSTALL MOUNT MODIFICATION TO EXISTING TOWER TO INCLUDE (1) PLATFORM, (9) ANTENNAS, (6) RRUS, AND (3) HYBRID TRUNK CABLES AT HEIGHT OF 172'. AT EXISTING COMPOUND INSTALL (1) 10' X 15' CONCRETE PAD, (1) ICE BRIDGE, (1) GPS ANTENNA UNISTRUT, (1) METER, (1) PPC, (1) AAV CABINET, (1) LED WORK LIGHT, (1) LIGHT SWITCH/TIMER, (1) ENCLOSURE 6160 CABINET AND (1) B160 BATTERY CABINET. WORK TO BE DONE FOR T-MOBILE. EXISTING TOWER HEIGHT 199'.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: OTHER	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA:		# BEDROOMS: ROAD TYPE: WATER TYPE: PRIVATE HEATING SYSTEM: FIREPLACE:	
FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:		# BATHROOMS: SPRINKLER: SEWER TYPE: PRIVATE 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:

FINAL ELECTRICAL INSPECTION REQUIRED MUST COMPLY WITH BOARD OF APPEALS CASE CU-110001 APPROVED 04/15/11. TOWER HEIGHT OF 199'. MUST COMPLY WITH CURRENT EDITION OF THE NATIONAL ELECTRIC CODE. 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	07/10/2025 HD	FLOODPLAIN ZONE	N/A
ZONING	07/11/2025 MO	PLUMBING	N/A
SEDIMENT	N/A	PUB. SEWER	N/A
HISTORIC	N/A	S.W. MGT.	N/A
SHA	N/A	ENTRANCE	N/A
MECHANICAL	N/A	FIRE MARSHAL	N/A
ELECTRICAL	06/13/2025	BACKFLOW	N/A
FOOD SERVICE	N/A	ENV. HEALTH WELL	N/A

DATE APPROVED:

7-31-25

ADMINISTRATOR APPROVAL:

Wang Swinson



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

BUILDING PERMIT No.: BC25-03-0039
 Date of Application: 03/22/2025

BUILDING PERMIT

BUILDING LOCATION 202 PULLMAN XING GRASONVILLE TAX ACCOUNT 1805047668 SUBDIVISION CRITICAL AREA YES ACREAGE 1.22 TAX MAP 058H GRID 0002 PARCEL 0058 SECTION BLOCK LOT 2 ZONED UC FRONTAGE DEPTH		PROPERTY OWNERS: 420247 LLC 100 MEMORIAL PLZ CHESTERTOWN, MD 21620 HOME PHONE: (610) 329-6271 APPLICANT: HIPPOCRATIC GROWTH HOLDINGS, LLC ASHLEY COHEN 100 Memorial Plz CHESTERTOWN MD 21620 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE VACANT BANK PROPOSED USE RENOVATION REVISED PROPOSED USE CONSTRUCTION VALUE \$20,000.00		FEES ZONING \$55.00 RENOVATION PERMIT FEE \$140.00 FIRE MARSHAL FEE \$150.00 COPIES AND MISC \$15.00 ELECT. PERMIT \$70.00 FM - ALARM \$212.00 ELECT. ADMIN. \$10.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000 ELECTRICIAN A M WEBB ELECTRIC E-000237-2022 (410) 490-4040 EC25-03-0039			
DESCRIPTION OF WORK: CHANGE OF USE/RENOVATION FROM VACANT BANK TO "ASH AND EMBER" CANNABIS DISPENSERY. REMOVE OFFICE WALLS AND INSTALL COUNTER. COUNTER SYSTEMS TO UTILIZE WIFI, BATTERY OPERATED DEVICES AND IPADS. CREATE VAULT AREA #1 INCLUDING PLUG-IN ATM, CREATE VAULT AREA #2 IN PORTION OF EXISTING BREAKROOM AND REPLACE SINK. ADD WALL IN CURRENT MAILROOM TO CREATE COMMAND CENTER AND RECEPTION AREA. NO CHANGE TO HVAC OR PLUMBING.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: OTHER	
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPORT: DECK: PORCH: OTHER: TOTAL FLOOR AREA: 3340		# BEDROOMS: # BATHROOMS: ROAD TYPE: SPRINKLER: WATER TYPE: PUBLIC SEWER TYPE: PUBLIC HEATING SYSTEM: EXISTING CENTRAL AIR: 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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. LANDSCAPE BOND SECURED VIA 4280014814 FOR THE AMOUNT OF \$28,785.00. 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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	07/03/2025 GP FLOODPLAIN ZONE 04/21/2025 KN
FRONT FT	FRONT FT	ZONING	06/13/2025 JM PLUMBING N/A
SIDE FT	SIDE FT	SEDIMENT	N/A PUB. SEWER 04/09/2025 RC
REAR FT	REAR FT	HISTORIC	N/A S.W. MGT. N/A
SIDE STREET FT	SIDE STREET FT	SHA	10/30/2024 HD ENTRANCE N/A
MAX. HGHT FT	MAX. HGHT FT	MECHANICAL	N/A FIRE MARSHAL 07/01/2025 JL
		ELECTRICAL	04/25/2025 BACKFLOW N/A
		FOOD SERVICE	N/A ENV. HEALTH BP 04/08/2025 JEN

