









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

BUILDING PERMIT No.: BR25-05-0370  
 Date of Application: 05/04/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 515 LOVE POINT RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804048342 <b>SUBDIVISION</b> <b>CRITICAL AREA NO</b> ACREAGE 0.36 <b>TAX MAP</b> 0056 <b>GRID</b> 0006 <b>PARCEL</b> 0134 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> <b>ZONED</b> NC-8 <b>FRONTAGE</b> 55 <b>DEPTH</b> 285		<b>PROPERTY OWNERS:</b> TEZZ HOMES CORP GUTIERREZ, ELIZABETH 735 MASHIE CT ARNOLD, MD 21012  <b>HOME PHONE:</b> (224) 430-8209 <b>APPLICANT:</b>  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> RESIDENTIAL  <b>PROPOSED USE</b> RENOVATION TO RESIDENCE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$60,000.00		<b>FEES</b> <b>RENOVATION</b> \$420.00 <b>ZONING</b> \$55.00 <b>PERMIT FEE</b> <b>COPIES AND</b> \$15.00 <b>MISC</b>	
<b>CONTRACTORS</b>		<b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b>	
OWNER	OWNER	QAC1000	
ELECTRICIAN	EJ ELECTRICAL SOLUTIONS	E-000422-2025	(571) 340-4855 TP-000192-2025
HVAC	ERIC B EXPRESS HEATING & AIR CONDITIONING LLC	HM-671	(443) 956-7088 H-0774-25
PLUMBER	GARCIA'S MECHANICAL LLC	PN-813	(240) 877-8790 P-0711-25
<b>DESCRIPTION OF WORK:</b> RENOVATION TO EXISTING 2 STORY SFD. FIRST FLOOR TO INCLUDE: CREATE CLOSET IN EXISTING FOYER, REMOVE PORTION OF EXISTING WALL BETWEEN LIVING ROOM AND FOYER TO CREATE CASED OPENING, EXISTING DINING ROOM TO BE CONVERTED TO KITCHEN, EXISTING KITCHEN TO BE DEMOED AND CONVERTED INTO MASTER BEDROOM WITH CLOSET AND ENTRY TO EXISTING BATHROOM WITH NEW FIXTURES.  SECOND FLOOR TO INCLUDE: CONVERT EXISTING BONUS ROOM INTO NEW FULL BATHROOM.			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
UNFIN. BASEMENT:	FIN BASEMENT:	# BEDROOMS: 3.00	# BATHROOMS: 2.00
FIRST FLOOR:	SECOND FLOOR:	ROAD TYPE: COUNTY	SPRINKLER: NO
THIRD FLOOR:	FOURTH FLOOR:	WATER TYPE: PRIVATE	SEWER TYPE: PUBLIC
GARAGE:	CARPORT:	HEATING SYSTEM: HEAT PUMP	CENTRAL AIR: YES
DECK:	PORCH:	FIREPLACE: NONE	
OTHER:			
<b>TOTAL FLOOR AREA:</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:**  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

**OFFICE USE ONLY**

MINIMUM YARD REQUIREMENTS		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	05/21/2025 HD FLOODPLAIN ZONE 05/21/2025 KN
FRONT FT	FRONT FT	ZONING	05/30/2025 MO PLUMBING 06/26/2025 CG
SIDE FT	SIDE FT	SEDIMENT	N/A PUB. SEWER 05/21/2025 ML
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	06/26/2025 CG FIRE MARSHAL N/A
		ELECTRICAL	07/25/2025 BACKFLOW N/A
		FOOD SERVICE	N/A ENV. HEALTH BP 05/22/2025 JEN

