



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

ZONING CERTIFICATE #: Z25-05-0255

Date of Application: 05/23/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804044371	100 PINEY NARROWS RD UNIT B	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KENT NARROWS MARINE LLC SCHULZ, JODY	TAX MAP 0057	BLOCK	PARCEL 0429
OWNER ADDRESS:	100 PINEY NARROWS RD CHESTER, MD 21619	LOT 1	SECTION	ZONED WWC
HOME PHONE:	(410) 310-1002	CRITICAL AREA YES		ACREAGE 6.47
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$130.00 FM FEE: \$100.00
ADDRESS:	ELECTRICAL PERMIT #:
PHONE:	PLUMBING PERMIT #:
	GAS PERMIT #:
EXISTING USE: COMMERCIAL	STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
MINIMUM YARD REQUIREMENTS:	PROPOSED USE: USE PERMIT
FRONT: FT SIDE: FT REAR: FT SIDE STREET: FT HEIGHT: FT	
WORK DESCRIPTION: USE PERMIT TO EXPAND KENT ISLAND JEWELRY INTO UNIT B. 1118 SQFT	

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH BP	06/27/2025 JEN
FIRE MARSHAL	06/10/2025 JM
FLOODPLAIN ZONE	06/11/2025 KN
SANITARY DEPT	06/06/2025 RC
ZONING	07/08/2025 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:

FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL:

Vivian J. Simson

DATE APPROVED:

11-13-25



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

BUILDING PERMIT No.: BR25-10-0894
 Date of Application: 10/03/2025

BUILDING PERMIT

BUILDING LOCATION 110 KINGLET CT CHESTER TAX ACCOUNT 1804126558 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.138 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 517 ZONED SMPD FRONTAGE 50 DEPTH 120		PROPERTY OWNERS: ARROYO CAP V-2 LLC LASHER, NICK 18575 JAMBOREE RD SUITE 350 IRVINE, CA 92612 HOME PHONE: (949) 272-1163 APPLICANT: K HOVNIANIAN LOLITA JUSTICE-WATKINS 101 Log Canoe Cir SUITE C2 STEVENSVILLE MD 21666 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE 4SEASONS -SFD REVISED PROPOSED USE CONSTRUCTION VALUE \$195,000.00		FEES ZONING \$55.00 4SEASNDRRRA \$10,546.00 SINGLE LOT \$55.00 ELECT. PERMIT \$135.00 COPIES AND MISC \$30.00 MHB FEE \$50.00 BOCA FEE \$469.76 SPRINKLER \$150.00 ELECT. ADMIN. \$10.00																															
<table border="1"> <thead> <tr> <th>CONTRACTORS</th> <th>NAME</th> <th>LICENSE #</th> <th>PHONE#</th> <th>PERMIT#</th> </tr> </thead> <tbody> <tr> <td>MHBR</td> <td>K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666</td> <td>MHBL#3149</td> <td>(301) 683-6275</td> <td></td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF1245-25</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS SERVICES</td> <td>E-#817</td> <td>(301) 343-2844</td> <td>ER25-10-0894</td> </tr> <tr> <td>HVAC</td> <td>MASTERS MID ATLANTIC LLC DBA AIRTRON LLC</td> <td>HM-649</td> <td>(301) 948-8950</td> <td>H-1234-25</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-1240-25</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666	MHBL#3149	(301) 683-6275		SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF1245-25	ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 343-2844	ER25-10-0894	HVAC	MASTERS MID ATLANTIC LLC DBA AIRTRON LLC	HM-649	(301) 948-8950	H-1234-25	PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1240-25
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 39'4" X 80'4" OVERALL TO INCLUDE 10' X 6' 6" X 21' "L" SHAPED FRONT PORCH, 10'5" X 14'10", 20' X 19'11" (3) CAR GARAGE, AND 19'8" X 14'2" SCREENED PATIO. SECOND FLOOR 36'6" X 39'4" OVERALL WITH LOFT. TUSCALOOSA FD (PLANS IN REVERSE) PHASE IV 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,008.00 THIRD FLOOR: GARAGE: 570.00 DECK: OTHER: 280 SCREENED PATIO TOTAL FLOOR AREA: 4,261	FIN BASEMENT: SECOND FLOOR: 1,214.00 FOURTH FLOOR: CARPOR: PORCH: 189.00	# BEDROOMS: 5.00 ROAD TYPE: PRIVATE WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 5.00 SPRINKLER: YES SEWER TYPE: PUBLIC CENTRAL AIR: YES																														

