



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

BUILDING PERMIT No.: BR25-08-0728
 Date of Application: 08/20/2025

BUILDING PERMIT

BUILDING LOCATION 210 OYSTER COVE DR GRASONVILLE TAX ACCOUNT 1805036666 SUBDIVISION OYSTER COVE CRITICAL AREA YES ACREAGE 0.037 TAX MAP 058D GRID 0019 PARCEL 0775 SECTION BLOCK LOT 1A ZONED WWC FRONTAGE DEPTH		PROPERTY OWNERS: LANDIS, RICHARD & JULIE 1520 MONROE ST WASHINGTON, DC 20010 HOME PHONE: (301) 806-5270 APPLICANT: TOUCHSTONE CONSTRUCTION CORP AYMAN AL-NAHAS 11804 Robertson Farm Cir FAIRFAX VA 22030 STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																					
EXISTING USE CONDOMINIUM PROPOSED USE RENOVATION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$45,000.00		FEES RENOVATION \$315.00 ZONING \$55.00 PERMIT FEE COPIES AND \$15.00 MISC																					
<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>TOUCHSTONE CONSTRUCTION CORP 11804 ROBERTSON FARM CIR, FAIRFAX, VA 22030</td> <td>MD-144827</td> <td>(703) 864-1769</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>SAROSA ELECTRIC</td> <td>E-000432-2025</td> <td>(703) 509-2305</td> <td>TP-000280-2025</td> </tr> <tr> <td>PLUMBER</td> <td>JBA'S PLUMBING</td> <td>PN-820</td> <td>(202) 629-6234</td> <td>P-1110-25</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHIC	TOUCHSTONE CONSTRUCTION CORP 11804 ROBERTSON FARM CIR, FAIRFAX, VA 22030	MD-144827	(703) 864-1769		ELECTRICIAN	SAROSA ELECTRIC	E-000432-2025	(703) 509-2305	TP-000280-2025	PLUMBER	JBA'S PLUMBING	PN-820	(202) 629-6234	P-1110-25
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																			
MHIC	TOUCHSTONE CONSTRUCTION CORP 11804 ROBERTSON FARM CIR, FAIRFAX, VA 22030	MD-144827	(703) 864-1769																				
ELECTRICIAN	SAROSA ELECTRIC	E-000432-2025	(703) 509-2305	TP-000280-2025																			
PLUMBER	JBA'S PLUMBING	PN-820	(202) 629-6234	P-1110-25																			
DESCRIPTION OF WORK: RENOVATION TO EXISTING SFD CONDO. REMOVE WALL IN EXISTING CLOSET OF BEDROOM #1 AND WALLS IN EXISTING MASTER BATHROOM TO EXPAND MASTER BATHROOM. RELOCATE DOOR TO MASTER BEDROOM CLOSET. REPLACE FIXTURES IN-KIND AND INSTALL NEW SHOWER TO EXISTING HALLWAY BATHROOM.																							
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																					
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA:	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH:	# BEDROOMS: ROAD TYPE: PRIVATE WATER TYPE: PUBLIC HEATING SYSTEM: EXISTING FIREPLACE: NONE	# BATHROOMS: SPRINKLER: NO SEWER TYPE: PUBLIC CENTRAL AIR: YES																				

The undersigned hereby certifies and agrees as follows: (1) That he/she is authorized to make this application; (2) that the information is correct; (3) that he/she will comply with all regulations of Queen Anne's County which are applicable thereto; (4) that he/she will perform no work on the above referenced property not specifically described in this application; (5) that he/she grants County Officials the right to enter onto this property for the purpose of inspecting the work permitted and posting notices.

NOTE: Separate electrical and plumbing permits are required! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered if construction is continuous.

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

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	09/26/2025 HD
FRONT	FRONT	ZONING	09/26/2025 RO
SIDE	SIDE	SEDIMENT	N/A
REAR	REAR	HISTORIC	N/A
SIDE STREET	SIDE STREET	SHA	N/A
MAX. HGHT	MAX. HGHT	MECHANICAL	N/A
		ELECTRICAL	10/09/2025
		FOOD SERVICE	N/A
		FLOODPLAIN ZONE	09/26/2025 KN
		PLUMBING	09/29/2025 CG
		PUB. SEWER	09/29/2025
		S.W. MGT.	N/A
		ENTRANCE	N/A
		FIRE MARSHAL	N/A
		BACKFLOW	N/A
		ENV. HEALTH BP	09/26/2025 JEN

