



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

ZONING CERTIFICATE #: Z25-06-0289

Date of Application: 06/13/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804126416	222 PEREGRINE DR	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	RUSSELL, DANIEL & JOYCE	TAX MAP 0049	BLOCK	PARCEL 0007
OWNER ADDRESS:	222 PEREGRINE DR CHESTER, MD 21619	LOT 352	SECTION	ZONED SMPD
HOME PHONE:	(410) 913-8328	CRITICAL AREA YES		ACREAGE 0.15
		SUBDIVISION FOUR SEASONS AT KENT ISLAND		
		BUILDING VALUE \$2,099.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	DANIEL & JOYCE RUSSELL	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	222 Peregrine Dr CHESTER, MD 21619	ELECTRICAL PERMIT #:	
PHONE:	(410) 913-8328	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" 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 6'11-1/4" X 8' CORNER STEEL PERGOLA ON EXISTING PATIO (S25-07-0360).			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH BP	07/16/2025 JEN
S.W. MGT.	07/15/2025 KN
SANITARY DEPT	07/16/2025 RC
ZONING	07/21/2025 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:

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.
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 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: *Monica Swanson*

DATE APPROVED: 9-12-25



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

BUILDING PERMIT No.: BR25-06-0521

Date of Application: 06/20/2025

BUILDING PERMIT

BUILDING LOCATION 322 FIVE FARMS DR STEVENSVILLE TAX ACCOUNT 1804060156 SUBDIVISION QUEEN ANNE COLONY CRITICAL AREA YES ACREAGE 0.637 TAX MAP 0070 GRID 0000 PARCEL 0066 SECTION BLOCK G LOT 8 ZONED NC-15 FRONTAGE 98 DEPTH 215		PROPERTY OWNERS: DAUSES REAL ESTATE DAUSES, DAVID 109 COUNTRY DAY RD SUITE 1 CHESTER, MD 21619 HOME PHONE: (443) 994-4180 APPLICANT: ANVIL SERVICES DEREK PURRINGTON 208 Carroll Rd CENTREVILLE MD 21617 STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$150,000.00		FEES <table border="0"> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>PARKS & REC</td> <td>\$1,190.38</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$115.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>FEE IN LIEU - CA-TREE REMOVAL</td> <td>\$245.00</td> <td>BOCA FEE</td> <td>\$352.56</td> </tr> <tr> <td>ROADS FEE</td> <td>\$500.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>FIRE DIST 9</td> <td>\$1,235.30</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>SCHOOLS</td> <td>\$10,713.42</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> </table>		MHB FEE	\$50.00	PARKS & REC	\$1,190.38	ELECT. PERMIT	\$115.00	ELECT. ADMIN.	\$10.00	FEE IN LIEU - CA-TREE REMOVAL	\$245.00	BOCA FEE	\$352.56	ROADS FEE	\$500.00	ZONING	\$55.00	FIRE DIST 9	\$1,235.30	SPRINKLER	\$150.00	SCHOOLS	\$10,713.42	SINGLE LOT	\$55.00						
MHB FEE	\$50.00	PARKS & REC	\$1,190.38																														
ELECT. PERMIT	\$115.00	ELECT. ADMIN.	\$10.00																														
FEE IN LIEU - CA-TREE REMOVAL	\$245.00	BOCA FEE	\$352.56																														
ROADS FEE	\$500.00	ZONING	\$55.00																														
FIRE DIST 9	\$1,235.30	SPRINKLER	\$150.00																														
SCHOOLS	\$10,713.42	SINGLE LOT	\$55.00																														
<table border="0"> <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>DAUSES REAL ESTATE 109 COUNTRY DAY RD SUITE 1, CHESTER, MD 21619</td> <td>MHBL 7433</td> <td>(443) 994-4180</td> <td></td> </tr> <tr> <td>SPRINKLER</td> <td>FAMILY FIRE PROTECTION SYSTEMS, INC</td> <td>MSC-#187</td> <td>(301) 390-3500</td> <td>BF-0939-25</td> </tr> <tr> <td>ELECTRICIAN</td> <td>THREE RIVERS ELECTRIC LLC</td> <td>E-#1356</td> <td>(443) 480-5131</td> <td>ER25-06-0521</td> </tr> <tr> <td>HVAC</td> <td>PUCKETTS HEATING AND AIR CONDITIONING</td> <td>HM-490</td> <td>(443) 239-2129</td> <td>H-0940-25</td> </tr> <tr> <td>PLUMBER</td> <td>TIM THE PLUMBER</td> <td>PR-371</td> <td>(410) 758-4399</td> <td>P-0938-25</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	DAUSES REAL ESTATE 109 COUNTRY DAY RD SUITE 1, CHESTER, MD 21619	MHBL 7433	(443) 994-4180		SPRINKLER	FAMILY FIRE PROTECTION SYSTEMS, INC	MSC-#187	(301) 390-3500	BF-0939-25	ELECTRICIAN	THREE RIVERS ELECTRIC LLC	E-#1356	(443) 480-5131	ER25-06-0521	HVAC	PUCKETTS HEATING AND AIR CONDITIONING	HM-490	(443) 239-2129	H-0940-25	PLUMBER	TIM THE PLUMBER	PR-371	(410) 758-4399	P-0938-25
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																													
MHBR	DAUSES REAL ESTATE 109 COUNTRY DAY RD SUITE 1, CHESTER, MD 21619	MHBL 7433	(443) 994-4180																														
SPRINKLER	FAMILY FIRE PROTECTION SYSTEMS, INC	MSC-#187	(301) 390-3500	BF-0939-25																													
ELECTRICIAN	THREE RIVERS ELECTRIC LLC	E-#1356	(443) 480-5131	ER25-06-0521																													
HVAC	PUCKETTS HEATING AND AIR CONDITIONING	HM-490	(443) 239-2129	H-0940-25																													
PLUMBER	TIM THE PLUMBER	PR-371	(410) 758-4399	P-0938-25																													
DESCRIPTION OF WORK: CONSTRUCT 1 STORY SFD. FIRST FLOOR 70' X 54' OVERALL TO INCLUDE 24' X 26' GARAGE, 10' X 32' COVERED REAR DECK, AND 8' X 7'6". 11'4" X 6' FRONT COVERED PORCH.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,246.00 THIRD FLOOR: GARAGE: 590.00 DECK: 320.00 OTHER: TOTAL FLOOR AREA: 3,284		FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH: 128.00 # BEDROOMS: 3.00 # BATHROOMS: 2.00 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE: PRIVATE SEWER TYPE: PUBLIC HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE: NONE																															