DATE APPROVED: 8-14-25 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

BUILDING PERMIT No.: BR25-04-0356  
 Date of Application: 04/28/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 307 OLD POINT RD CHESTER  <b>TAX ACCOUNT</b> 1804001907 <b>SUBDIVISION</b> <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 4.7 <b>TAX MAP</b> 0063 <b>GRID</b> 0018 <b>PARCEL</b> 0078 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> <b>ZONED</b> NC-1 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> DUNCAN, CARTER WILLARD, CAROLINE 307 OLD POINT RD CHESTER, MD 21619  <b>HOME PHONE:</b> (410) 490-4511  <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> RENOVATION/ADDITION TO RESIDENCE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$30,000.00		<b>FEES</b> <b>BOCA FEE</b> \$207.80 <b>ZONING</b> \$55.00 <b>RENOVATION PERMIT FEE</b> \$210.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> <b>OWNER</b> <b>OWNER</b> QAC1000 <b>ELECTRICIAN</b> ELEVATED ELECTRICAL SYSTEMS LLC    E-000231-2022 (410) 200-5798    TP-000189-2025 <b>HVAC</b> BAY AREA MECHANICAL                      HM-322                      (410) 636-6400    H-0826-25 <b>PLUMBER</b> MMR PLUMBING                      PR-034                      (240) 304-0678    P-0832-25			
<b>DESCRIPTION OF WORK:</b> 1ST FLOOR RENOVATION TO INCLUDE RECONFIGURING LAUNDRY ROOM TO CREATE STAIRS TO EXISTING ATTIC SPACE. REMOVE BEDROOM #3 TO CREATE NEW STAIRS TO 2ND FLOOR ADDITION AND RECONFIGURE HALF BATHROOM/CLOSET AREA WITH HALLWAY. CONVERT EXISTING FIRST FLOOR FULL BATHROOM TO OFFICE SPACE, CONVERT BEDROOM #2 TO WALK-IN CLOSET & CONSTRUCT SECOND WALK-IN CLOSET IN PRIMARY BEDROOM. CONSTRUCT ADDITION OF FIRST FLOOR PORCH 52'3" X 7. CONSTRUCT SECOND STORY ADDITION 52'3" X 26' OVERALL TO INCLUDE (2) BEDROOMS (1) BATHROOM AND OFFICE SPACE.			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
<b>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b> <b>FIRST FLOOR:</b> <b>SECOND FLOOR:</b> 720.00 <b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b> <b>GARAGE:</b> <b>CARPOR:</b> <b>DECK:</b> <b>PORCH:</b> 387.00 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 1,107		<b># BEDROOMS:</b> <b># BATHROOMS:</b> <b>ROAD TYPE:</b> <b>SPRINKLER:</b> NO <b>WATER TYPE:</b> PRIVATE <b>SEWER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> HEAT PUMP <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:**  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. ALL SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO START OF WORK BUFFER IS FULLY ESTABLISHED PER JP (BR23-07-0459).

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
<b>ACCESSORY STRUCTURE</b>		<b>PRINCIPLE STRUCTURE</b>		<b>BUILDING</b>	05/20/2025 HD	<b>FLOODPLAIN ZONE</b>	08/12/2025 KN
<b>FRONT</b>	FT	<b>FRONT</b>	35 FT	<b>ZONING</b>	05/29/2025 JM	<b>PLUMBING</b>	07/11/2025 CG
<b>SIDE</b>	FT	<b>SIDE</b>	20 FT	<b>SEDIMENT</b>	N/A	<b>PUB. SEWER</b>	N/A
<b>REAR</b>	FT	<b>REAR</b>	50 FT	<b>HISTORIC</b>	N/A	<b>S.W. MGT.</b>	N/A
<b>SIDE STREET</b>	FT	<b>SIDE STREET</b>	FT	<b>SHA</b>	N/A	<b>ENTRANCE</b>	N/A
<b>MAX. HGHT</b>	FT	<b>MAX. HGHT</b>	40 FT	<b>MECHANICAL</b>	07/11/2025 CG	<b>FIRE MARSHAL</b>	N/A
				<b>ELECTRICAL</b>	07/21/2025	<b>BACKFLOW</b>	N/A
				<b>FOOD SERVICE</b>	N/A	<b>ENV. HEALTH BP</b>	05/28/2025 CS

DATE APPROVED: 8-14-25                      ADMINISTRATOR APPROVAL: [Signature]