DATE APPROVED: 7-31-25

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.: BR25-06-0520
 Date of Application: 06/20/2025

BUILDING PERMIT

BUILDING LOCATION 111 RIVERVIEW PT CHESTERTOWN TAX ACCOUNT 1802004771 SUBDIVISION CRITICAL AREA YES ACREAGE 3.023 TAX MAP 0009 GRID 0012 PARCEL 0031 SECTION BLOCK LOT ZONED NC-2, NC- FRONTAGE DEPTH		PROPERTY OWNERS: HINES, MICHAEL AND BETH 211 HANSELL RD NEWTOWN SQUARE, PA 19073 HOME PHONE: (410) 490-1686 APPLICANT: MAHLON STOLTZFUS 1800 Dudley Corners Rd MILLINGTON, MD 21651 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																										
EXISTING USE RESIDENTIAL PROPOSED USE RENOVATION/ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$350,000.00		FEES RENOVATION \$2,450.00 ZONING \$55.00 PERMIT FEE ELECT. PERMIT \$95.00 BOCA FEE \$70.00 ELECT. ADMIN. \$10.00																										
<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>STOLTZFUS BROTHERS SHORE CONS 6510 CHURCH HILL RD, CHESTERTOWN, MD 21620</td> <td>MHIC 124492</td> <td>(410) 928-5424</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>SMARTTECH ELECTRICAL</td> <td>E-1547</td> <td>(443) 282-0176</td> <td>ER25-06-0520</td> </tr> <tr> <td>PLUMBER</td> <td>LEGACY MECHANICAL GROUP</td> <td>PR-356</td> <td>(443) 282-0042</td> <td>P-0865-25</td> </tr> <tr> <td>HVAC</td> <td>LEGACY MECHANICAL GROUP</td> <td>HR-595</td> <td>(443) 282-0042</td> <td>H-0866-25</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHIC	STOLTZFUS BROTHERS SHORE CONS 6510 CHURCH HILL RD, CHESTERTOWN, MD 21620	MHIC 124492	(410) 928-5424		ELECTRICIAN	SMARTTECH ELECTRICAL	E-1547	(443) 282-0176	ER25-06-0520	PLUMBER	LEGACY MECHANICAL GROUP	PR-356	(443) 282-0042	P-0865-25	HVAC	LEGACY MECHANICAL GROUP	HR-595	(443) 282-0042	H-0866-25
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																								
MHIC	STOLTZFUS BROTHERS SHORE CONS 6510 CHURCH HILL RD, CHESTERTOWN, MD 21620	MHIC 124492	(410) 928-5424																									
ELECTRICIAN	SMARTTECH ELECTRICAL	E-1547	(443) 282-0176	ER25-06-0520																								
PLUMBER	LEGACY MECHANICAL GROUP	PR-356	(443) 282-0042	P-0865-25																								
HVAC	LEGACY MECHANICAL GROUP	HR-595	(443) 282-0042	H-0866-25																								
DESCRIPTION OF WORK: RENOVATION TO EXISTING 2 STORY SFD. FIRST FLOOR TO INCLUDE REMOVAL OF SPIRAL STAIRCASE AND CREATE NEW 12'3" X 4'6" ADDITION TO ENCLOSE NEW STEPS TO 2ND FLOOR. CREATE STORAGE AREA UNDER NEW STAIRS WITH EXTERIOR ACCESS. REMOVE EXISTING DECK AND CREATE NEW 9'3" X 4'6" DECK IN SAME FOOTPRINT. REMOVE AND REPLACE SILLS AND RIM BOARDS TO CRAWLSPACE AREA. SECOND FLOOR RENOVATION TO INCLUDE REMOVAL OF WALLS, BATHROOM, STORAGE AREAS, AND CLOSETS. CONSTRUCT (3) NEW CLOSETS, WALK IN CLOSET, NEW BATHROOM, CLOSE EXISTING AREA OF SPIRAL STAIRCASE, AND INCREASE HEAD HEIGHT FROM EXISTING STORAGE AREAS TO MATCH EXISTING BEDROOMS CEILING HEIGHT. INSTALL NEW PIER TO SUPPORT SECOND FLOOR WITH 3-16" LVL BEAMS TO PICK UP DORMER WALL FROM FOUNDATION BELOW.																												