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:

AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. 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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN OWNER MUST PLANT (8) 4'-6" TALL CONTAINER GROWN NATIVE TREES PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR INSPECTION. FEE IN LIEU PAID FOR (7) TREES. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

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

APPROVALS:

BUILDING	07/23/2025 HD	FLOODPLAIN ZONE	07/24/2025 KN
ZONING	08/25/2025 MO	PLUMBING	08/13/2025 CG
SEDIMENT	07/30/2025 AR	PUB. SEWER	08/08/2025 RC
HISTORIC	N/A	S.W. MGT.	07/25/2025 KN
SHA	N/A	ENTRANCE	07/23/2025 AH
MECHANICAL	08/13/2025 CG	FIRE MARSHAL	07/24/2025 JM
ELECTRICAL	07/14/2025	BACKFLOW	08/13/2025 CG
FOOD SERVICE	N/A	ENV. HEALTH BP	08/14/2025 JEN

DATE APPROVED:

9.12.25

ADMINISTRATOR APPROVAL:

Vivian J. Giverson



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

ZONING CERTIFICATE #: Z25-07-0350

Date of Application: 07/16/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804059700	212 COLUMBIA LN	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CACOPARDO, PETER & BARBARA	TAX MAP 0070	BLOCK B	PARCEL 0062
OWNER ADDRESS:	212 COLUMBIA LN STEVENSVILLE, MD 21666	LOT 22	SECTION	ZONED NC-15
HOME PHONE:	(240) 505-0651	CRITICAL AREA YES		ACREAGE 0.46
		SUBDIVISION		
		BUILDING VALUE \$15,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	PETER & BARBARA CACOPARDO	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	212 Columbia Ln STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:	
PHONE:	(240) 505-0651	PLUMBING PERMIT #:	
EXISTING USE:	RESIDENCE	GAS PERMIT #:	
MINIMUM YARD REQUIREMENTS:		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
FRONT: FT	SIDE: FT	REAR: FT	PROPOSED USE: FENCE
		SIDE STREET: FT	HEIGHT: FT
WORK DESCRIPTION: INSTALL 345 LINEAR FEET OF FENCE TO INCLUDE (1) SINGLE GATE AND (1) DOUBLE GATE. FOR SKI COMPLIANCE.			

