



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

ZONING CERTIFICATE #: Z25-08-0399

Date of Application: 08/12/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804005058	302 ACKERMAN RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	BAKER, WILLIAM & BRENDA	TAX MAP 0048	BLOCK DD	PARCEL 0146
OWNER ADDRESS:	302 ACKERMAN RD STEVENSVILLE, MD 21666	LOT 17	SECTION	ZONED NC-15
HOME PHONE:	(410) 490-7981	CRITICAL AREA NO		ACREAGE 0.34
		SUBDIVISION CLOVERFIELDS		
		BUILDING VALUE \$2,500.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	WILLIAM & BRENDA BAKER	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	302 Ackerman Rd STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:	
PHONE:	(410) 490-7981	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: 3 FT	REAR: 3 FT	PROPOSED USE: ACCESSORY STRUCTURE <200SF
SIDE STREET: FT	HEIGHT: 20 FT		
WORK DESCRIPTION: REMOVE EXISTING 8' X 20' SHED AND INSTALL 12' X 16' SHED			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH BP	09/19/2025 JEN
HOA REVIEW	09/17/2025 MP
S.W. MGT.	09/22/2025 KN
SANITARY DEPT	09/17/2025 RC
ZONING	09/22/2025 MO

NOTE: Separate electrical and plumbing permits are required prior to permit being issued. Electrician & Plumber must have Queen Anne's County Licenses! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered valid if construction is continuous.

Conditions:

ANY ELECTRICAL WORK ADDED TO THIS STRUCTURE WILL REQUIRE AN APPROVED QUEEN ANNE'S COUNTY ELECTRICAL PERMIT AND AN INSPECTION BY THE MIDDLE DEPARTMENT INSPECTION AGENCY.
 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.

ADMINISTRATOR APPROVAL: Vivian J. Johnson DATE APPROVED: 10-14-25



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

BUILDING PERMIT No.: BC25-09-0101
 Date of Application: 09/05/2025

BUILDING PERMIT

BUILDING LOCATION 105 PULLMAN XING GRASONVILLE TAX ACCOUNT 1805047846 SUBDIVISION CRITICAL AREA YES ACREAGE 2.1 TAX MAP 058H GRID 0002 PARCEL 0058 SECTION BLOCK LOT 6 ZONED UC FRONTAGE DEPTH		PROPERTY OWNERS: GRASONVILLE STATION LLC P O BOX 857 CENTREVILLE, MD 21617 HOME PHONE: (443) 496-6969 APPLICANT: NB+C LLC SAMANTHA ECK 6095 Marshalee Dr SUITE 300 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL									
EXISTING USE TOWER PROPOSED USE ANTENNA REVISED PROPOSED USE CONSTRUCTION VALUE \$40,000.00		FEES <table border="0"> <tr> <td>ELECT. PERMIT</td> <td>\$260.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>ANTENNAS/TOWERS</td> <td>\$75.00</td> </tr> </table>		ELECT. PERMIT	\$260.00	ELECT. ADMIN.	\$10.00	ZONING	\$55.00	ANTENNAS/TOWERS	\$75.00
ELECT. PERMIT	\$260.00	ELECT. ADMIN.	\$10.00								
ZONING	\$55.00	ANTENNAS/TOWERS	\$75.00								
CONTRACTORS NAME LICENSE # PHONE# PERMIT# GENERAL TEL TRONIC TOWERS INC MD-16363570 (410) 507-3223 ELECTRICIAN BRS ELECTRICAL CONTRACTOR LLC E-1429 (443) 745-8060											
DESCRIPTION OF WORK: INSTALL (9) ANTENNAS AND (6) RRHS AT 75' ON EXISTING TOWER. IN EXISTING COMPOUND INSTALL 12'6" X 21' CONCRETE PAD FOR NEW EQUIPMENT CABINETS, GENERATOR (TO BE FUELED BY FUTURE PROPANE TANK), AND ICE BRIDGE. TOWER HEIGHT 90'. INSTALL FOR VERIZON.											
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:		# BEDROOMS: # BATHROOMS: ROAD TYPE: SPRINKLER: WATER TYPE: PRIVATE SEWER TYPE: PRIVATE HEATING SYSTEM: 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:
 PROPOSED PROPANE TANK MUST BE APPLIED FOR ON A SEPERATE PERMIT. MUST COMPLY WITH BOARD OF APPEALS CASE #BOA-24-08-0191 APPROVED 03/12/25. TOWER HEIGHT 90'. MUST COMPLY WITH CURRENT EDITION OF NATIONAL ELECTRICAL CODE.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT FT
SIDE FT	SIDE FT
REAR FT	REAR FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT FT