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 54.00 SECOND FLOOR: 209.00 THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPORT: DECK: 41.00 PORCH: OTHER: TOTAL FLOOR AREA: 304		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: # BATHROOMS: ROAD TYPE: SPRINKLER: WATER TYPE: PRIVATE SEWER TYPE: PRIVATE 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:
 ALL SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO START OF WORK MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR INSPECTION. FLOOD ZONE: AE BFE: 6 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 8 FEET ELEVATION CERTIFICATE REQUIRED. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	07/15/2025 HD FLOODPLAIN ZONE 07/28/2025 KN
FRONT FT	FRONT 35 FT	ZONING	07/25/2025 WB PLUMBING 07/21/2025 CG
SIDE FT	SIDE 20 FT	SEDIMENT	N/A PUB. SEWER N/A
REAR FT	REAR 100 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 40 FT	MECHANICAL	07/21/2025 CG FIRE MARSHAL N/A
		ELECTRICAL	07/03/2025 BACKFLOW N/A
		FOOD SERVICE	N/A ENV. HEALTH BP 07/21/2025 JEN

DATE APPROVED: 7-31-25 ADMINISTRATOR APPROVAL: *Vran J. Sunison*



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

BUILDING PERMIT No.: BR24-10-0789

Date of Application: 10/10/2024

BUILDING PERMIT

BUILDING LOCATION 110 LOVE POINT AVE STEVENSVILLE TAX ACCOUNT 1804041666 SUBDIVISION LOVE POINT CRITICAL AREA YES ACREAGE 0.551 TAX MAP 0040 GRID 0012 PARCEL 0067 SECTION BLOCK 12 LOT 7ETC ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: GRETZ, MARY & MARK 7192 COLLINGWOOD CT ELKRIDGE, MD 21075 HOME PHONE: (443) 812-0221 APPLICANT: MCCRONE ENGINEERING MAX ARGO 320 Pennsylvania Avenue CENTREVILLE MD 21617 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
EXISTING USE RESIDENCE PROPOSED USE DEMOLITION REVISED PROPOSED USE CONSTRUCTION VALUE		FEES DEMOLITION \$50.00 ZONING \$55.00 PERMIT FEE		
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#
OWNER	OWNER	QAC1000		
DESCRIPTION OF WORK: DEMO EXISTING 2 STORY SFD				
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)			CONSTRUCTION TYPE: DEMO	
UNFIN. BASEMENT:	FIN BASEMENT:	# BEDROOMS:	# BATHROOMS:	
FIRST FLOOR:	SECOND FLOOR:	ROAD TYPE:	SPRINKLER:	
THIRD FLOOR:	FOURTH FLOOR:	WATER TYPE: PRIVATE	SEWER TYPE: PRIVATE	
GARAGE:	CARPOR:	HEATING SYSTEM:	CENTRAL AIR:	
DECK:	PORCH:	FIREPLACE:		
OTHER:				
TOTAL FLOOR AREA:				