DATE APPROVED: 10-22-25 ADMINISTRATOR APPROVAL: *Manoj Sinison*



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

BUILDING PERMIT No.: BR25-08-0742
 Date of Application: 08/27/2025

BUILDING PERMIT

BUILDING LOCATION 126 HILLTOP DR CHESTERTOWN TAX ACCOUNT 1802023156 SUBDIVISION THE FLYWAY CRITICAL AREA NO ACREAGE 1 TAX MAP 0010 GRID 0016 PARCEL 0023 SECTION BLOCK LOT 32 ZONED AG FRONTAGE DEPTH		PROPERTY OWNERS: MARSH, VIVIAN & MARJORIE 126 HILLTOP DR CHESTERTOWN, MD 21620 HOME PHONE: (410) 991-6572 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 \$2,500.00		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 14' X 24' REAR DECK WITH STEPS TO GRADE.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: 336.00 OTHER: TOTAL FLOOR AREA: 336	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:
 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	10/02/2025 HD	FLOODPLAIN ZONE	N/A
FRONT	FT	FRONT	40 FT	ZONING	10/02/2025 WB	PLUMBING	N/A
SIDE	FT	SIDE	20 FT	SEDIMENT	N/A	PUB. SEWER	N/A
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	10/03/2025 KK

DATE APPROVED: 10-22-25 ADMINISTRATOR APPROVAL: Vivian J. Spinson



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

ZONING CERTIFICATE #: Z25-06-0302

Date of Application: 06/18/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804111257	544 CROSS CREEK CT	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	RADIVO, JEFFREY & JENNIFER	TAX MAP 0057	BLOCK	PARCEL 0023
OWNER ADDRESS:	544 CROSS CREEK CT CHESTER, MD 21619	LOT 78	SECTION 3	ZONED CMPD
HOME PHONE:	(443) 822-9836	CRITICAL AREA NO		ACREAGE
		SUBDIVISION CLAYBORNE WOODS		
		BUILDING VALUE \$2,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	JEFFREY & JENNIFER RADIVO	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	544 Cross Creek Ct CHESTER, MD 21619	ELECTRICAL PERMIT #:	
PHONE:	(443) 822-9836	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 8' X 10' SHED.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH BP	07/11/2025 JEN
S.W. MGT.	07/14/2025 KN
SANITARY DEPT	07/11/2025 RC
ZONING	07/15/2025 JM

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

Conditions:

DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 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.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: Vivian J. Sumner DATE APPROVED: 9.19.25



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

ZONING CERTIFICATE #: Z23-09-0312

Date of Application: 09/20/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804024915	206 ISLAND PLAZA CT	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	ALBINA-KENT ISLAND LLC	TAX MAP 0056	BLOCK	PARCEL 0244
OWNER ADDRESS:	4837 LELAND ST CHEVY CHASE, MD 20815	LOT	SECTION	ZONED UC
HOME PHONE:	(240) 417-5357	CRITICAL AREA NO		ACREAGE 1.02
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	ACCURATE ASPHALT LLC	ZONING FEE: \$130.00	FM FEE: \$100.00
ADDRESS:	206 Island Plaza Ct STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:	
PHONE:	(443) 239-3490	PLUMBING PERMIT #:	
EXISTING USE:	VACANT COMMERCIAL	GAS PERMIT #:	
PROPOSED USE:	USE PERMIT	STAKED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT
HEIGHT: FT			
WORK DESCRIPTION: USE PERMIT FOR "ACCURATE ASPHALT" 1000 SQFT (1) EMPLOYEE			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH BP	09/22/2023 JEN
FIRE MARSHAL	10/26/2023 JM
SANITARY DEPT	09/26/2023 DT
ZONING	09/21/2023 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:
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: Vivian G. Stinson DATE APPROVED: 10-02-23