APPROVALS:

BUILDING	HD	10/09/2025	FLOODPLAIN ZONE	N/A
ZONING	BO	10/09/2025	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		09/30/2025	BACKFLOW	N/A
FOOD SERVICE		N/A	SENIOR PLANNER	10/14/25

DATE APPROVED: 10-14-25

ADMINISTRATOR APPROVAL: *Vivian J. Surdon* DS



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

BUILDING PERMIT No.: BR25-08-0684
 Date of Application: 08/08/2025

BUILDING PERMIT

BUILDING LOCATION 339 KINGFISHER LN CHESTER TAX ACCOUNT 1804126621 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.178 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 581 ZONED SMPD FRONTAGE DEPTH		PROPERTY OWNERS: FRICK, WALTER ELLISON, ELDORA 339 KINGFISHER LN CHESTER, MD 21619 HOME PHONE: (240) 818-8752 APPLICANT: HERITAGE OUTDOOR SOLUTIONS ALEC HUBER 909 Belfast Rd STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																					
EXISTING USE RESIDENCE PROPOSED USE ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$120,000.00		FEES ELECT. ADMIN. \$10.00 BOCA FEE \$82.56 ZONING \$55.00 ELECT. PERMIT \$90.00																					
<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>HERITAGE OUTDOOR SOLUTIONS 909 BELFAST RD, SPARKS GLENCOE, MD 21152</td> <td>MHIC 23872</td> <td>(443) 687-4659</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>WESTMINSTER ELECTRICAL SERVICES LLC</td> <td>E-000426-2025</td> <td>(443) 375-1346</td> <td></td> </tr> <tr> <td>PLUMBER</td> <td>ELITE PLUMBING & HOME SERVICES</td> <td>PN-821</td> <td>(443) 343-2284</td> <td>P-1139-25</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHIC	HERITAGE OUTDOOR SOLUTIONS 909 BELFAST RD, SPARKS GLENCOE, MD 21152	MHIC 23872	(443) 687-4659		ELECTRICIAN	WESTMINSTER ELECTRICAL SERVICES LLC	E-000426-2025	(443) 375-1346		PLUMBER	ELITE PLUMBING & HOME SERVICES	PN-821	(443) 343-2284	P-1139-25
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																			
MHIC	HERITAGE OUTDOOR SOLUTIONS 909 BELFAST RD, SPARKS GLENCOE, MD 21152	MHIC 23872	(443) 687-4659																				
ELECTRICIAN	WESTMINSTER ELECTRICAL SERVICES LLC	E-000426-2025	(443) 375-1346																				
PLUMBER	ELITE PLUMBING & HOME SERVICES	PN-821	(443) 343-2284	P-1139-25																			
DESCRIPTION OF WORK: CONSTRUCT ADDITION TO EXISTING SFD OF A 16' X 49' & 9'7" X 25'8" DECK WITH 16' 49' & 9'7" X 25'8" MOTORIZED PERGOLA OVER DECK. INSTALL OUTDOOR KITCHEN AND GAS FIRE PLACE ON DECK. KITCHEN TO INCLUDE REFRIGERATOR, GRILL, BURNER, (2) SINKS, ICE MAKER, DISH WASHER RELOCATED FROM DWELLING, AND CABINETS.																							
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPOR: DECK: 1,032.00 PORCH: OTHER: TOTAL FLOOR AREA: 1,032		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: # BATHROOMS: ROAD TYPE: SPRINKLER: WATER TYPE: PUBLIC SEWER TYPE: PUBLIC HEATING SYSTEM: 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:
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN 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 20 FT
SIDE FT	SIDE 5 FT
REAR FT	REAR 10 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	HP 09/26/2025	FLOODPLAIN ZONE	N/A
ZONING	NU 10/01/2025	PLUMBING	CS 10/03/2025
SEDIMENT	N/A	PUB. SEWER	EC 09/29/2025
HISTORIC	N/A	S.W. MGT.	09/29/2025
SHA	N/A	ENTRANCE	N/A
MECHANICAL	N/A	FIRE MARSHAL	N/A
ELECTRICAL	10/02/2025	BACKFLOW	N/A
FOOD SERVICE	N/A	ENV. HEALTH BP	JEN 09/26/2025