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

BUILDING PERMIT No.: BR25-06-0478  
 Date of Application: 06/09/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 908 CHESAPEAKE DR STEVENSVILLE  <b>TAX ACCOUNT</b> 1804063260 <b>SUBDIVISION</b> BAY CITY <b>CRITICAL AREA NO</b> ACREAGE 0.344 <b>TAX MAP</b> 0056 <b>GRID</b> 0000 <b>PARCEL</b> 0397 <b>SECTION</b> 1 <b>BLOCK</b> 8 <b>LOT</b> 16 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> CARTAGIRONE, CHRISTOPHER & CHRISTINA 908 CHESAPEAKE DR STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (410) 507-3296  <b>APPLICANT:</b>  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> SOLAR PANELS  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$26,000.00		<b>FEES</b> <b>ELECT. PERMIT</b> \$186.00 <b>SOLAR ARRAYS</b> \$250.00 1-50 <b>ZONING</b> \$55.00 <b>ELECT. ADMIN.</b> \$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>RENEWABLE ENERGY CORPORATION 1850 YORK L &amp; M, TIMONIUM, MD 21093</td> <td>MHIC-89303</td> <td>(410) 560-9032</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>BILL GILDE ELECTRICAL SERVICES LLC</td> <td>E-813</td> <td>(443) 577-6062</td> <td>ER25-06-0478</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHIC	RENEWABLE ENERGY CORPORATION 1850 YORK L & M, TIMONIUM, MD 21093	MHIC-89303	(410) 560-9032		ELECTRICIAN	BILL GILDE ELECTRICAL SERVICES LLC	E-813	(443) 577-6062	ER25-06-0478
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#														
MHIC	RENEWABLE ENERGY CORPORATION 1850 YORK L & M, TIMONIUM, MD 21093	MHIC-89303	(410) 560-9032															
ELECTRICIAN	BILL GILDE ELECTRICAL SERVICES LLC	E-813	(443) 577-6062	ER25-06-0478														
<b>DESCRIPTION OF WORK:</b> INSTALL (20) 415 WATT ROOF MOUNTED SOLAR PANELS TO EXISTING SFD.																		
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b>																
UNFIN. BASEMENT:	FIN BASEMENT:	# BEDROOMS:	# BATHROOMS:															
FIRST FLOOR:	SECOND FLOOR:	ROAD TYPE:	SPRINKLER:															
THIRD FLOOR:	FOURTH FLOOR:	WATER TYPE: PUBLIC	SEWER TYPE: PUBLIC															
GARAGE:	CARPORT:	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:**

ANY RESIDENTIAL OCCUPANCY THAT IS EQUIPPED WITH SOLAR PANELS MOUNT ON TO ANY PORTION OF THE DWELLING SHALL BE PROVIDED WITH AN EXTERIOR EMERGENCY POWER SHUT OFF. THIS SHUT OFF SHALL BE CLEARLY IDENTIFIED AND NOT BLOCKED WITH ANY FIXTURES, FURNITURE, BRUSH AND/OR LANDSCAPING. 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	07/16/2025	BACKFLOW	N/A
FOOD SERVICE	N/A	ENV. HEALTH WELL	N/A

DATE APPROVED:

8-14-25

ADMINISTRATOR APPROVAL:

*Vivian J. Edinson*







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

BUILDING PERMIT No.: BR25-05-0397  
 Date of Application: 05/13/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 1923 HARBOR DR CHESTER  <b>TAX ACCOUNT</b> 1804067673 <b>SUBDIVISION</b> HARBOR VIEW <b>CRITICAL AREA NO</b> <b>ACREAGE</b> 0.275 <b>TAX MAP</b> 0057 <b>GRID</b> 0000 <b>PARCEL</b> 0517 <b>SECTION</b> <b>BLOCK</b> M <b>LOT</b> 18 <b>ZONED</b> NC-15 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> DAVIDSON DEVELOPMENT INC DAVIDSON, JAMES 211 LONG CREEK CT STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (410) 320-4604  <b>APPLICANT:</b>  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
<b>EXISTING USE RESIDENCE</b>  <b>PROPOSED USE</b> SINGLE FAMILY DWELLING  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$220,000.00		<b>FEES</b> <table border="0"> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>BOCA FEE</td> <td>\$285.48</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$115.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td></td> <td></td> </tr> </table>		MHB FEE	\$50.00	ELECT. ADMIN.	\$10.00	SINGLE LOT	\$55.00	BOCA FEE	\$285.48	ELECT. PERMIT	\$115.00	SPRINKLER	\$150.00	ZONING	\$55.00																
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PLUMBER	TIM THE PLUMBER	PR-371	(410) 758-4399	P-0764-25																													
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 30' X 46'8" OVERALL TO INCLUDE 21' X 22'10" (2) CAR GARAGE, FAMILY ROOM, BATHROOM, AND LAUNDRY AREA. SECOND FLOOR 56'8" X 30' OVERALL TO INCLUDE 9' X 5'8" COVERED FRONT PORCH, AND 10' X 12' DECK.																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 770.00 <b>THIRD FLOOR:</b> <b>GARAGE:</b> 480.00 <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 2,557	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> 1,253.00 <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 54.00	<b># BEDROOMS:</b> 3.00 <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> HEAT PUMP CENTRAL AIR: YES <b>FIREPLACE:</b>	<b># BATHROOMS:</b> 3.00 <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> PUBLIC <b>HEAT PUMP CENTRAL AIR:</b> YES																														