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. PER ENVIRONMENTAL HEALTH; APPROVED UPON THE CONDITIONS AGREED UPON IN LETTER DATED 12/06/2024 CONFIRMING AN ABANDONED WELL REPORT IS NEEDED. NO IMPACT FEE CREDIT.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	FT	PRINCIPLE STRUCTURE	FT
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	07/16/2025 HD	FLOODPLAIN ZONE	N/A
ZONING	10/29/2024 MO	PLUMBING	N/A
SEDIMENT	N/A	PUB. SEWER	N/A
HISTORIC	11/25/2024 DS	S.W. MGT.	N/A
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	12/06/2024 JEN

DATE APPROVED: 7-31-25

ADMINISTRATOR APPROVAL: *Man J. Johnson*



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

BUILDING PERMIT No.: BR25-05-0368
 Date of Application: 05/02/2025

BUILDING PERMIT

BUILDING LOCATION 1860 ROBERTA DR CHESTER TAX ACCOUNT 1804117948 SUBDIVISION CRITICAL AREA YES ACREAGE 0.538 TAX MAP 0057 GRID 0013 PARCEL 0100 SECTION BLOCK LOT 3 ZONED NC-15 FRONTAGE DEPTH		PROPERTY OWNERS: AUS, ALFRED & LINDA 1860 ROBERTA DR CHESTER, MD 21619 HOME PHONE: (443) 463-1565 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL											
EXISTING USE RESIDENCE PROPOSED USE ACCESSORY STRUCTURE IN FLOODPLAIN REVISED PROPOSED USE CONSTRUCTION VALUE \$8,080.00		FEES BOCA FEE \$35.00 ZONING \$55.00											
<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>FENCE & DECK CONNECTION 8057 VETERANS HWY, MILLERSVILLE, MD 21108</td> <td>MHIC 45780</td> <td>(410) 507-6514</td> <td></td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHIC	FENCE & DECK CONNECTION 8057 VETERANS HWY, MILLERSVILLE, MD 21108	MHIC 45780	(410) 507-6514	
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#									
MHIC	FENCE & DECK CONNECTION 8057 VETERANS HWY, MILLERSVILLE, MD 21108	MHIC 45780	(410) 507-6514										
DESCRIPTION OF WORK: INSTALL 134' LENGTH FENCE AROUND POOL. TO INCLUDE 32' PVC FENCE, 89' ALUMINUM FENCE, (2) 4' GATES AND (1) 5' GATE. FOR FLOOD COMPLIANCE													
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: PRIVATE 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. FENCE MUST BE OPEN DESIGN WITH MINIMUM OF ONE INCH GAP BETWEEN SLATS AND/ OR ELEVATED FOUR INCHES ABOVE THE GROUND

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	05/21/2025 HD
FRONT	FRONT	ZONING	07/25/2025 WB
SIDE	SIDE	SEDIMENT	N/A
REAR	REAR	HISTORIC	N/A
SIDE STREET	SIDE STREET	SHA	N/A
MAX. HGHT	MAX. HGHT	MECHANICAL	N/A
		ELECTRICAL	N/A
		FOOD SERVICE	N/A
		FLOODPLAIN ZONE	05/21/2025 KN
		PLUMBING	N/A
		PUB. SEWER	N/A
		S.W. MGT.	N/A
		ENTRANCE	N/A
		FIRE MARSHAL	N/A
		BACKFLOW	N/A
		ENV. HEALTH WELL	N/A