DATE APPROVED: 10-14-25

ADMINISTRATOR APPROVAL: Vran J. Ginson



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

BUILDING PERMIT No.: BR25-07-0648
 Date of Application: 07/29/2025

BUILDING PERMIT

BUILDING LOCATION 312 GRASONVILLE CEMETERY RD GRASONVILLE TAX ACCOUNT 1805000084 SUBDIVISION GREEN LAWN VILLAGE CRITICAL AREA NO ACREAGE 0.658 TAX MAP 058I GRID 0014 PARCEL 0648 SECTION BLOCK A LOT 7 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: OLMSTEAD, BERT 312 GRASONVILLE CEMETERY RD GRASONVILLE, MD 21638 HOME PHONE: (302) 399-5408 APPLICANT: BRYANT HOMES INC JIM DAVIDSON 200 Fantasy LN STEVENSVILLE MD 21666 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$1,000.00		FEES BOCA FEE \$35.00 ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: CONSTRUCT ADDITION TO SFD UNDER CONSTRUCTION (BR25-06-0474) OF A 4' X 3' LANDING WITH STEPS TO GRADE OFF OF EXISTING UTILITY ROOM.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPORT: DECK: 12.00 PORCH: OTHER: TOTAL FLOOR AREA: 12		# BEDROOMS: # BATHROOMS: ROAD TYPE: SPRINKLER: WATER TYPE: PRIVATE SEWER TYPE: PUBLIC HEATING SYSTEM: 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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE		BUILDING	09/02/2025 HD	FLOODPLAIN ZONE	N/A
FRONT	FT	FRONT	35 FT	ZONING	09/03/2025 RO	PLUMBING	N/A
SIDE	FT	SIDE	15/35 FT	SEDIMENT	N/A	PUB. SEWER	09/02/2025 RC
REAR	FT	REAR	50 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	09/03/2025 JEN

DATE APPROVED: 10-14-25 **ADMINISTRATOR APPROVAL:** Vuong Swinson



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

BUILDING PERMIT No.: BR25-08-0693
 Date of Application: 08/12/2025

BUILDING PERMIT

BUILDING LOCATION 138 CHAR NOR MANOR BLVD CHESTERTOWN TAX ACCOUNT 1807011024 SUBDIVISION CHAR NOR MANOR CRITICAL AREA YES ACREAGE 0.344 TAX MAP 0004 GRID 0006 PARCEL 0076 SECTION BLOCK C LOT 20 21 ZONED NC-20T FRONTAGE DEPTH		PROPERTY OWNERS: SCHULTHEIS, JAMES 138 CHAR NOR MANOR BLVD CHESTERTOWN, MD 21620 HOME PHONE: (410) 699-6613 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE PELLET STOVE REVISED PROPOSED USE CONSTRUCTION VALUE \$0.00		FEES FIREPLACE \$35.00 ZONING \$55.00 PERMIT FEE	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: INSTALL FREESTANDING WOOD STOVE			
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: HEATING SYSTEM: FIREPLACE: WOOD	# BATHROOMS: SPRINKLER: SEWER TYPE: 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. 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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE		BUILDING	09/17/2025 HD	FLOODPLAIN ZONE	09/17/2025 KN
FRONT	FT	FRONT	FT	ZONING	09/18/2025 WB	PLUMBING	N/A
SIDE	FT	SIDE	FT	SEDIMENT	N/A	PUB. SEWER	N/A
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	N/A	BACKFLOW	N/A
				FOOD SERVICE	N/A	ENV. HEALTH BP	09/19/2025 JEN

DATE APPROVED: 10-14-25 ADMINISTRATOR APPROVAL: Kieran 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.: BR25-07-0664
 Date of Application: 07/30/2025

BUILDING PERMIT

BUILDING LOCATION 316 MACUM CREEK DR CHESTER TAX ACCOUNT 1804121082 SUBDIVISION GIBSONS GRANT CRITICAL AREA YES ACREAGE 0.237 TAX MAP 0057 GRID 0004 PARCEL 0045 SECTION BLOCK LOT 249 ZONED CMPD FRONTAGE DEPTH		PROPERTY OWNERS: KARLE, KENNETH & DIANE 316 MACUM CREEK DR CHESTER, MD 21619 HOME PHONE: (201) 978-4518 APPLICANT: 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 \$10,000.00		FEES ZONING \$55.00 BOCA FEE \$35.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: CONSTRUCT ADDITION TO EXISTING SFD OF 14'9" X 19' DECK WITH STAIRS TO GRADE. REPLACE EXISTING WINDOW WITH EXTERIOR DOOR.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: 280.00 OTHER: TOTAL FLOOR AREA: 280	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE: PUBLIC 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:

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 25 FT
SIDE FT	SIDE 5 FT
REAR FT	REAR 5 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 35 FT

APPROVALS:

BUILDING	HD 09/02/2025
ZONING	BO 09/02/2025
SEDIMENT	N/A
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	N/A
FOOD SERVICE	N/A

FLOODPLAIN ZONE	N/A
PLUMBING	N/A
PUB. SEWER	EC 08/29/2025
S.W. MGT.	N/A
ENTRANCE	N/A
FIRE MARSHAL	N/A
BACKFLOW	N/A
ENV. HEALTH BP	09/02/2025

DATE APPROVED: 10-14-25

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.: BR25-08-0732
 Date of Application: 08/22/2025

BUILDING PERMIT

BUILDING LOCATION 2823 COX NECK RD CHESTER TAX ACCOUNT 1804093674 SUBDIVISION SOUTHWIND SECTION I CRITICAL AREA YES ACREAGE 1.5 TAX MAP 0064 GRID 0019 PARCEL 0299 SECTION 1 BLOCK LOT 12 ZONED NC-1 FRONTAGE DEPTH		PROPERTY OWNERS: TOKARSKI, KEVIN KELLEY, BEVERLY 2823 COX NECK RD CHESTER, MD 21619 HOME PHONE: (410) 604-3692 APPLICANT: SOLAR ENERGY SERVICES INC ERIN MCMAHAN 1514 Jabez Run 103 MILLERSVILLE MD 21108 STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																
EXISTING USE RESIDENCE PROPOSED USE SOLAR PANELS REVISED PROPOSED USE CONSTRUCTION VALUE \$48,600.00		FEES <table border="0"> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$400.20</td> <td>COPIES AND MISC</td> <td>\$92.50</td> </tr> <tr> <td>SOLAR ARRAYS 1-50</td> <td>\$250.00</td> <td></td> <td></td> </tr> </table>		ELECT. ADMIN.	\$10.00	ZONING	\$55.00	ELECT. PERMIT	\$400.20	COPIES AND MISC	\$92.50	SOLAR ARRAYS 1-50	\$250.00					
ELECT. ADMIN.	\$10.00	ZONING	\$55.00															
ELECT. PERMIT	\$400.20	COPIES AND MISC	\$92.50															
SOLAR ARRAYS 1-50	\$250.00																	
<table border="0"> <tr> <td>CONTRACTORS</td> <td>NAME</td> <td>LICENSE #</td> <td>PHONE#</td> <td>PERMIT#</td> </tr> <tr> <td>MHIC</td> <td>SOLAR ENERGY SERVICES INC 1514 JABEZ RUN 103, MILLERSVILLE, MD 21108</td> <td>MHIC 126915</td> <td>(410) 923-6090</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>SOLAR ENERGY SERVICES INC</td> <td>E-000343-2024</td> <td>(410) 923-6090</td> <td>ER25-08-0732</td> </tr> </table>		CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHIC	SOLAR ENERGY SERVICES INC 1514 JABEZ RUN 103, MILLERSVILLE, MD 21108	MHIC 126915	(410) 923-6090		ELECTRICIAN	SOLAR ENERGY SERVICES INC	E-000343-2024	(410) 923-6090	ER25-08-0732		
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#														
MHIC	SOLAR ENERGY SERVICES INC 1514 JABEZ RUN 103, MILLERSVILLE, MD 21108	MHIC 126915	(410) 923-6090															
ELECTRICIAN	SOLAR ENERGY SERVICES INC	E-000343-2024	(410) 923-6090	ER25-08-0732														
DESCRIPTION OF WORK: REMOVE EXISTING (34) SOLAR PANELS FROM ROOF OF EXISTING SFD AND INSTALL (46) 435 WATT ROOF MOUNTED SOLAR PANELS TO EXISTING SFD.																		
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE:																
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: 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:
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLANS FOR PERMITS Z19-05-0126 & Z20-06-0191 PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR INSPECTION. 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				APPROVALS:			
ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE		BUILDING	09/23/2025 HD	FLOODPLAIN ZONE	09/23/2025 KN
FRONT	FT	FRONT	FT	ZONING	09/23/2025 RO	PLUMBING	N/A
SIDE	FT	SIDE	FT	SEDIMENT	N/A	PUB. SEWER	N/A
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	08/22/2025	BACKFLOW	N/A
				FOOD SERVICE	N/A	ENV. HEALTH WELL	N/A