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

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

Conditions:
 LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. 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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE		BUILDING	11/07/2025 HD	FLOODPLAIN ZONE	11/03/2025 KN
FRONT	FT	FRONT	20 FT	ZONING	11/05/2025 MO	PLUMBING	11/06/2025 CG
SIDE	FT	SIDE	5 FT	SEDIMENT	01/25/2024 AR	PUB. SEWER	11/04/2025 RC
REAR	FT	REAR	10 FT	HISTORIC	N/A	S.W. MGT.	11/03/2025 KN
SIDE STREET	FT	SIDE STREET	FT	SHA	N/A	ENTRANCE	11/04/2025 AH
MAX. HGHT	FT	MAX. HGHT	40 FT	MECHANICAL	11/06/2025 CG	FIRE MARSHAL	11/06/2025 JB
				ELECTRICAL	10/15/2025	BACKFLOW	11/06/2025 CG
				FOOD SERVICE	N/A	ENV. HEALTH BP	11/04/2025 JEN

DATE APPROVED: 11-13-25

ADMINISTRATOR APPROVAL: Vran 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.: BR25-04-0364
 Date of Application: 04/30/2025

BUILDING PERMIT

BUILDING LOCATION 104 CECIL RD STEVENSVILLE TAX ACCOUNT 1804020510 SUBDIVISION KENT ISLAND ESTATES CRITICAL AREA YES ACREAGE 0.229 TAX MAP 0076 GRID 0000 PARCEL 0041 SECTION 2 BLOCK F LOT 21 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: PFEIFFER, BRETT 2024 HOPE RD CENTREVILLE, MD 21617 HOME PHONE: (443) 262-6686 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE RESIDENCE PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$120,000.00		FEES <table border="0"> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>SCHOOLS</td> <td>\$7,059.60</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>BOCA FEE</td> <td>\$212.60</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$115.00</td> <td>ROADS FEE</td> <td>\$500.00</td> </tr> <tr> <td>FIRE DIST 9</td> <td>\$814.00</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>PARKS & REC</td> <td>\$784.40</td> <td></td> <td></td> </tr> </table>		SPRINKLER	\$150.00	ZONING	\$55.00	SCHOOLS	\$7,059.60	SINGLE LOT	\$55.00	ELECT. ADMIN.	\$10.00	BOCA FEE	\$212.60	ELECT. PERMIT	\$115.00	ROADS FEE	\$500.00	FIRE DIST 9	\$814.00	MHB FEE	\$50.00	PARKS & REC	\$784.40								
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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:
 LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. QUEEN ANNE'S COUNTY FIRE MARSHAL: THIS PERMIT IS APPROVED SUBJECT TO THE ENCLOSED STATED COMMENTS. NO INSPECTION WILL BE COMPLETED UNLESS APPROVED STAMPED PLANS AND COMMENTS ARE ON SITE. FOR INFORMATION OR TO ARRANGE AN INSPECTION CALL 410-758-4500 EXT. 1144. AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. NON-CONFORMING LOT; USE NC-8 SETBACKS PER COUNTY CODE 18:1-127 (E). MDE PERMIT 25-NT-2049/202560982 MUST PROVIDE POSTIVE DRAINAGE TO ROAD SIDE SWALE

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	05/19/2025 HD	FLOODPLAIN ZONE	05/20/2025 KN
FRONT	FRONT	ZONING	11/13/2025 RO	PLUMBING	08/21/2025 CG
SIDE	SIDE	SEDIMENT	05/19/2025 JP	PUB. SEWER	08/14/2025 AC
REAR	REAR	HISTORIC	N/A	S.W. MGT.	08/29/2025 KN
SIDE STREET	SIDE STREET	SHA	N/A	ENTRANCE	05/20/2025 AH
MAX. HGHT	MAX. HGHT	MECHANICAL	08/21/2025 CG	FIRE MARSHAL	06/05/2025 JB
		ELECTRICAL	06/13/2025	BACKFLOW	08/21/2025 CG
		FOOD SERVICE	N/A	ENV. HEALTH BP	05/20/2025 JEN

DATE APPROVED: 11-13-25 ADMINISTRATOR APPROVAL: Vnan 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.: BR25-07-0629

Date of Application: 07/24/2025

BUILDING PERMIT

BUILDING LOCATION 111 BEACH HARBOR DR 272E GRASONVILLE TAX ACCOUNT 1805002400 SUBDIVISION BEACH HARBOR CRITICAL AREA YES TAX MAP 058E GRID 0013 PARCEL 0140 SECTION BLOCK LOT 272E 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: PHILLIP & SHERRY BLANCHARD 6196 Viewsite Ct FREDERICK, MD 21701 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 ANCHORS AND FLOODVENTS ON EXISTING 8' X 8' SHED (B). 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:

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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. SHED MUST BE ANCHORED AND VENTED DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	HD	09/02/2025	FLOODPLAIN ZONE
FRONT 6 FT	FRONT FT	ZONING	EO	09/02/2025	KN 09/08/2025
SIDE 6 FT	SIDE FT	SEDIMENT		N/A	PLUMBING N/A
REAR 6 FT	REAR FT	HISTORIC		N/A	PUB. SEWER EC 08/29/2025
SIDE STREET FT	SIDE STREET FT	SHA		N/A	S.W. MGT. KN 08/29/2025
MAX. HGHT 20 FT	MAX. HGHT FT	MECHANICAL		N/A	ENTRANCE N/A
		ELECTRICAL		N/A	FIRE MARSHAL N/A
		FOOD SERVICE		N/A	BACKFLOW N/A
					ENV. HEALTH BP 09/02/2025