AGENCY APPROVALS:

Name	Completed Date
SKI	08/21/2025 MO
ZONING	08/20/2025 AC

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: PLEASE CALL OFFICE FOR INSPECTION ONCE INSTALLED. 410-758-4088.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 THE SANITARY DISTRICT REQUIRES 5 FEET DISTANCE FROM EITHER SIDE OF THE TANK AND 5 FEET ALONG THE PIPE RUN.

ADMINISTRATOR APPROVAL: *V. Ann J. Stinson*

DATE APPROVED: 9-12-25



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

BUILDING PERMIT No.: BR25-06-0526
 Date of Application: 06/24/2025

BUILDING PERMIT

BUILDING LOCATION 489 EAGLE MANOR DR CHURCH HILL TAX ACCOUNT 1802028484 SUBDIVISION CONDOR MANOR CRITICAL AREA NO ACREAGE 1 TAX MAP 0023 GRID 0013 PARCEL 0158 SECTION BLOCK LOT 17 ZONED AG FRONTAGE DEPTH			PROPERTY OWNERS: PRINCIOTTA, JOHN 489 EAGLE MANOR DR CHURCH HILL, MD 21623 HOME PHONE: (609) 330-8319 APPLICANT: TJ FARMS 20780 Dover Bridge Rd PRESTON, MD 21655 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
EXISTING USE RESIDENCE PROPOSED USE ACCESSORY STRUCTURE REVISED PROPOSED USE CONSTRUCTION VALUE \$6,000.00			FEES ZONING \$55.00 BOCA FEE \$35.00		
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000					
DESCRIPTION OF WORK: INSTALL 10' X 20' PRE-FAB SHED.					
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)			CONSTRUCTION TYPE: WOOD FRAME		
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: 200 TOTAL FLOOR AREA: 200		FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:		# BEDROOMS: ROAD TYPE: WATER TYPE: PRIVATE HEATING SYSTEM: FIREPLACE:	
		# 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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. 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. 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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	07/31/2025 HD	FLOODPLAIN ZONE	N/A		
FRONT FT	FRONT FT	ZONING	08/04/2025 WB	PLUMBING	N/A		
SIDE 3 FT	SIDE FT	SEDIMENT	N/A	PUB. SEWER	N/A		
REAR 3 FT	REAR FT	HISTORIC	N/A	S.W. MGT.	07/28/2025 KN		
SIDE STREET FT	SIDE STREET FT	SHA	N/A	ENTRANCE	N/A		
MAX. HGHT 20 FT	MAX. HGHT FT	MECHANICAL	N/A	FIRE MARSHAL	N/A		
		ELECTRICAL	N/A	BACKFLOW	N/A		
		FOOD SERVICE	N/A	ENV. HEALTH BP	07/31/2025 JEN		

DATE APPROVED: 9-12-25 **ADMINISTRATOR APPROVAL:** *Maen J. Swanson*



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

BUILDING PERMIT No.: BR25-08-0669
 Date of Application: 08/01/2025

BUILDING PERMIT

BUILDING LOCATION 206 SPRINGBROOK LN MILLINGTON TAX ACCOUNT 1807127117 SUBDIVISION CRITICAL AREA NO TAX MAP 0005 GRID 0018 ACREAGE 1.035 SECTION BLOCK PARCEL 0074 ZONED NC-1T FRONTAGE LOT 2 DEPTH		PROPERTY OWNERS: DOGGETT, FRED & TYHELLE 206 SPRINGBROOK LN MILLINGTON, MD 21651 HOME PHONE: (240) 446-0074 APPLICANT: BAY COUNTRY BUILDERS KEVIN PFEIFFER 2024 Hope Rd CENTREVILLE MD 21617 STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$8,000.00		FEES ZONING \$55.00 BOCA FEE \$35.00	
CONTRACTORS MHIC NAME LICENSE # PHONE# PERMIT# BAY COUNTRY BUILDERS 2024 HOPE RD, CENTREVILLE, MD 21617 MHIC 87114 (410) 490-7325			
DESCRIPTION OF WORK: ADDITION TO SFD OF 16' X 20' DECK WITH TWO SETS OF STEPS (3' AND 4') TO GRADE.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: 320.00 OTHER: TOTAL FLOOR AREA: 320	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE: PRIVATE HEATING SYSTEM: FIREPLACE:	# 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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	08/28/2025 HD FLOODPLAIN ZONE N/A
FRONT FT	FRONT 35 FT	ZONING	09/03/2025 WB PLUMBING N/A
SIDE FT	SIDE 20/35 FT	SEDIMENT	N/A PUB. SEWER N/A
REAR FT	REAR SEE PLAT 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	N/A FIRE MARSHAL N/A
		ELECTRICAL	N/A BACKFLOW N/A
		FOOD SERVICE	N/A ENV. HEALTH BP 08/29/2025 JEN