DATE APPROVED: 10-14-25 **ADMINISTRATOR APPROVAL:** *Vnan J. Gunson*



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

BUILDING PERMIT No.: BR25-08-0684
 Date of Application: 08/08/2025

BUILDING PERMIT

BUILDING LOCATION 339 KINGFISHER LN CHESTER TAX ACCOUNT 1804126621 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.178 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 581 ZONED SMPD FRONTAGE DEPTH		PROPERTY OWNERS: FRICK, WALTER ELLISON, ELDORA 339 KINGFISHER LN CHESTER, MD 21619 HOME PHONE: (240) 818-8752 APPLICANT: HERITAGE OUTDOOR SOLUTIONS ALEC HUBER 909 Belfast Rd STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																					
EXISTING USE RESIDENCE PROPOSED USE ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$120,000.00		FEES <table border="0"> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>BOCA FEE</td> <td>\$82.56</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>ELECT. PERMIT</td> <td>\$90.00</td> </tr> </table>		ELECT. ADMIN.	\$10.00	BOCA FEE	\$82.56	ZONING	\$55.00	ELECT. PERMIT	\$90.00												
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<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>MHIC</td> <td>HERITAGE OUTDOOR SOLUTIONS 909 BELFAST RD, SPARKS GLENCOE, MD 21152</td> <td>MHIC 23872</td> <td>(443) 687-4659</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>WESTMINSTER ELECTRICAL SERVICES LLC</td> <td>E-000426-2025</td> <td>(443) 375-1346</td> <td></td> </tr> <tr> <td>PLUMBER</td> <td>ELITE PLUMBING & HOME SERVICES</td> <td>PN-821</td> <td>(443) 343-2284</td> <td>P-1139-25</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHIC	HERITAGE OUTDOOR SOLUTIONS 909 BELFAST RD, SPARKS GLENCOE, MD 21152	MHIC 23872	(443) 687-4659		ELECTRICIAN	WESTMINSTER ELECTRICAL SERVICES LLC	E-000426-2025	(443) 375-1346		PLUMBER	ELITE PLUMBING & HOME SERVICES	PN-821	(443) 343-2284	P-1139-25
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PLUMBER	ELITE PLUMBING & HOME SERVICES	PN-821	(443) 343-2284	P-1139-25																			
DESCRIPTION OF WORK: CONSTRUCT ADDITION TO EXISTING SFD OF A 16' X 49' & 9'7" X 25'8" DECK WITH 16' 49' & 9'7" X 25'8" MOTORIZED PERGOLA OVER DECK. INSTALL OUTDOOR KITCHEN AND GAS FIRE PLACE ON DECK. KITCHEN TO INCLUDE REFRIGERATOR, GRILL, BURNER, (2) SINKS, ICE MAKER, DISH WASHER RELOCATED FROM DWELLING, AND CABINETS.																							
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																					
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: 1,032.00 OTHER: TOTAL FLOOR AREA: 1,032	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE: PUBLIC 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:

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

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE		BUILDING	HP 09/26/2025	FLOODPLAIN ZONE	N/A
FRONT	FT	FRONT	20 FT	ZONING	NO 10/01/2025	PLUMBING	CS 10/03/2025
SIDE	FT	SIDE	5 FT	SEDIMENT	N/A	PUB. SEWER	EC 09/29/2025
REAR	FT	REAR	10 FT	HISTORIC	N/A	S.W. MGT.	09/29/2025
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	10/02/2025	BACKFLOW	N/A
				FOOD SERVICE	N/A	ENV. HEALTH BP	JEN 09/26/2025