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

ZONING CERTIFICATE #: Z25-07-0357

Date of Application: 07/21/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804048431	727 OLD LOVE POINT RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	BURKE, JOHN	TAX MAP 0048	BLOCK BB	PARCEL 0144
OWNER ADDRESS:	727 OLD LOVE POINT RD STEVENSVILLE, MD 21666	LOT 21	SECTION	ZONED NC-15
HOME PHONE:	(443) 838-4574	CRITICAL AREA NO		ACREAGE 0.34
		SUBDIVISION CLOVERFIELDS		
		BUILDING VALUE \$1,900.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	JOHN BURKE	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	727 Old Love Point Rd STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:	
PHONE:	(443) 838-4574	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENTIAL	PROPOSED USE:	ACCESSORY STRUCTURE <200SF
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 3 FT	REAR: 3 FT	SIDE STREET: FT
			HEIGHT: 20 FT
WORK DESCRIPTION: INSTALL 8' X 10' SHED.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH BP	08/29/2025 JEN
HOA REVIEW	08/28/2025 MP
S.W. MGT.	08/29/2025 KN
ZONING	09/08/2025 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:

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.
 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.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

ADMINISTRATOR APPROVAL: Vivian J. Sunson DATE APPROVED: 10.20.25



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

ZONING CERTIFICATE #: Z25-06-0314

Date of Application: 06/27/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804004620	910 BUCKINGHAM DR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	ADAIR, KEVIN & CAITLIN	TAX MAP 0056	BLOCK 7	PARCEL 0396
OWNER ADDRESS:	910 BUCKINGHAM DR STEVENSVILLE, MD 21666	LOT 17P16	SECTION 1	ZONED NC-20
HOME PHONE:	(302) 690-4281	CRITICAL AREA YES		ACREAGE 0.54
		SUBDIVISION BAY CITY		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	KEVIN & CAITLIN ADAIR	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	910 Buckingham Dr STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:	
PHONE:	(302) 690-4281	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENTIAL	PROPOSED USE:	ACCESSORY STRUCTURE <200SF
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 3 FT	REAR: 3 FT	SIDE STREET: FT HEIGHT: 20 FT
WORK DESCRIPTION: INSTALL 12' X 8' SHED.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH BP	07/31/2025 JEN
HOA REVIEW	07/28/2025 MP
S.W. MGT.	07/30/2025 KN
ZONING	08/01/2025 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:

DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 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.

ADMINISTRATOR APPROVAL: Virginia Johnson DATE APPROVED: 10-22-25



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

ZONING CERTIFICATE #: Z25-08-0415

Date of Application: 08/27/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804125200	209 COCKEY LN	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MCDESHEN, JOHN & ANGIE	TAX MAP 0056	BLOCK	PARCEL 0309
OWNER ADDRESS:	318 HANNA CT CHESTER, MD 21619	LOT 7B	SECTION	ZONED SHVC
HOME PHONE:	(410) 315-9288	CRITICAL AREA NO	SUBDIVISION	ACREAGE 0.24
		BUILDING VALUE \$80,000.00	WATER TYPE PRIVATE	SEWER TYPE PUBLIC

APPLICANT INFORMATION		PERMIT FEES	
NAME:	ALPHA POOLS SPECIALISTS LLC	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	4 Oakview Ct RIDGLEY, MD 21660	ELECTRICAL PERMIT #: EZ25-08-0415	
PHONE:	(210) 867-4371	PLUMBING PERMIT #:	
EXISTING USE: RESIDENCE		GAS PERMIT #:	
PROPOSED USE: POOL/SPA		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 3 FT	REAR: 3 FT	SIDE STREET: FT
			HEIGHT: FT
WORK DESCRIPTION: INSTALL 14' X 22' INGROUND CONCRETE POOL WITH 22' LONG RAISED WATER WALL (VARIES 6"-18" IN HEIGHT) AND 6' X 14' EQUIPMENT PAD			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	10/15/2025 FUENTES E-000436-2025
ENV. HEALTH BP	10/02/2025 JEN
FLOODPLAIN ZONE	09/30/2025 KN
S.W. MGT.	09/30/2025 KN
ZONING	10/07/2025 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:

OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
 FINAL ELECTRICAL INSPECTION REQUIRED

ADMINISTRATOR APPROVAL: Vivian J. Sunson DATE APPROVED: 10-22-25



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

ZONING CERTIFICATE #: Z25-09-0436

Date of Application: 09/11/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1801008374	411 WILL SMITH RD	HENDERSON