DATE APPROVED: 9-12-25 ADMINISTRATOR APPROVAL: Vernon 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.: BC25-07-0078
 Date of Application: 07/15/2025

BUILDING PERMIT

BUILDING LOCATION 155 SALLITT DR A STEVENSVILLE TAX ACCOUNT 1804095987 SUBDIVISION CHESAPEAKE BAY BUSINESS PARK CRITICAL AREA NO ACREAGE 16.88 TAX MAP 0048 GRID 0023 PARCEL 0130 SECTION BLOCK LOT 14ECT ZONED SIBE FRONTAGE DEPTH		PROPERTY OWNERS: KRM- LRST LLC 165 LOG CANOE CIR SUITE J STEVENSVILLE, MD 21666 HOME PHONE: (410) 604-2622 APPLICANT: KENT CONSTRUCTION GROUP ALAN NEWCOMER 117 Chews Manor Rd STEVENSVILLE MD 21666 STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																										
EXISTING USE VACANT COMMERCIAL PROPOSED USE RENOVATION REVISED PROPOSED USE CONSTRUCTION VALUE \$408,000.00		FEES ZONING \$55.00 ELECT. ADMIN. \$10.00 RENOVATION \$2,856.00 FIRE MARSHAL \$653.44 PERMIT FEE FEE ELECT. PERMIT \$515.00																										
<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>GENERAL</td> <td>KENT CONSTRUCTION GROUP 117 CHEWS MANOR RD, STEVENSVILLE MD 21666</td> <td>MD-17365809</td> <td>(240) 372-7371</td> <td></td> </tr> <tr> <td>HVAC</td> <td>LEGACY MECHANICAL GROUP</td> <td>HR-595</td> <td>(443) 282-0042</td> <td>H-1039-25</td> </tr> <tr> <td>ELECTRICIAN</td> <td>C&R ELECTRIC INC</td> <td>E-#732</td> <td>(410) 760-4224</td> <td>EC25-07-0078</td> </tr> <tr> <td>PLUMBER</td> <td>JEFFREY LUND & SONS</td> <td>PN-576</td> <td>(410) 507-5344</td> <td>P-1019-25</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	GENERAL	KENT CONSTRUCTION GROUP 117 CHEWS MANOR RD, STEVENSVILLE MD 21666	MD-17365809	(240) 372-7371		HVAC	LEGACY MECHANICAL GROUP	HR-595	(443) 282-0042	H-1039-25	ELECTRICIAN	C&R ELECTRIC INC	E-#732	(410) 760-4224	EC25-07-0078	PLUMBER	JEFFREY LUND & SONS	PN-576	(410) 507-5344	P-1019-25
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																								
GENERAL	KENT CONSTRUCTION GROUP 117 CHEWS MANOR RD, STEVENSVILLE MD 21666	MD-17365809	(240) 372-7371																									
HVAC	LEGACY MECHANICAL GROUP	HR-595	(443) 282-0042	H-1039-25																								
ELECTRICIAN	C&R ELECTRIC INC	E-#732	(410) 760-4224	EC25-07-0078																								
PLUMBER	JEFFREY LUND & SONS	PN-576	(410) 507-5344	P-1019-25																								
DESCRIPTION OF WORK: TENANT FITOUT FOR BAY AREA CHURCH TO INCLUDE: CREATE LOBBY AREA, REMOVE EXISTING OFFICE SPACES AND CREATE CLASSROOMS #3 & #4, CONVERT EXISTING ADA BATHROOM TO CAFE AREA. REMOVE EXISTING SHOWERS TO CREATE NEW OFFICE SPACE. RECONFIGURE EXISTING BATHROOM AREA & CREATE STORAGE AREA. CONVERT EXISTING OFFICE #4 TO AV AREA. CONVERT EXISTING POOL AREA TO AUDITORIUM WITH RAISED PLATFORM. CONVERT EXISTING AREA #1 TO CLASSROOMS #1 & #2 AND INFANTS AREA.																												
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: OTHER																										
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA: 8,168	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE: PUBLIC HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE: PUBLIC																									