DATE APPROVED: 7-31-25 ADMINISTRATOR APPROVAL: Vron J. Shinson



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

BUILDING PERMIT No.: BR25-06-0495

Date of Application: 06/12/2025

BUILDING PERMIT

BUILDING LOCATION 1106 COX NECK RD CHESTER TAX ACCOUNT 1804045874 SUBDIVISION BENTON'S PLEASURE CRITICAL AREA YES ACREAGE 0.998 TAX MAP 0057 GRID 0019 PARCEL 0378 SECTION BLOCK LOT 125 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: KRAUSE, JOYCE & GREGORY 1106 COX NECK RD CHESTER, MD 21619 HOME PHONE: (410) 303-6397 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																					
EXISTING USE RESIDENCE PROPOSED USE RENOVATION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$15,000.00		FEES ELECT. ADMIN. \$10.00 ELECT. PERMIT \$60.00 ZONING \$55.00 RENOVATION PERMIT FEE \$105.00																					
<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>JOHN W COURSEY & SON 1460 GRANGE HALL RD, CENTREVILLE, MD 21617</td> <td>MHIC 20935</td> <td>(410) 726-1310</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>R&D ELECTRIC, INC.</td> <td>E-#606</td> <td>(410) 827-7469</td> <td>ER25-06-0495</td> </tr> <tr> <td>PLUMBER</td> <td>LINDY J JONES & SONS</td> <td>PR-6486</td> <td>(410) 643-5160</td> <td>P-0878-25</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHIC	JOHN W COURSEY & SON 1460 GRANGE HALL RD, CENTREVILLE, MD 21617	MHIC 20935	(410) 726-1310		ELECTRICIAN	R&D ELECTRIC, INC.	E-#606	(410) 827-7469	ER25-06-0495	PLUMBER	LINDY J JONES & SONS	PR-6486	(410) 643-5160	P-0878-25
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																			
MHIC	JOHN W COURSEY & SON 1460 GRANGE HALL RD, CENTREVILLE, MD 21617	MHIC 20935	(410) 726-1310																				
ELECTRICIAN	R&D ELECTRIC, INC.	E-#606	(410) 827-7469	ER25-06-0495																			
PLUMBER	LINDY J JONES & SONS	PR-6486	(410) 643-5160	P-0878-25																			
DESCRIPTION OF WORK: RENOVATION TO EXISTING SFD. RECONFIGURE HALLWAY TO EXPAND EXISTING BATHROOM. RELOCATE EXISTING MASTER BEDROOM ENTRANCE/DOOR. PLUMBING, HVAC AND ELECTRICAL WORK AS NEEDED.																							
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																					
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: PRIVATE HEATING SYSTEM: HEAT PUMP FIREPLACE:	# BATHROOMS: SPRINKLER: NO SEWER TYPE: PUBLIC 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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	07/14/2025 HD FLOODPLAIN ZONE N/A
FRONT FT	FRONT FT	ZONING	07/14/2025 JM PLUMBING 07/28/2025 CG
SIDE FT	SIDE FT	SEDIMENT	N/A PUB. SEWER 07/11/2025 RC
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	07/23/2025 BACKFLOW N/A
		FOOD SERVICE	N/A ENV. HEALTH BP 07/15/2025 JEN

DATE APPROVED: 7-31-25

ADMINISTRATOR APPROVAL: *Kevin 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.: BC25-05-0069