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	DORR, HOLLY	TAX MAP 0032	BLOCK	PARCEL 0006
OWNER ADDRESS:	411 WILL SMITH RD HENDERSON, MD 21640	LOT	SECTION	ZONED AG
HOME PHONE:	(410) 440-7917	CRITICAL AREA NO		ACREAGE 7.17
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	SUMMER DORR	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	411 Will Smith Rd HENDERSON, MD 21640	ELECTRICAL PERMIT #:	
PHONE:	(410) 739-9915	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENTIAL	PROPOSED USE:	TEMPORARY PRODUCE STAND
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL TEMPORARY 8' X 8' PRODUCE STAND FOR U-PICK FLOWER FIELD.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH BP	10/10/2025 JEN
ZONING	10/14/2025 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:
 THIS IS A TEMPORARY USE PERMIT AND WILL EXPIRE 12/31/2025
 MUST COMPLY WITH SECTION 18:1-53 (A)-(D) SEE ATTACHED

ADMINISTRATOR APPROVAL: *Vivian J. Swanson* DATE APPROVED: 10.22.25



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

ZONING CERTIFICATE #: Z23-08-0267

Date of Application: 08/02/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804024915	206 ISLAND PLAZA CT	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	ALBINA-KENT ISLAND LLC	TAX MAP 0056	BLOCK	PARCEL 0244
OWNER ADDRESS:	4837 LELAND ST CHEVY CHASE, MD 20815	LOT	SECTION	ZONED UC
HOME PHONE:	(240) 417-5357	CRITICAL AREA NO		ACREAGE 1.02
		SUBDIVISION		
		BUILDING VALUE		
		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 #: E223-08-0267	
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: VACANT COMMERCIAL	PROPOSED USE: WALL SIGN
---------------------------------	-------------------------

MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: INSTALL ILLUMINATED 11.91' X 3.78' WALL SIGN. SIGN MESSAGE "ACCURATE ASPHALT" . TOTAL SQFT 45.43 SQFT.

AGENCY APPROVALS:	
Name	Completed Date
ELECTRICAL	08/15/2023 LAWSON E-638
ZONING	09/21/2023 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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 FINAL ELECTRICAL INSPECTION REQUIRED

ADMINISTRATOR APPROVAL: *V. Van G. Swanson* DATE APPROVED: 10-22-25



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

ZONING CERTIFICATE #: Z25-04-0166

Date of Application: 04/06/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802017415	541 KENNERSLEY FARM LN	CHURCH HILL

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	GAHAN, PATRICK	TAX MAP 0022	BLOCK	PARCEL 0181
OWNER ADDRESS:	541 KENNERSLEY FARM LANE CHURCH HILL, MD 21623	LOT 12	SECTION	ZONED NC-5
HOME PHONE:	(360) 801-8295	CRITICAL AREA YES		ACREAGE 2.86
		SUBDIVISION		
		BUILDING VALUE \$3,300.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	PATRICK GAHAN	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	541 Kennersley Farm Lane CHURCH HILL, MD 21623	ELECTRICAL PERMIT #:		
PHONE:	(360) 801-8295	PLUMBING PERMIT #:		
		GAS PERMIT #:		
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
EXISTING USE:	RESIDENCE	PROPOSED USE:	PIER	
MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT
WORK DESCRIPTION: REPLACE DECK BOARDS ON EXISTING 4' X 5.5' WALKWAY, 6' X 65' PIER, 20' X 10' "L" SHAPED PLATFORM, AND (5) STEPS. TOTAL LENGTH OF PIER = 75'				

AGENCY APPROVALS:

Name	Completed Date
FLOODPLAIN ZONE	09/12/2025 KN
ZONING	09/09/2025 WB

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

Conditions:

FLOOD ZONE: AE BFE:7 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 9 FEET
 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.
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION
 OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE AND FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER.

ADMINISTRATOR APPROVAL: *Walter Swinson* DATE APPROVED: 10-22-25



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

ZONING CERTIFICATE #: Z25-07-0364

Date of Application: 07/24/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804104447	0 BIG HOLLY CT	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	QUEEN ANNE COLONY ASSOCIATION INC HONIGBERG, PAUL	TAX MAP 0070	BLOCK	PARCEL 0067
OWNER	PO BOX 785	LOT	SECTION	ZONED NC-15
ADDRESS:	STEVENSVILLE, MD 21666	CRITICAL AREA YES		ACREAGE 0.48
HOME PHONE:	(703) 989-6986	SUBDIVISION QUEEN ANNE COLONY		
		BUILDING VALUE \$9,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	HEATHERWOOD CONSULTING	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	9879 Fox Hill Ct ELLCOTT CITY, MD 21042	ELECTRICAL PERMIT #:	
PHONE:	(443) 308-8027	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	QUEEN ANNE COLONY ASSOCIATION INC	PROPOSED USE:	PIER
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: REPLACE IN-KIND (3) 15' X 3' FINGER PIERS AND 50' X 4' PARALLEL PLATFORM. 19' CHANNELWARD OF MHW.			