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. 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	08/19/2025 HD	FLOODPLAIN ZONE	N/A
ZONING	08/19/2025 RO	PLUMBING	09/04/2025 CG
SEDIMENT	N/A	PUB. SEWER	08/19/2025 RC
HISTORIC	N/A	S.W. MGT.	N/A
SHA	N/A	ENTRANCE	N/A
MECHANICAL	09/04/2025 CG	FIRE MARSHAL	08/25/2025 JL
ELECTRICAL	09/08/2025	BACKFLOW	N/A
FOOD SERVICE	08/29/2025	ENV. HEALTH BP	09/04/2025 JEN

DATE APPROVED:

9-12-25

ADMINISTRATOR APPROVAL:

Vivian G. Swinson



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

BUILDING PERMIT No.: BR25-07-0653
 Date of Application: 07/29/2025

BUILDING PERMIT

BUILDING LOCATION 212 KINGFISHER LN CHESTER TAX ACCOUNT 1804126537 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.183 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 496 ZONED SMPD FRONTAGE 74 DEPTH 122		PROPERTY OWNERS: ARROYO CAP V-2 LLC LASHER, NICK 18575 JAMBOREE RD SUITE 350 IRVINE, CA 92612 HOME PHONE: (949) 272-1163 APPLICANT: K HOVNIANIAN LOLITA JUSTICE-WATKINS 101 Log Canoe Cir SUITE C2 STEVENSVILLE MD 21666 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE 4SEASONS -SFD REVISED PROPOSED USE CONSTRUCTION VALUE \$195,000.00		FEES <table border="0"> <tr> <td>ZONING</td> <td>\$55.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>BOCA FEE</td> <td>\$469.04</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>ELECT. PERMIT</td> <td>\$135.00</td> </tr> <tr> <td>4SEASNDRRRA</td> <td>\$10,546.00</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> </table>		ZONING	\$55.00	SINGLE LOT	\$55.00	SPRINKLER	\$150.00	BOCA FEE	\$469.04	ELECT. ADMIN.	\$10.00	ELECT. PERMIT	\$135.00	4SEASNDRRRA	\$10,546.00	MHB FEE	\$50.00														
ZONING	\$55.00	SINGLE LOT	\$55.00																														
SPRINKLER	\$150.00	BOCA FEE	\$469.04																														
ELECT. ADMIN.	\$10.00	ELECT. PERMIT	\$135.00																														
4SEASNDRRRA	\$10,546.00	MHB FEE	\$50.00																														
<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>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>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-1016-25</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS SERVICES INC</td> <td>E-#817</td> <td>(301) 343-2844</td> <td>ER25-07-0653</td> </tr> <tr> <td>HVAC</td> <td>MASTERS MID ATLANTIC LLC DBA AIRTRON LLC</td> <td>HM-649</td> <td>(301) 948-8950</td> <td>H-1024-25</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-1015-25</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		SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-1016-25	ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES INC	E-#817	(301) 343-2844	ER25-07-0653	HVAC	MASTERS MID ATLANTIC LLC DBA AIRTRON LLC	HM-649	(301) 948-8950	H-1024-25	PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1015-25
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																														
SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-1016-25																													
ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES INC	E-#817	(301) 343-2844	ER25-07-0653																													
HVAC	MASTERS MID ATLANTIC LLC DBA AIRTRON LLC	HM-649	(301) 948-8950	H-1024-25																													
PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1015-25																													
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 39'4" X 80'4" OVERALL TO INCLUDE 10'6" X 6' 6" X 20'6" "L" SHAPED FRONT PORCH, 10'5" X 14'10", 20' X 19'11" (3) CAR GARAGE, AND 14'2" X 19'8" SCREENED PATIO. SECOND FLOOR 36'6" X 39'4" OVERALL WITH LOFT. TUSCALOOSA FD, PHASE III 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,008.00 THIRD FLOOR: GARAGE: 570.00 DECK: OTHER: 280 - SCREENED PATIO TOTAL FLOOR AREA: 4,252	FIN BASEMENT: SECOND FLOOR: 1,214.00 FOURTH FLOOR: CARPOR: PORCH: 180.00	# BEDROOMS: 5.00 ROAD TYPE: PRIVATE WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 5.00 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:

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

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	09/02/2025 HD	FLOODPLAIN ZONE	09/02/2025 KN
FRONT FT	FRONT 20 FT	ZONING	09/03/2025 MO	PLUMBING	09/02/2025CG
SIDE FT	SIDE 5 FT	SEDIMENT	01/25/2024 AR	PUB. SEWER	09/02/2025 RC
REAR FT	REAR 10 FT	HISTORIC	N/A	S.W. MGT.	09/02/2025 KN
SIDE STREET FT	SIDE STREET FT	SHA	N/A	ENTRANCE	09/02/2025 AH
MAX. HGHT FT	MAX. HGHT 40 FT	MECHANICAL	09/02/2025 CG	FIRE MARSHAL	09/11/2025 JL
		ELECTRICAL	08/07/2025	BACKFLOW	09/02/2025 CG
		FOOD SERVICE	N/A	ENV. HEALTH BP	09/02/2025 JEN

DATE APPROVED: 9-12-25 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.: BR25-07-0625

Date of Application: 07/22/2025

BUILDING PERMIT

BUILDING LOCATION 251 REDSTART DR CHESTER TAX ACCOUNT 1804126585 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.146 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 545 ZONED SMPD FRONTAGE 63 DEPTH 122	PROPERTY OWNERS: ARROYO CAP V-2 LLC LASHER, NICK 18575 JAMBOREE RD SUITE 350 IRVINE, CA 92612 HOME PHONE: (949) 272-1163 APPLICANT: K HOVNIANIAN LOLITA JUSTICE-WATKINS 101 Log Canoe Cir SUITE C2 STEVENSVILLE MD 21666 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																														
EXISTING USE VACANT LOT PROPOSED USE 4SEASONS -SFD REVISED PROPOSED USE CONSTRUCTION VALUE \$195,000.00	FEES <table style="width:100%; border-collapse: collapse;"> <tr> <td>ELECT. PERMIT</td> <td>\$135.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>4SEASNDRRRA</td> <td>\$10,546.00</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$296.36</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> </table>	ELECT. PERMIT	\$135.00	SINGLE LOT	\$55.00	4SEASNDRRRA	\$10,546.00	MHB FEE	\$50.00	ZONING	\$55.00	SPRINKLER	\$150.00	BOCA FEE	\$296.36	ELECT. ADMIN.	\$10.00														
ELECT. PERMIT	\$135.00	SINGLE LOT	\$55.00																												
4SEASNDRRRA	\$10,546.00	MHB FEE	\$50.00																												
ZONING	\$55.00	SPRINKLER	\$150.00																												
BOCA FEE	\$296.36	ELECT. ADMIN.	\$10.00																												
<table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:15%;">CONTRACTORS</th> <th style="width:45%;">NAME</th> <th style="width:15%;">LICENSE #</th> <th style="width:15%;">PHONE#</th> <th style="width:10%;">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>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-1014-25</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS SERVICES INC</td> <td>E-#817</td> <td>(301) 343-2844</td> <td>ER25-07-0625</td> </tr> <tr> <td>HVAC</td> <td>MASTERS MID ATLANTIC LLC DBA AIRTRON LLC</td> <td>HM-649</td> <td>(301) 948-8950</td> <td>H-1023-25</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-1000-25</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		SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-1014-25	ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES INC	E-#817	(301) 343-2844	ER25-07-0625	HVAC	MASTERS MID ATLANTIC LLC DBA AIRTRON LLC	HM-649	(301) 948-8950	H-1023-25	PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1000-25
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																												
SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-1014-25																											
ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES INC	E-#817	(301) 343-2844	ER25-07-0625																											
HVAC	MASTERS MID ATLANTIC LLC DBA AIRTRON LLC	HM-649	(301) 948-8950	H-1023-25																											
PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1000-25																											
DESCRIPTION OF WORK: CONSTRUCT 1 STORY SFD. FIRST FLOOR 35' X 80'4" OVERALL TO INCLUDE 20'6" X 19'8" GARAGE, 5' X 4'4", 6' X 16'6" FRONT PORCH, AND 10'2" X 18'8" SCREENED PATIO. JENKINS II FD , PHASE IV PLANS IN REVERSE 55+ AGE RESTRICTED COMMUNITY																															
<table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;">BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</th> <th style="width:50%;">CONSTRUCTION TYPE: WOOD FRAME</th> </tr> </thead> <tbody> <tr> <td> UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 1,993.00 SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: 398.00 CARPOR: DECK: PORCH: 127.00 OTHER: 190 - SCREENED PATIO TOTAL FLOOR AREA: 2,708 </td> <td> # BEDROOMS: 2.00 # BATHROOMS: 2.00 ROAD TYPE: PRIVATE SPRINKLER: YES WATER TYPE: PUBLIC SEWER TYPE: PUBLIC HEATING SYSTEM: GAS CENTRAL AIR: YES FIREPLACE: GAS </td> </tr> </tbody> </table>		BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)	CONSTRUCTION TYPE: WOOD FRAME	UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 1,993.00 SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: 398.00 CARPOR: DECK: PORCH: 127.00 OTHER: 190 - SCREENED PATIO TOTAL FLOOR AREA: 2,708	# BEDROOMS: 2.00 # BATHROOMS: 2.00 ROAD TYPE: PRIVATE SPRINKLER: YES WATER TYPE: PUBLIC SEWER TYPE: PUBLIC HEATING SYSTEM: GAS CENTRAL AIR: YES FIREPLACE: GAS																										
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)	CONSTRUCTION TYPE: WOOD FRAME																														
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 1,993.00 SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: 398.00 CARPOR: DECK: PORCH: 127.00 OTHER: 190 - SCREENED PATIO TOTAL FLOOR AREA: 2,708	# BEDROOMS: 2.00 # BATHROOMS: 2.00 ROAD TYPE: PRIVATE SPRINKLER: YES WATER TYPE: PUBLIC SEWER TYPE: PUBLIC HEATING SYSTEM: GAS CENTRAL AIR: YES FIREPLACE: GAS																														

