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

BUILDING PERMIT No.: BR25-07-0594

Date of Application: 07/14/2025

BUILDING PERMIT

BUILDING LOCATION 2014 STEVENS DR CHESTER	PROPERTY OWNERS: THOMAS, GEORGE 2014 STEVENS DR CHESTER, MD 21619
TAX ACCOUNT 1804041143	
SUBDIVISION HARBOR VIEW	HOME PHONE: (410) 490-0704
CRITICAL AREA NO ACREAGE 0.359	APPLICANT:
TAX MAP 0057 GRID 0000 PARCEL 0529	
SECTION 3 BLOCK CC LOT 5	
ZONED NC-15 FRONTAGE DEPTH	STAKED: ☑ YES ☐ NO ☐ WILL CALL
EXISTING USE RESIDENCE	FEES
PROPOSED USE ADDITION TO RESIDENCE	ELECT. PERMIT $95.00 ELECT. ADMIN. $10.00 ZONING $55.00 BOCA FEE $93.56
REVISED PROPOSED USE	
CONSTRUCTION VALUE $50,000.00	

CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#
MHIC	KR LEGG CONSTRUCTION LLC 1217 PERRYS CORNER RD, GRASONVILLE, MD 21638	MHIC 102880	(410) 490-4346	
ELECTRICIAN	R&D ELECTRIC, INC.	E-#606	(410) 827-7469	ER25-07-0594
HVAC	FAMILY HEATING SERVICE	HR-672	(410) 827-6199	H-0969-25
PLUMBER	PIERSON JAMES M	PR-005	(410) 643-6085	P-0970-25

DESCRIPTION OF WORK: CONSTRUCT ADDITION TO EXISTING SFD. 28' X 20' OVERALL TO INCLUDE (1) BEDROOM WITH CLOSET, (1) BATHROOM, AND 4' X 4' COVERED PORCH WITH STEPS TO GRADE.

BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT:	FIN BASEMENT:	# BEDROOMS: 1.00	# BATHROOMS: 1.00
FIRST FLOOR: 488.00	SECOND FLOOR:	ROAD TYPE:	SPRINKLER: NO
THIRD FLOOR:	FOURTH FLOOR:	WATER TYPE: PRIVATE	SEWER TYPE: PUBLIC
GARAGE:	CARPORT:	HEATING SYSTEM: HEAT PUMP	CENTRAL AIR: YES
DECK:	PORCH: 16.00	FIREPLACE:	
OTHER:			
TOTAL FLOOR AREA: 504			

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

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

APPROVALS:

BUILDING	08/25/2025 HD	FLOODPLAIN ZONE	N/A
ZONING	09/08/2025 RO	PLUMBING	08/26/2025 CG
SEDIMENT	N/A	PUB. SEWER	08/22/2025 RC
HISTORIC	N/A	S.W. MGT.	N/A
SHA	N/A	ENTRANCE	N/A
MECHANICAL	08/26/2025 CG	FIRE MARSHAL	N/A
ELECTRICAL	07/23/2025	BACKFLOW	N/A
FOOD SERVICE	N/A	ENV. HEALTH BP	08/25/2025 JEN

DATE APPROVED: 8-8-25

ADMINISTRATOR APPROVAL: Vivian J Simpson