Date of Application: 05/29/2025

BUILDING PERMIT

BUILDING LOCATION 630 WARBLER WAY CHESTER TAX ACCOUNT 1804127025 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.782 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT ZONED SMPD FRONTAGE DEPTH		PROPERTY OWNERS: K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666 HOME PHONE: (301) 683-6275 APPLICANT: K HOVNIANIAN LOLITA JUSTICE-WATKINS 101 Log Canoe Cir SUITE C2 STEVENSVILLE MD 21666 STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE CONDO/APARTMENTS REVISED PROPOSED USE CONSTRUCTION VALUE \$3,200,000.00		FEES 4SEASNDRRRA :147,644.00 ELECT. PERMIT \$4,770.00 ZONING \$55.00 ELECT. ADMIN. \$10.00 FIRE MARSHAL \$3,441.76 MHB FEE \$50.00 FEE BOCA FEE \$5,162.64																															
<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>MHBR</td> <td>K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666</td> <td>MHBL#3149</td> <td>(301) 683-6275</td> <td></td> </tr> <tr> <td>HVAC</td> <td>MCCREA EQUIPMENT COMPANY, INC</td> <td>HR-616</td> <td>(301) 423-6623</td> <td>NEW -H-0874-25</td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-0742-25</td> </tr> <tr> <td>ELECTRICIAN</td> <td>C&R ELECTRIC INC</td> <td>E-#732</td> <td>(410) 760-4224</td> <td>EC25-05-0069</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-0738-25</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666	MHBL#3149	(301) 683-6275		HVAC	MCCREA EQUIPMENT COMPANY, INC	HR-616	(301) 423-6623	NEW -H-0874-25	SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-0742-25	ELECTRICIAN	C&R ELECTRIC INC	E-#732	(410) 760-4224	EC25-05-0069	PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0738-25
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PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0738-25																													
DESCRIPTION OF WORK: CONSTRUCT 4-STORY CONDO BUILDING 139' X 83'3" OVERALL. 1ST FLOOR (14) GARAGE UNITS, (14) STORAGE UNITS, AND MAGOTHY MODEL UNITS 101/102, CORRIDORS, ELEVATOR, MECHANICAL ROOM. 2ND FLOOR SEVERN MODEL UNITS 201/204, CHESTER MODEL UNITS 202/203, ELEVATOR, CORRIDORS, MECHANICAL ROOM, PORCHES/BALCONIES. 3RD FLOOR SEVERN MODEL UNITS 301/304, CHESTER MODEL UNITS 302/303, ELEVATOR MECHANICAL ROOM, CORRIDORS, PORCHES/BALCONIES. 4TH FLOOR SEVERN MODEL UNITS 401/404, CHESTER MODEL UNITS 402/403, ELEVATOR MECHANICAL ROOM, CORRIDORS, PORCHES/BALCONIES. BUILDING #22 PHASE III & IV																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 7,579.00 THIRD FLOOR: 9973 GARAGE: 3,250.00 DECK: OTHER: TOTAL FLOOR AREA: 43,022	FIN BASEMENT: SECOND FLOOR: 10,341.00 FOURTH FLOOR: 9,973.00 CARPOR: PORCH: 1,906.00	# BEDROOMS: 28.00 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE:	# BATHROOMS: 42.00 SPRINKLER: YES SEWER TYPE: PUBLIC 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:

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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

MINIMUM YARD REQUIREMENTS		APPROVALS:	OFFICE USE ONLY		
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	06/06/2025 HD	FLOODPLAIN ZONE	06/06/2025 KN
FRONT	FRONT	ZONING	07/29/2025 MO	PLUMBING	06/26/2025 CG
SIDE	SIDE	SEDIMENT	01/25/2024 AR	PUB. SEWER	06/06/2025 RC
REAR	REAR	HISTORIC	N/A	S.W. MGT.	06/06/2025 KN
SIDE STREET	SIDE STREET	SHA	N/A	ENTRANCE	06/06/2025 AH
MAX. HGHT	MAX. HGHT	MECHANICAL	06/26/2025 CG	FIRE MARSHAL	06/25/2025 JL
		ELECTRICAL	06/13/2025	BACKFLOW	06/26/2025 CG
		FOOD SERVICE	N/A	ENV. HEALTH BP	07/17/2025 JEN

DATE APPROVED:

7-31-25

ADMINISTRATOR APPROVAL:

Viran J. Swinson



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

ZONING CERTIFICATE #: Z25-06-0273

Date of Application: 05/19/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803000567	2554 CHURCH HILL RD	CENTREVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: SLACUM, TRENT JOHNSON, SHANNON OWNER ADDRESS: 2554 CHURCH HILL RD CENTREVILLE, MD 21617 HOME PHONE: (443) 433-6763	TAX MAP 0029 BLOCK PARCEL 0040 LOT SECTION ZONED VC CRITICAL AREA NO ACREAGE 0.46 SUBDIVISION BUILDING VALUE \$1,500.00 WATER TYPE PRIVATE SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME: SLACUM, TRENT ADDRESS: 2554 Church Hill Rd CENTREVILLE, MD 21617 PHONE: (443) 433-6763	ZONING FEE: \$55.00 FM FEE: ELECTRICAL PERMIT #: 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: 35 FT HEIGHT: 20 FT
WORK DESCRIPTION: INSTALL 8' X 12' SHED ON EXISTING 8' X 12' CONCRETE PAD.	

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH BP	06/27/2025 GH
S.W. MGT.	06/11/2025 KN
ZONING	06/09/2025 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:

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.
 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: *Maury Swanson* **DATE APPROVED:** 7.31.25



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

ZONING CERTIFICATE #: Z24-10-0436

Date of Application: 10/08/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805031257	112 COLLIER RD	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	RECOVERY NETWORK REAL ESTATE HOLDINGS LLC	TAX MAP 058H	BLOCK	PARCEL 0712
	ROGERS, JOE	LOT	SECTION	ZONED NC-20T
OWNER ADDRESS:	185 ADMIRAL COCHRANE DR SUITE 225 ANNAPOLIS, MD 21401	CRITICAL AREA YES		ACREAGE 1.41
		SUBDIVISION		
HOME PHONE:	(443) 440-5784	BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	RECOVERY NETWORK REAL ESTATE HOLDINGS LLC	ZONING FEE: \$130.00	FM FEE: \$100.00
ADDRESS:	185 Admiral Cochrane Dr SUITE 225 ANNAPOLIS, MD 21401	ELECTRICAL PERMIT #:	
PHONE:	(443) 440-5784	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	SENIOR HOUSING	PROPOSED USE: USE PERMIT	

MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT
WORK DESCRIPTION: USE PERMIT FOR "PROJECT CHESAPEAKE" RECOVERY HOUSE. (3) EMPLOYEES (12) RESIDENTS 5686 SQFT				

AGENCY APPROVALS:	
Name	Completed Date
ENV. HEALTH BP	10/30/2024 JEN
FIRE MARSHAL	12/24/2024 JL
SANITARY DEPT	10/30/2024 DT
ZONING	01/22/2025 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:
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: Wren J. Sumner DATE APPROVED: 8-1-25



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

ZONING CERTIFICATE #: Z25-03-0139

Date of Application: 03/25/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804067800	2112 DIDONATO DR	CHESTER

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: RED APPLE PLAZA LLC	TAX MAP 0057 BLOCK PARCEL 0349
OWNER ADDRESS: PO BOX 142 CHESTER, MD 21619	LOT 1 SECTION ZONED TC, TC
HOME PHONE: (410) 604-0020	CRITICAL AREA NO ACREAGE 5.49
	SUBDIVISION
	BUILDING VALUE
	WATER TYPE PUBLIC SEWER TYPE PUBLIC

APPLICANT INFORMATION	PERMIT FEES
NAME: MALLARD CONSTRUCTION GROUP	ZONING FEE: \$130.00 FM FEE: \$100.00
ADDRESS: 116 S Piney Rd SUITE 208 CHESTER, MD 21619	ELECTRICAL PERMIT #:
PHONE: (410) 829-7031	PLUMBING PERMIT #:
	GAS PERMIT #:
	STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE: NOUDE AESTHETICS	PROPOSED USE: USE PERMIT
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: EXPAND EXISTING USE FOR "NOUDE ASTHETICS"
 1638 SQ'
 4 EMPLOYEES

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH BP	04/04/2025 JEN
FIRE MARSHAL	04/14/2025 JL
SANITARY DEPT	04/04/2025 RC
ZONING	04/03/2025 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:
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: Vivian J. Johnson DATE APPROVED: 7-31-25