DATE APPROVED: 10-14-25

ADMINISTRATOR APPROVAL: Vran J. Ginson



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

BUILDING PERMIT No.: BR25-07-0593
 Date of Application: 07/14/2025

BUILDING PERMIT

BUILDING LOCATION 369 HEMSLEY DR QUEENSTOWN TAX ACCOUNT 1805024021 SUBDIVISION GOVERNOR GRASON MANOR CRITICAL AREA NO ACREAGE 1.3 TAX MAP 0066 GRID 0002 PARCEL 0081 SECTION 1 BLOCK LOT 55 ZONED NC-1 FRONTAGE DEPTH			PROPERTY OWNERS: HOBBY, PETER HOACHLANDER, ANICE 369 HEMSLEY DR QUEENSTOWN, MD 21658 HOME PHONE: (301) 704-3435 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
EXISTING USE RESIDENTIAL PROPOSED USE ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$2,500.00			FEES COPIES AND \$15.00 BOCA FEE \$35.00 MISC ZONING \$55.00		
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000					
DESCRIPTION OF WORK: CONSTRUCT ADDITION TO EXISTING DECK A 4' X 4' LANDING WITH STEPS TO GRADE.					
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)			CONSTRUCTION TYPE: WOOD FRAME		
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: 12 LANDING TOTAL FLOOR AREA: 12		FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORY: PORCH:		# BEDROOMS: 0.00 # BATHROOMS: 0.00 ROAD TYPE: PRIVATE SPRINKLER: NO WATER TYPE: PRIVATE SEWER TYPE: PRIVATE HEATING SYSTEM: NONE CENTRAL AIR: NO 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:

OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. OWNER MUST PLANT (1) 4'-6" TALL CONTAINER GROWN NATIVE TREE FOR PERMIT S24-08-0427 PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR INSPECTION.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	08/25/2025 HD	FLOODPLAIN ZONE	08/22/2025 KN		
FRONT	FRONT	ZONING	09/02/2025 RO	PLUMBING	N/A		
FT	35 FT	SEDIMENT	N/A	PUB. SEWER	N/A		
SIDE	SIDE	HISTORIC	N/A	S.W. MGT.	N/A		
FT	20 FT	SHA	N/A	ENTRANCE	N/A		
REAR	REAR	MECHANICAL	N/A	FIRE MARSHAL	N/A		
FT	100 FT	ELECTRICAL	N/A	BACKFLOW	N/A		
SIDE STREET	SIDE STREET	FOOD SERVICE	N/A	ENV. HEALTH BP	08/25/2025 JEN		
FT	FT						
MAX. HGHT	MAX. HGHT						
FT	40 FT						

DATE APPROVED: 10-14-25 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.: BR25-06-0484

Date of Application: 06/10/2025

BUILDING PERMIT

BUILDING LOCATION 209 PONDVIEW DR CENTREVILLE TAX ACCOUNT 1803033945 SUBDIVISION CLAIBORNE FIELDS CRITICAL AREA NO ACREAGE 1.01 TAX MAP 0036 GRID 0017 PARCEL 0066 SECTION VII BLOCK LOT 114 ZONED AG FRONTAGE DEPTH		PROPERTY OWNERS: HILL, NICHOLAS & SHANNON 209 PONDVIEW DR CENTREVILLE, MD 21617 HOME PHONE: (419) 603-8087 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
EXISTING USE RESIDENCE PROPOSED USE ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$4,500.00		FEES ZONING \$55.00 BOCA FEE \$35.00		
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#
OWNER	OWNER	QAC1000		
DESCRIPTION OF WORK: CONSTRUCT ADDITION TO EXISTING SFD OF A 16' X 15'6" & 11' X 5' "L SHAPED" DECK WITH STEPS TO GRADE.				
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME		
UNFIN. BASEMENT:	FIN BASEMENT:	# BEDROOMS:	# BATHROOMS:	
FIRST FLOOR:	SECOND FLOOR:	ROAD TYPE:	SPRINKLER:	
THIRD FLOOR:	FOURTH FLOOR:	WATER TYPE: PRIVATE	SEWER TYPE: PRIVATE	
GARAGE:	CARPORIT:	HEATING SYSTEM:	CENTRAL AIR:	
DECK: 303.00	PORCH:	FIREPLACE:		
OTHER:				
TOTAL FLOOR AREA: 303				

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	FRONT 118 FT	ZONING	07/15/2025 WB	PLUMBING	N/A		
SIDE	SIDE 20 FT	SEDIMENT	N/A	PUB. SEWER	N/A		
REAR	REAR 50 FT	HISTORIC	N/A	S.W. MGT.	N/A		
SIDE STREET	SIDE STREET FT	SHA	N/A	ENTRANCE	N/A		
MAX. HGHT	MAX. HGHT 40 FT	MECHANICAL	N/A	FIRE MARSHAL	N/A		
		ELECTRICAL	N/A	BACKFLOW	N/A		
		FOOD SERVICE	N/A	ENV. HEALTH BP	07/11/2025 JEN		

DATE APPROVED: 10-14-25 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.: BR25-06-0544