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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN 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			
FRONT	FT	FRONT	20 FT	BUILDING	08/28/2025 HD FLOODPLAIN ZONE 08/28/2025 KN
SIDE	FT	SIDE	5 FT	ZONING	09/03/2025 MO PLUMBING 09/02/2025 CG
REAR	FT	REAR	10 FT	SEDIMENT	01/25/2024 AR PUB. SEWER 08/29/2025 RC
SIDE STREET	FT	SIDE STREET	FT	HISTORIC	N/A S.W. MGT. 08/28/2025 KN
MAX. HGHT	FT	MAX. HGHT	40 FT	SHA	N/A ENTRANCE 08/29/2025 AH
				MECHANICAL	09/02/2025 CG FIRE MARSHAL 09/11/2025 JL
				ELECTRICAL	08/07/2025 BACKFLOW 09/02/2025 CG
				FOOD SERVICE	N/A ENV. HEALTH BP 08/29/2025 JEN

DATE APPROVED: 9-12-25

ADMINISTRATOR APPROVAL: *Vivian J. Simpson*



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

BUILDING PERMIT No.: BR25-07-0560

Date of Application: 07/01/2025

BUILDING PERMIT

BUILDING LOCATION 303 QUEENS COLONY HIGH RD STEVENSVILLE TAX ACCOUNT 1804059859 SUBDIVISION QUEEN ANNE COLONY CRITICAL AREA NO ACREAGE 0.57 TAX MAP 0070 GRID 0000 PARCEL 0064 SECTION BLOCK D LOT 7 ZONED NC-15 FRONTAGE 110 DEPTH 226		PROPERTY OWNERS: MD RESIDENTIAL BY LACROSSE LLC NICHOLS, KRISTIN PO BOX 1118 HOME PHONE: (410) 604-3701 APPLICANT: MD RESIDENTIAL BY LACROSSE LLC KRISTIN NICHOLS Po Box 1118 STEVENSVILLE MD 21666 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 \$195,000.00		FEES <table border="0"> <tr> <td>SCHOOLS</td> <td>\$11,858.40</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>FIRE DIST 9</td> <td>\$1,360.80</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>BOCA FEE</td> <td>\$333.68</td> </tr> <tr> <td>FEE IN LIEU - CA-TREE REMOVAL</td> <td>\$350.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>ROADS FEE</td> <td>\$500.00</td> <td>PARKS & REC</td> <td>\$1,312.20</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$155.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> </table>		SCHOOLS	\$11,858.40	ZONING	\$55.00	FIRE DIST 9	\$1,360.80	MHB FEE	\$50.00	ELECT. ADMIN.	\$10.00	BOCA FEE	\$333.68	FEE IN LIEU - CA-TREE REMOVAL	\$350.00	SPRINKLER	\$150.00	ROADS FEE	\$500.00	PARKS & REC	\$1,312.20	ELECT. PERMIT	\$155.00	SINGLE LOT	\$55.00						
SCHOOLS	\$11,858.40	ZONING	\$55.00																														
FIRE DIST 9	\$1,360.80	MHB FEE	\$50.00																														
ELECT. ADMIN.	\$10.00	BOCA FEE	\$333.68																														
FEE IN LIEU - CA-TREE REMOVAL	\$350.00	SPRINKLER	\$150.00																														
ROADS FEE	\$500.00	PARKS & REC	\$1,312.20																														
ELECT. PERMIT	\$155.00	SINGLE LOT	\$55.00																														