AGENCY APPROVALS:

Name	Completed Date
FIRE MARSHAL	09/03/2025 JL
FLOODPLAIN ZONE	09/02/2025 KN
SKI	10/20/2025 AC
ZONING	09/04/2025 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:
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN PRIOR TO CERTIFICATE OF OCCUPANCY
 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.
 OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE AND FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER.
 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.
 FLOOD ZONE: AE BFE: 5 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET

ADMINISTRATOR APPROVAL: *Vivian J. Johnson* DATE APPROVED: 10-22-25



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

ZONING CERTIFICATE #: Z25-05-0252

Date of Application: 05/21/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805017777	411 WINCHESTER CREEK RD	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	GYI LLC	TAX MAP 058E	BLOCK	PARCEL 0457
OWNER ADDRESS:	411 WINCHESTER CREEK RD GRASONVILLE, MD 21638	LOT	SECTION	ZONED UC
HOME PHONE:	(609) 377-4142	CRITICAL AREA YES		ACREAGE 5.00
		SUBDIVISION		
		BUILDING VALUE \$30,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	HEATHERWOOD CONSULTING	ZONING FEE: \$55.00	FM FEE: \$135.00
ADDRESS:	9879 Fox Hill Ct ELLICOTT CITY, MD 21042	ELECTRICAL PERMIT #: EZ25-05-0252	
PHONE:	(443) 308-8027	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: BOSUNS MARINE	PROPOSED USE: PIER
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: REMOVE EXISTING PIER AND ASSOCIATED STRUCTURES AND REPLACE IN KIND 17' X 6' WALKWAY LANDWARD OF MHW TO 65' X 6' PIER. TO INCLUDE 38' X 6' AND 82' X 6' DOG LEGGED PIER AND (4) 3' X 15' FINGER PIERS AND ASSOCIATED PILINGS. MAX LENGTH OF PIER 65'.

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	08/08/2025 JENKINS E-834
ENV HEALTH BP	06/30/2025 JEN
FIRE MARSHAL	06/18/2025 JM
FLOODPLAIN ZONE	06/18/2025 KN
ZONING	07/17/2025 JM

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

Conditions:
 FLOOD ZONE: AE BFE: 6 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 8 FEET
 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.
 OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE AND FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED

ADMINISTRATOR APPROVAL: Vivian J. Swinson DATE APPROVED: 10-22-25



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

ZONING CERTIFICATE #: Z25-08-0378

Date of Application: 08/06/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804064038	214 WOODS RD	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	WEITHMAN, MICHAEL & NICOLE	TAX MAP 0057	BLOCK	PARCEL 0378
OWNER ADDRESS:	214 WOODS RD CHESTER, MD 21619	LOT P52	SECTION	ZONED NC-20
HOME PHONE:	(410) 533-9603	CRITICAL AREA NO		ACREAGE 0.60
		SUBDIVISION BENTON'S PLEASURE		
		BUILDING VALUE \$70,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	COASTAL POOLS	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	500 Saddler Rd GRASONVILLE, MD 21638	ELECTRICAL PERMIT #: EZ25-08-0378	
PHONE:	(410) 827-0888	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input checked="" type="checkbox"/> YES <input 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	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL 20' X 40' INGROUND CONCRETE POOL WITH 800 SQFT PATIO			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	08/07/2025 CLOW E-155
ENV. HEALTH BP	09/05/2025 JEN
S.W. MGT.	10/07/2025 KN
ZONING	09/05/2025 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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
 SWM - MUST FOLLOW APPROVED STORMWATER MANAGEMENT PLAN FROM 10/6/2025
 FINAL ELECTRICAL INSPECTION REQUIRED