Date of Application: 06/27/2025

BUILDING PERMIT

BUILDING LOCATION 111 BEACH HARBOR DR 134B GRASONVILLE TAX ACCOUNT 1805002400 SUBDIVISION BEACH HARBOR CRITICAL AREA YES ACREAGE 38.514 TAX MAP 058E GRID 0013 PARCEL 0140 SECTION BLOCK LOT 134B ZONED SR, UC FRONTAGE DEPTH		PROPERTY OWNERS: BEACH HARBOR CAMPERS CO-OP 111 BEACH HARBOR DR GRASONVILLE, MD 21638 HOME PHONE: (410) 827-7173 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 \$100.00		FEES ZONING \$55.00 BOCA FEE \$35.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: INSTALL FLOOD VENTS AND ANCHORS FOR EXISTING 8' X 8' SHED. FOR FLOOD COMPLIANCE.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: OTHER	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: 64 TOTAL FLOOR AREA: 64	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE: PUBLIC 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:
 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. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. SHED MUST BE ANCHORED AND VENTED OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	07/28/2025 HD
FRONT	FRONT	ZONING	08/08/2025 RO
6 FT	6 FT	SEDIMENT	N/A
SIDE	SIDE	HISTORIC	N/A
6 FT	6 FT	SHA	N/A
REAR	REAR	MECHANICAL	N/A
6 FT	6 FT	ELECTRICAL	N/A
SIDE STREET	SIDE STREET	FOOD SERVICE	N/A
FT	FT	FLOODPLAIN ZONE	08/13/2025 KN
MAX. HGHT	MAX. HGHT	PLUMBING	N/A
20 FT	20 FT	PUB. SEWER	07/28/2025 RC
		S.W. MGT.	07/28/2025 KN
		ENTRANCE	N/A
		FIRE MARSHAL	N/A
		BACKFLOW	N/A
		ENV. HEALTH BP	07/31/2025 JEN

DATE APPROVED: 10-14-25

ADMINISTRATOR APPROVAL: Kieran 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.: BR25-06-0543

Date of Application: 06/27/2025

BUILDING PERMIT

BUILDING LOCATION 111 BEACH HARBOR DR 134B GRASONVILLE TAX ACCOUNT 1805002400 SUBDIVISION BEACH HARBOR CRITICAL AREA YES ACREAGE 38.514 TAX MAP 058E GRID 0013 PARCEL 0140 SECTION BLOCK LOT ZONED SR, UC FRONTAGE DEPTH		PROPERTY OWNERS: BEACH HARBOR CAMPERS CO-OP 111 BEACH HARBOR DR GRASONVILLE, MD 21638 HOME PHONE: (410) 827-7173 APPLICANT: BERNARD KIRKLEWSKI 242 Hayden Rd CENTREVILLE, MD 21617 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 \$100.00		FEES BOCA FEE \$35.00 ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: INSTALL FLOOD VENTS AND ANCHORS FOR EXISTING 8' X 8' SHED. FOR FLOOD COMPLIANCE.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: 64 TOTAL FLOOR AREA: 64	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE: PUBLIC 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. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. SHED MUST BE ANCHORED AND VENTED 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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT 6 FT	FRONT FT
SIDE 6 FT	SIDE FT
REAR 6 FT	REAR FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT 20 FT	MAX. HGHT FT

APPROVALS:

BUILDING	07/28/2025 HD	FLOODPLAIN ZONE	08/13/2025 KN
ZONING	08/08/2025 RO	PLUMBING	N/A
SEDIMENT	N/A	PUB. SEWER	07/28/2025 RC
HISTORIC	N/A	S.W. MGT.	07/28/2025 KN
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	0731/2025 JEN

