



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

BUILDING PERMIT No.: BR25-09-0759

Date of Application: 09/03/2025

BUILDING PERMIT

BUILDING LOCATION 114 PARKS PT QUEENSTOWN TAX ACCOUNT 1805125897 SUBDIVISION CRITICAL AREA YES ACREAGE 1.813 TAX MAP 0073 GRID 0013 PARCEL 0009 SECTION BLOCK LOT 2 ZONED NC-1 FRONTAGE DEPTH		PROPERTY OWNERS: MILBURN, DOUGLAS & PATRICIA 114 PARKS PT QUEENSTOWN, MD 21658 HOME PHONE: (443) 472-1885 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 \$4,000.00		FEES BOCA FEE \$35.00 ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: CONSTRUCT 10' X 12' SHED ON EXISTING CONCRETE PAD			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPOR: DECK: PORCH: OTHER: 120 TOTAL FLOOR AREA: 120		# 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:
 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. 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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	10/14/2025 HD	FLOODPLAIN ZONE	10/14/2025 KN
FRONT 35 FT	FRONT FT	ZONING	10/22/2025 RO	PLUMBING	N/A
SIDE 3 FT	SIDE FT	SEDIMENT	N/A	PUB. SEWER	N/A
REAR 100 FT	REAR FT	HISTORIC	N/A	S.W. MGT.	10/14/2025 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	10/10/2025 JEN

DATE APPROVED: 11-18-25 ADMINISTRATOR APPROVAL: Man J. Swinson



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

ZONING CERTIFICATE #: Z25-06-0309

Date of Application: 06/23/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805012783	518 CHESTER RIVER BEACH DR	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	COBERG, JONATHAN & KRISTIN	TAX MAP 058E	BLOCK A	PARCEL 0568
OWNER ADDRESS:	518 CHESTER RIVER BEACH DR GRASONVILLE, MD 21638	LOT 10	SECTION	ZONED NC-8
HOME PHONE:	(410) 688-3223	CRITICAL AREA YES		ACREAGE 0.23
		SUBDIVISION CHESTER RIVER BEACH		
		BUILDING VALUE \$10,000.00		
		WATER TYPE		SEWER TYPE

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 type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: RESIDENCE	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 EXISITING PIER AND ASSOCIATED STRUCTURES. CONSTRUCT NEW 5' X 9' WALKWAY TO 25' X 5' PIER AND 12' X 26' PLATFORM. TO INCLUDE (1) BOAT LIFT AND (1) PWC AND ASSOCIATED PILES. ELECTRIC TO BE PROVIDED BY GENERATOR. TOTAL LENGTH OF PIER = 53'

AGENCY APPROVALS:

Name	Completed Date
FLOODPLAIN ZONE	07/28/2025 KN
HOA REVIEW	07/28/2025 MP
ZONING	09/24/2025 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:
 FLOOD ZONE: AE BFE:5 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET
 A PIER CANNOT EXTEND INTO A BODY OF WATER A DISTANCE GREATER THAN 150 FT NOR CAN A PIER EXCEED ONE-QUARTER THE DISTANCE OF A WATERWAY. OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE OR FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER.
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION.
 ANY ELECTRICAL WORK ADDED TO THIS STRUCTURE WILL REQUIRE AN APPROVED QUEEN ANNE'S COUNTY ELECTRICAL PERMIT AND AN INSPECTION BY THE MIDDLE DEPARTMENT INSPECTION AGENCY.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: Vivian G. Johnson DATE APPROVED: 11-18-25



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

ZONING CERTIFICATE #: Z25-10-0468

Date of Application: 10/03/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804117344	413 ROMANCOKE RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KENT ISLAND SELF STORAGE	TAX MAP 0056	BLOCK	PARCEL 0440
OWNER ADDRESS:	510 SKIPPER CT CHESTER, MD 21619	LOT 1	SECTION	ZONED KISC
HOME PHONE:		CRITICAL AREA YES		ACREAGE 10.88
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	MATTHEW STAVISH	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	120 Virginia Rd STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:	
PHONE:	(301) 910-4122	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: COMMERCIAL	PROPOSED USE: TEMPORARY PRODUCE STAND
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: USE PERMIT FOR TEMPORARY TREE LOT FROM NOVEMBER 19TH TO DECEMBER 30TH 2025. THIS WILL ALSO INCLUDE PICTURES WITH SANTA, AND THE SALES OF CIDER, COFFEE, AND PRE-PACKAGED FOODS.

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH BP	11/05/2025 SH
ZONING	11/06/2025 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 SECTION 18:1-53 (A)-(D) SEE ATTACHED
 ADDITIONAL STRUCTURES MAY REQUIRE ADDITIONAL PERMITS.
 THIS IS A TEMPORARY USE PERMIT AND WILL EXPIRE 12/31/2025

ADMINISTRATOR APPROVAL: Man J. Swanson DATE APPROVED: 11-18-25



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

ZONING CERTIFICATE #: Z25-09-0457

Date of Application: 09/25/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1807009917	718 RED LION BRANCH	MILLINGTON

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	JOHNSON, ERIC	TAX MAP 0006	BLOCK	PARCEL 0076
OWNER ADDRESS:	710 RED LION BRANCH RD MILLINGTON, MD 21651	LOT	SECTION	ZONED AG
HOME PHONE:	(410) 778-9775	CRITICAL AREA NO		ACREAGE 50.00
		SUBDIVISION		
		BUILDING VALUE \$60,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	ERIC JOHNSON	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	710 Red Lion Branch Rd MILLINGTON, MD 21651	ELECTRICAL PERMIT #:	
PHONE:	(410) 778-9775	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE: RESIDENCE/AGRICULTURE	PROPOSED USE: FARM BLDG
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MINIMUM YARD REQUIREMENTS:				
FRONT: 35 FT	SIDE: 10 FT	REAR: 10 FT	SIDE STREET: FT	HEIGHT: 135 FT

WORK DESCRIPTION: CONSTRUCT 32' X 20' FARM BUILDING WITH 20' X 20' AND 16' X 52' LEAN-TO AND 4' X 3' LANDING WITH STEPS TO GRADE.