ADMINISTRATOR APPROVAL: *Vernon J. Sunson* DATE APPROVED: 10-22-2025



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

ZONING CERTIFICATE #: Z25-08-0402

Date of Application: 08/13/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804041690	325 LITTLE LOTS RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SMITH, JOHN	TAX MAP 0048	BLOCK	PARCEL 0063
OWNER ADDRESS:	325 LITTLE LOTS RD STEVENSVILLE, MD 21666	LOT 2	SECTION	ZONED NC-15
HOME PHONE:	(443) 370-3681	CRITICAL AREA NO		ACREAGE 0.40
		SUBDIVISION		
		BUILDING VALUE \$75,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	COASTAL POOLS	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	500 Saddler Rd GRASONVILLE, MD 21638	ELECTRICAL PERMIT #: EZ25-08-0402	
PHONE:	(410) 827-0888	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input checked="" type="checkbox"/> YES <input 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	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL 14' X 30' INGROUND CONCRETE POOL WITH 672 SQFT PATIO			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	08/14/2025 CLOW E-155
ENV. HEALTH BP	09/01/2025 JEN
S.W. MGT.	09/22/2025 KN
SANITARY DEPT	09/18/2025 RC
ZONING	10/06/2025 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:
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 FINAL ELECTRICAL INSPECTION REQUIRED

ADMINISTRATOR APPROVAL: *Vivian J. Swanson* DATE APPROVED: 10-27-25



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

BUILDING PERMIT No.: BR25-07-0612

Date of Application: 07/18/2025

BUILDING PERMIT

BUILDING LOCATION 108 LA GORCE DR STEVENSVILLE TAX ACCOUNT 1804100719 SUBDIVISION SUNNY ISLE OF KENT CRITICAL AREA YES ACREAGE 0.206 TAX MAP 0063 GRID 0013 PARCEL 0092 SECTION BLOCK J LOT 15 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: BRYANT HOMES INC DAVIDSON, JIM 200 FANTASY LN STEVENSVILLE, MD 21666 HOME PHONE: (443) 336-3070 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 \$300,000.00		FEES <table border="0"> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>COPIES AND MISC</td> <td>\$13.75</td> <td>FIRE DIST 9</td> <td>\$1,201.20</td> </tr> <tr> <td>SCHOOLS</td> <td>\$10,467.60</td> <td>FEE IN LIEU - CA-TREE REMOVAL</td> <td>\$560.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$155.00</td> <td>ROADS FEE</td> <td>\$500.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$309.40</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>PARKS & REC</td> <td>\$1,158.30</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td></td> <td></td> </tr> </table>		SINGLE LOT	\$55.00	ZONING	\$55.00	COPIES AND MISC	\$13.75	FIRE DIST 9	\$1,201.20	SCHOOLS	\$10,467.60	FEE IN LIEU - CA-TREE REMOVAL	\$560.00	ELECT. PERMIT	\$155.00	ROADS FEE	\$500.00	BOCA FEE	\$309.40	ELECT. ADMIN.	\$10.00	PARKS & REC	\$1,158.30	SPRINKLER	\$150.00	MHB FEE	\$50.00				
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HVAC	CLEAN AIR HEATING & AIR	HM-062	(410) 633-8350	H-1119-25																													
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 42' X 46' OVERALL TO INCLUDE 12' X 10' REAR DECK, 19'4" X 20' GARAGE, AND 10' X 5' & 12'8" X 8' FRONT PORCH. SECOND FLOOR 42' X 31' OVERALL.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 943.00 THIRD FLOOR: GARAGE: 376.00 DECK: 120.00 OTHER: TOTAL FLOOR AREA: 2,795	FIN BASEMENT: SECOND FLOOR: 1,202.00 FOURTH FLOOR: CARPORT: PORCH: 154.00	# 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: 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:

USE NC-8 SETBACKS PER 18:1-127 (E). LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. OWNER MUST PLANT (2) 4'-6" TALL CONTAINER GROWN NATIVE TREES PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR INSPECTION. (16) TREES PAID FEE IN LIEU. 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. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

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	08/21/2025 HD	FLOODPLAIN ZONE	08/21/2025 KN
ZONING	08/25/2025 MO	PLUMBING	10/03/2025 CG
SEDIMENT	08/21/2025 JP	PUB. SEWER	10/20/2025 AC
HISTORIC	N/A	S.W. MGT.	09/22/2025 KN
SHA	N/A	ENTRANCE	08/25/2025 AH
MECHANICAL	10/03/2025 CG	FIRE MARSHAL	09/02/2025 JB
ELECTRICAL	07/23/2025	BACKFLOW	10/03/2025 CG
FOOD SERVICE	N/A	ENV. HEALTH BP	08/26/2025 JEN

DATE APPROVED: 10-22-25

ADMINISTRATOR APPROVAL: [Signature]