DATE APPROVED: 10-14-25

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.: BR25-06-0504

Date of Application: 06/16/2025

BUILDING PERMIT

BUILDING LOCATION 203 RIVERSIDE DR CHESTER TAX ACCOUNT 1804061810 SUBDIVISION CRITICAL AREA YES ACREAGE 0.249 TAX MAP 0057 GRID 0020 PARCEL 0124 SECTION BLOCK LOT ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: BETTER WORLD BUILDERS LLC HOGAN, C/O TIMOTHY 2077 SOMERVILLE RD STE 206 GLEN BURNIE, MD 21401 HOME PHONE: (410) 266-5100 APPLICANT: 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 \$529,000.00		FEES PARKS & REC \$1,609.08 MHB FEE \$50.00 ELECT. ADMIN. \$10.00 BOCA FEE \$429.76 SPRINKLER \$150.00 ZONING \$55.00 SINGLE LOT \$55.00 SCHOOLS \$14,481.72 FIRE DIST 1 \$1,669.80 ELECT. PERMIT \$155.00																															
<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>ARTISAN INVESTMENTS, LLC 244 N MARKET ST, FREDERICK, MD 21701</td> <td>MHBR-8226</td> <td>(301) 524-4471</td> <td></td> </tr> <tr> <td>SPRINKLER</td> <td>BLAZEGUARD</td> <td>MSC 72</td> <td>(410) 549-6313</td> <td>BF-1028-25</td> </tr> <tr> <td>HVAC</td> <td>WILLIAM H METCALFE & SONS</td> <td>HM#105</td> <td>(301) 368-6330</td> <td>H-1041-25</td> </tr> <tr> <td>PLUMBER</td> <td>JW SHEPHERD INC</td> <td>PR-154</td> <td>(410) 827-6778</td> <td>P-1027-25</td> </tr> <tr> <td>ELECTRICIAN</td> <td>BRAMBLES ELECTRIC INC.</td> <td>E-#857</td> <td>(443) 496-1961</td> <td>ER25-06-0504</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	ARTISAN INVESTMENTS, LLC 244 N MARKET ST, FREDERICK, MD 21701	MHBR-8226	(301) 524-4471		SPRINKLER	BLAZEGUARD	MSC 72	(410) 549-6313	BF-1028-25	HVAC	WILLIAM H METCALFE & SONS	HM#105	(301) 368-6330	H-1041-25	PLUMBER	JW SHEPHERD INC	PR-154	(410) 827-6778	P-1027-25	ELECTRICIAN	BRAMBLES ELECTRIC INC.	E-#857	(443) 496-1961	ER25-06-0504
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MHBR	ARTISAN INVESTMENTS, LLC 244 N MARKET ST, FREDERICK, MD 21701	MHBR-8226	(301) 524-4471																														
SPRINKLER	BLAZEGUARD	MSC 72	(410) 549-6313	BF-1028-25																													
HVAC	WILLIAM H METCALFE & SONS	HM#105	(301) 368-6330	H-1041-25																													
PLUMBER	JW SHEPHERD INC	PR-154	(410) 827-6778	P-1027-25																													
ELECTRICIAN	BRAMBLES ELECTRIC INC.	E-#857	(443) 496-1961	ER25-06-0504																													
DESCRIPTION OF WORK: CONSTRUCT (3) STORY SFD. FIRST FLOOR 33' X 51' OVERALL TO INCLUDE 9' X 19' PATIO AND 21 X 21' GARAGE. SECOND FLOOR 33' X 51' OVERALL TO INCLUDE 8' X 19'6" FRONT COVERED PORCH AND 12' X 19' REAR DECK. THIRD FLOOR 33' X 48' OVERALL.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 776.00 THIRD FLOOR: 1130 GARAGE: 427.00 DECK: 228.00 OTHER: TOTAL FLOOR AREA: 3,854	FIN BASEMENT: SECOND FLOOR: 1,130.00 FOURTH FLOOR: CARPOR: PORCH: 163.00	# BEDROOMS: 5.00 ROAD TYPE: COUNTY WATER TYPE: PRIVATE HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 4.00 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. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. 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. NO PERMENANT OR TEMPORARY DISTURBANCE PERMITTED IN THE 100' BUFFER. BUFFER MODIFIED LOT. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. USE NC-8 SETBACKS PER 18:1-127 (E).

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 25 FT
SIDE FT	SIDE 8/18 FT
REAR FT	REAR 100 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	07/22/2025 HD	FLOODPLAIN ZONE	07/24/2025 KN
ZONING	08/06/2025 RO	PLUMBING	09/04/2025 CG
SEDIMENT	06/24/2025 AR	PUB. SEWER	09/30/2025 RC
HISTORIC	N/A	S.W. MGT.	07/25/2025 KN
SHA	N/A	ENTRANCE	07/23/2025 AH
MECHANICAL	09/04/2025 CG	FIRE MARSHAL	10/03/2025 JB
ELECTRICAL	08/14/2025	BACKFLOW	09/04/2025 CG
FOOD SERVICE	N/A	ENV. HEALTH BP	07/24/2025 JEN

DATE APPROVED:

10-14-25

ADMINISTRATOR APPROVAL:

Vran J. Swinson