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH BP	10/01/2025 CS
SOIL CONSERVATION - PERMITTING	10/15/2025 JP
ZONING	09/29/2025 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.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Vivian J. Swinson* DATE APPROVED: *11-18-25*



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

BUILDING PERMIT No.: BR25-08-0698
 Date of Application: 08/14/2025

BUILDING PERMIT

BUILDING LOCATION 114 NICHOLS MANOR DR STEVENSVILLE TAX ACCOUNT 1804022041 SUBDIVISION CLOVERFIELDS CRITICAL AREA YES ACREAGE 0.792 TAX MAP 0049 GRID 0000 PARCEL 0038 SECTION BLOCK F LOT 7 ZONED NC-15 FRONTAGE DEPTH		PROPERTY OWNERS: GOLDSTRAW, DAVID 114 NICHOLS MANOR DR STEVENSVILLE, MD 21666 HOME PHONE: (443) 271-9143 APPLICANT: FUSION SOLAR SERVICES OLA CAREW 3600 Commerce Dr 601 BALTIMOR MD 21227 STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																
EXISTING USE RESIDENTIAL PROPOSED USE SOLAR PANELS REVISED PROPOSED USE CONSTRUCTION VALUE \$63,000.00		FEES ELECT. PERMIT \$248.40 ELECT. ADMIN. \$10.00 SOLAR ARRAYS \$250.00 ZONING \$55.00 1-50																
<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>FUSION SOLAR SERVICES 3600 COMMERCE DR 601, BALTIMORE, MD 21227</td> <td>MHIC 30991</td> <td>(443) 955-0779</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>FUSION SOLAR SERVICES, LLC</td> <td>E-1601</td> <td>(800) 971-6118</td> <td>ER25-08-0698</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHIC	FUSION SOLAR SERVICES 3600 COMMERCE DR 601, BALTIMORE, MD 21227	MHIC 30991	(443) 955-0779		ELECTRICIAN	FUSION SOLAR SERVICES, LLC	E-1601	(800) 971-6118	ER25-08-0698
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#														
MHIC	FUSION SOLAR SERVICES 3600 COMMERCE DR 601, BALTIMORE, MD 21227	MHIC 30991	(443) 955-0779															
ELECTRICIAN	FUSION SOLAR SERVICES, LLC	E-1601	(800) 971-6118	ER25-08-0698														
DESCRIPTION OF WORK: INSTALL (27) 460 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: 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. 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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	10/28/2025 HD	FLOODPLAIN ZONE	N/A		
FRONT FT	FRONT FT	ZONING	11/03/2025 MO	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	10/27/2025	BACKFLOW	N/A		
		FOOD SERVICE	N/A	ENV. HEALTH BP	N/A		

DATE APPROVED: 11-18-25

ADMINISTRATOR APPROVAL: *Karen J. Swinson*



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

ZONING CERTIFICATE #: Z25-07-0373

Date of Application: 07/31/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805035457	305 WYE HARBOR DR	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	ROMJUE, CHRISTOPHER MOYLAN, MICHELLE	TAX MAP 0059	BLOCK	PARCEL 0191
OWNER ADDRESS:	305 WYE HARBOR DR QUEENSTOWN, MD 21658	LOT 20	SECTION	ZONED NC-1
HOME PHONE:	(410) 304-2930	CRITICAL AREA YES		ACREAGE 2.30
		SUBDIVISION WYE HARBOR		
		BUILDING VALUE \$5,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	HEATHERWOOD CONSULTING	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	9879 Fox Hill Ct ELLICOTT CITY, MD 21042	ELECTRICAL PERMIT #: EZ25-07-0373	
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: RESIDENCE	PROPOSED USE: PIER
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT
6	6			

WORK DESCRIPTION: CONSTRUCT A 25' X 6' PIER EXTENSION ONTO AN EXISTING 56' PIER. RELOCATE BOAT LIFT FROM THE EXISTING PIER TO THE END OF PROPOSED PIER. REMOVE A STEP DOWN PLATFORM. REPAIR AS NEEDED AN EXISTING 46' X 6' PIER WITH 10' X 20' "L" SHAPED PLATFORM. TOTAL LENGTH= 81' CHANNELWARD OF MHW

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	08/06/2025 AUS E-626
FLOODPLAIN ZONE	09/03/2025 KN
ZONING	09/05/2025 RO

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 A PIER CANNOT EXTEND INTO A BODY OF WATER A DISTANCE GREATER THAN 150 FT NOR CAN A PIER EXCEED ONE-QUARTER THE DISTANCE OF A WATERWAY. OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE OR FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER. **FINAL ELECTRICAL INSPECTION REQUIRED.**
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION.

ADMINISTRATOR APPROVAL: Vivian Johnson DATE APPROVED: 11-18-25