<table border="0"> <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>MD RESIDENTIAL BY LACROSSE LLC PO BOX 1118, STEVENSVILLE, MD 21666</td> <td>MHBR-7238</td> <td>(410) 604-3701</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>BRAMBLES ELECTRIC INC.</td> <td>E-#857</td> <td>(443) 496-1961</td> <td>ER25-07-0560</td> </tr> <tr> <td>PLUMBER</td> <td>J.W. SHEPHERD INC</td> <td>PR-154</td> <td>(410) 827-6778</td> <td>P-0911-25</td> </tr> <tr> <td>SPRINKLER</td> <td>ABSOLUTE FIRE PROTECTION</td> <td>MSC-#4</td> <td>(410) 544-7771</td> <td>BF-0912-25</td> </tr> <tr> <td>HVAC</td> <td>WILLIAM H METCALFE & SONS</td> <td>HM#105</td> <td>(301) 368-6330</td> <td>H-0913-25</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	MD RESIDENTIAL BY LACROSSE LLC PO BOX 1118, STEVENSVILLE, MD 21666	MHBR-7238	(410) 604-3701		ELECTRICIAN	BRAMBLES ELECTRIC INC.	E-#857	(443) 496-1961	ER25-07-0560	PLUMBER	J.W. SHEPHERD INC	PR-154	(410) 827-6778	P-0911-25	SPRINKLER	ABSOLUTE FIRE PROTECTION	MSC-#4	(410) 544-7771	BF-0912-25	HVAC	WILLIAM H METCALFE & SONS	HM#105	(301) 368-6330	H-0913-25
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																													
MHBR	MD RESIDENTIAL BY LACROSSE LLC PO BOX 1118, STEVENSVILLE, MD 21666	MHBR-7238	(410) 604-3701																														
ELECTRICIAN	BRAMBLES ELECTRIC INC.	E-#857	(443) 496-1961	ER25-07-0560																													
PLUMBER	J.W. SHEPHERD INC	PR-154	(410) 827-6778	P-0911-25																													
SPRINKLER	ABSOLUTE FIRE PROTECTION	MSC-#4	(410) 544-7771	BF-0912-25																													
HVAC	WILLIAM H METCALFE & SONS	HM#105	(301) 368-6330	H-0913-25																													
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 44' X 40' OVERALL TO INCLUDE 19'2" X 22'6" GARAGE, AND 11' X 9'2", 11'9" X 4'2" "L" SHAPED FRONT PORCH. SECOND FLOOR 35'10" X 42' OVERALL. MODEL: THE DORAL, ELEVATION 4 (28')																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,091.00 THIRD FLOOR: GARAGE: 378.00 DECK: OTHER: TOTAL FLOOR AREA: 2,956	FIN BASEMENT: SECOND FLOOR: 1,339.00 FOURTH FLOOR: CARPORT: PORCH: 148.00	# BEDROOMS: 4.00 # BATHROOMS: 3.00 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE: PRIVATE SEWER TYPE: PUBLIC HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE: GAS																															

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:
 AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. 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. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. OWNER MUST PLANT (2) 4'-6" TALL CONTAINER GROWN NATIVE TREES PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR INSPECTION. (10) TREES WERE PAID VIA FEE IN LIEU. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

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	08/07/2025 HD	FLOODPLAIN ZONE	08/07/2025 KN
ZONING	08/19/2025 MO	PLUMBING	08/11/2025 CG
SEDIMENT	07/14/2025 AR	PUB. SEWER	09/11/2025 AC
HISTORIC	N/A	S.W. MGT.	09/10/2025 KN
SHA	N/A	ENTRANCE	08/07/2025 AH
MECHANICAL	08/11/2025 CG	FIRE MARSHAL	08/18/2025 JB
ELECTRICAL	07/14/2025	BACKFLOW	08/11/2025 CG
FOOD SERVICE	N/A	ENV. HEALTH BP	08/07/2025 JEN

DATE APPROVED: 9-12-25

ADMINISTRATOR APPROVAL: *Vivian G Swinson*