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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. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. 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. IMPACT FEE CREDIT BR24-10-0814

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 8/18 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING	06/18/2025 HD	FLOODPLAIN ZONE	05/23/2025 KN
ZONING	06/04/2025 JM	PLUMBING	06/26/2025 CG
SEDIMENT	05/28/2025 JP	PUB. SEWER	08/06/2025 RC
HISTORIC	N/A	S.W. MGT.	07/02/2025 KN
SHA	N/A	ENTRANCE	05/27/2025 AH
MECHANICAL	06/26/2025 CG	FIRE MARSHAL	07/01/2025 JB
ELECTRICAL	05/23/2025	BACKFLOW	06/26/2025 CG
FOOD SERVICE	N/A	ENV. HEALTH BP	06/18/2025 JEN

DATE APPROVED:

8-14-25

ADMINISTRATOR APPROVAL:

*Vivian J. Quinson*



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

ZONING CERTIFICATE #: Z25-06-0271

Date of Application: 06/02/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805040531	340 WYE WOODS WAY	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	EAGLES NEST I LLC FACCHINA, MATTHEW	TAX MAP 0073	BLOCK	PARCEL 0008
OWNER ADDRESS:	2200 DEFENSE HWY # 107 CROFTON, MD 21114	LOT 1	SECTION	ZONED NC-5
HOME PHONE:	(443) 871-6196	CRITICAL AREA YES		ACREAGE 16.02
		SUBDIVISION		
		BUILDING VALUE \$50,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	EAGLES NEST I LLC	ZONING FEE: \$75.00	FM FEE:	
ADDRESS:	2200 Defense Hwy # 107 CROFTON, MD 21114	ELECTRICAL PERMIT #: EZ25-06-0271		
PHONE:	(443) 871-6196	PLUMBING PERMIT #:		
		GAS PERMIT #:		
		STAKED?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	RESIDENTIAL	PROPOSED USE: POOL/SPA		
MINIMUM YARD REQUIREMENTS:				
FRONT:	35 FT	SIDE:	3 FT	REAR: 100 FT
		SIDE STREET:	FT	HEIGHT: FT
WORK DESCRIPTION: INSTALL 18' X 42' INGROUND GUNNITE POOL WITH 2,092 SQFT PATIO.				

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	07/28/2025 BRAMBLE E-857
ENV. HEALTH BP	07/11/2025 GH
FLOODPLAIN ZONE	07/10/2025 KN
S.W. MGT.	07/10/2025 KN
ZONING	08/07/2025 RO

**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 SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO START OF WORK  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 FINAL ELECTRICAL INSPECTION REQUIRED  
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN UNDER BR25-01-0028 PRIOR TO FINAL INSPECTION. CALL 410-758-4088 ONCE PLANTED  
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.

ADMINISTRATOR APPROVAL:

*Vivian J. Sunson*

DATE APPROVED:

8-14-25



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

ZONING CERTIFICATE #: Z25-08-0381

Date of Application: 08/07/2025

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804010892	109 ALLEGANY RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	RANDAZZO, ANTHONY & LAURA	TAX MAP 0070	BLOCK J	PARCEL 0044
OWNER ADDRESS:	109 ALLEGANY RD STEVENSVILLE, MD 21666	LOT 21	SECTION 2	ZONED NC-20
HOME PHONE:	(410) 913-3807	CRITICAL AREA YES		ACREAGE
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE		SEWER TYPE

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$55.00      FM FEE:
ADDRESS:	ELECTRICAL PERMIT #:
PHONE:	PLUMBING PERMIT #:
	GAS PERMIT #:
EXISTING USE:	STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
MINIMUM YARD REQUIREMENTS:	PROPOSED USE: PIER
FRONT: FT      SIDE: FT      REAR: FT      SIDE STREET: FT      HEIGHT: FT	
WORK DESCRIPTION: REMOVE 74' FT OF EXISTING PIER AND ADD 12' X 14' PLATFORM. TOTAL LENGTH OF PIER= 72 FT	

**AGENCY APPROVALS:**

Name: \_\_\_\_\_ Completed Date: 08/07/2025  
 ZONING

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:**

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.

ADMINISTRATOR APPROVAL: *Vincen J. Sunson*

DATE APPROVED: 8-14-25



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

ZONING CERTIFICATE #: Z21-07-0390

Date of Application: 07/29/2021

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804024338	1521 POSTAL RD	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	OUR DAILY THREAD	TAX MAP 0057	BLOCK	PARCEL 0198
OWNER ADDRESS:	1521 POSTAL RD CHESTER, MD 21619	LOT	SECTION	ZONED TC
HOME PHONE:	(410) 643-6000	CRITICAL AREA NO		ACREAGE 0.89
		SUBDIVISION		
		BUILDING VALUE \$2,800.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	SHORE SIGN COMPANY	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	2013 Main St CHESTER, MD 21619	ELECTRICAL PERMIT #:	
PHONE:	(410) 643-6000	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	COMMERCIAL	PROPOSED USE:	WALL SIGN
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL 24 SQFT LIGHTED BOX SIGN ON STORE FRONT "OUR DAILY THREAD THRIFT STORE"			

AGENCY APPROVALS:

Name \_\_\_\_\_ Completed Date  
 ZONING \_\_\_\_\_ 08/31/2021 HV

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

ADMINISTRATOR APPROVAL: V. G. Bunn DATE APPROVED: 8-14-25



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

ZONING CERTIFICATE #: Z24-10-0438

Date of Application: 10/11/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805029155	56 PROSPECT BAY DR W	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	16TH POND, LLC DIXON, LINDSAY	TAX MAP 0072	BLOCK WEST	PARCEL 0109
OWNER ADDRESS:	56 PROSPECT BAY DR W GRASONVILLE, MD 21638	LOT 159	SECTION 2	ZONED NC-1
HOME PHONE:	(410) 604-3701	CRITICAL AREA YES		ACREAGE 1.02
		SUBDIVISION PROSEPECT BAY		
		BUILDING VALUE \$10,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	MD RESIDENTIAL BY LACROSSE LLC	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	Po Box 1118 STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #: EZ24-10-0438	
PHONE:	(410) 604-3701	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENCE	PROPOSED USE: POOL/SPA	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 3 FT	REAR: 3 FT	HEIGHT: 20 FT
SIDE STREET: FT			
WORK DESCRIPTION: INSTALL 8'X 8' HOT TUB ON EXISTING 10' X 10' CONCRETE SLAB.			

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	11/27/2024 BEASLEY E-900
ENV. HEALTH BP	11/21/2024 JEN
SANITARY DEPT	11/25/2024 DT
ZONING	12/04/2024 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.

ADMINISTRATOR APPROVAL: Vivian J. Sullivan DATE APPROVED: 8-14-25



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

ZONING CERTIFICATE #: Z25-02-0063

Date of Application: 02/11/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805004705	101 DRUMMER DR	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	DRUMMER PROPERTY LLC MARKOWITZ, MOSHE	TAX MAP 058H	BLOCK	PARCEL 0718
OWNER ADDRESS:	125 SLADE AVE BALTIMORE, MD 21208	LOT 1	SECTION	ZONED UC
HOME PHONE:	(443) 904-3424	CRITICAL AREA YES		ACREAGE 0.60
		SUBDIVISION		
		BUILDING VALUE \$3,048.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	SHORE SIGN COMPANY	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	2013 Main St CHESTER, MD 21619	ELECTRICAL PERMIT #:	
PHONE:	(410) 643-6000	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 NEW 7.42' X 5.98' DOUBLE SIDED NON-ILLUMINATED ALUMINUM SIGN ON EXISTING FREESTANDING SIGN. SIGN MESSAGE "METHADONE SUBOXONE - IOP", LOGO WITH "GHS GRASONVILLE HEALTH SERVICES", PHONE # AND WEBSITE INFORMATION. TOTAL = 45 SQFT. SIGN HEIGHT = 16'. KEEP EXISTING 4.58' X 5.97' LOWER MARQUEE SECTION OF SIGN. TOTAL= 27.4' TOTAL SIGN AREA= 72.4 SQ'.

**AGENCY APPROVALS:**

Name	Completed Date
ZONING	08/04/2025 RO

**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 FREESTANDING SIGNS SHALL HAVE AN ARCHITECTURAL BASE OR A LANDSCAPED AREA CONSISTING OF LOW SHRUBS, ORNAMENTAL GRASSES OR SIMILAR VEGETATION AT THE BASE OF THE SIGN AT LEAST AS LONG AS THE SIGN FACE AREA & A MINIMUM OF 4TH IN WIDTH, A FREESTANDING SIGN MAY NOT CONSIST OF BARE POLES OR POST ENTERING THE GROUND. SECTION 18:1-81(C) [4]  
 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: Vivian J. Sumson

DATE APPROVED: 8-14-25