DATE APPROVED: 11-13-25

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.: BR25-07-0630

Date of Application: 07/24/2025

BUILDING PERMIT

BUILDING LOCATION 111 BEACH HARBOR DR 272E GRASONVILLE TAX ACCOUNT 1805002400 SUBDIVISION BEACH HARBOR CRITICAL AREA YES ACREAGE 38.514 TAX MAP 058E GRID 0013 PARCEL 0140 SECTION BLOCK LOT 272E 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: PHILLIP & SHERRY BLANCHARD 6196 Viewsite Ct FREDERICK, MD 21701 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 ANCHORS AND FLOODVENTS ON EXISTING 8' X 8' SHED (A). FOR FLOOD COMPLIANCE.			
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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	HD 09/02/2025	FLOODPLAIN ZONE	KN 09/08/2025
ZONING	EC 09/02/2025	PLUMBING	N/A
SEDIMENT	N/A	PUB. SEWER	EC 08/29/2025
HISTORIC	N/A	S.W. MGT.	KN 08/29/2025
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	09/02/2025

DATE APPROVED: 11-13-25

ADMINISTRATOR APPROVAL: *V. Simpson*



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

BUILDING PERMIT No.: BR25-07-0588

Date of Application: 07/11/2025

BUILDING PERMIT

BUILDING LOCATION 111 BEACH HARBOR DR E273 GRASONVILLE TAX ACCOUNT 1805002400 SUBDIVISION BEACH HARBOR CRITICAL AREA YES ACREAGE 38.514 TAX MAP 058E GRID 0013 PARCEL 0140 SECTION BLOCK LOT E273 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: KAREN & DEBASHIS NAG 3142 Glen Carlyn Rd FALLS CHURCH, VA 22041 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 \$200.00		FEES ZONING \$55.00 BOCA FEE \$35.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: INSTALL ANCHORS, REPLACE AND PAINT CORNER BOARDS ON EXISTING 8' X 8' SHED. FOR FLOODPLAIN 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: 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:
 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	HD	08/19/2025
ZONING	EO	08/20/2025
SEDIMENT		N/A
HISTORIC		N/A
SHA		N/A
MECHANICAL		N/A
ELECTRICAL		N/A
FOOD SERVICE		N/A

FLOODPLAIN ZONE	KN	08/28/2025
PLUMBING		N/A
PUB. SEWER	PC	08/19/2025
S.W. MGT.	KN	08/20/2025
ENTRANCE		N/A
FIRE MARSHAL		N/A
BACKFLOW		N/A
ENV. HEALTH BP		08/20/2025

DATE APPROVED: 11-13-25

ADMINISTRATOR APPROVAL: *Vivian J. Swinson*



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

BUILDING PERMIT No.: BR25-07-0631

Date of Application: 07/24/2025

BUILDING PERMIT

BUILDING LOCATION 111 BEACH HARBOR DR 210D GRASONVILLE TAX ACCOUNT 1805002400 SUBDIVISION BEACH HARBOR CRITICAL AREA YES ACREAGE 38.514 TAX MAP 058E GRID 0013 PARCEL 0140 SECTION BLOCK LOT 210D 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: PHILLIP & SHERRY BLANCHARD 6196 Viewsite Ct FREDERICK, MD 21701 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: REPLACE EXISTING 8' X 8' SHED (A) IN-KIND. FOR FLOOD COMPLIANCE			
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: 64 TOTAL FLOOR AREA: 64		# 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:
 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. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	08/21/2025
FRONT 6 FT	FRONT FT	ZONING	08/20/2025
SIDE 6 FT	SIDE FT	SEDIMENT	N/A
REAR 6 FT	REAR FT	HISTORIC	N/A
SIDE STREET FT	SIDE STREET FT	SHA	N/A
MAX. HGHT 20 FT	MAX. HGHT FT	MECHANICAL	N/A
		ELECTRICAL	N/A
		FOOD SERVICE	N/A
		FLOODPLAIN ZONE	08/28/2025
		PLUMBING	N/A
		PUB. SEWER	08/19/2025
		S.W. MGT.	08/20/2025
		ENTRANCE	N/A
		FIRE MARSHAL	N/A
		BACKFLOW	N/A
		ENV. HEALTH BP	08/20/2025

DATE APPROVED: 11-13-25

ADMINISTRATOR APPROVAL: Kwan 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.: BR25-06-0541

Date of Application: 06/27/2025

BUILDING PERMIT

BUILDING LOCATION 111 BEACH HARBOR DR 133B GRASONVILLE TAX ACCOUNT 1805002400 SUBDIVISION BEACH HARBOR CRITICAL AREA YES ACREAGE 38.514 TAX MAP 058E GRID 0013 PARCEL 0140 SECTION BLOCK LOT 133B 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: JOHN PITTMAN 455 Greenway Dr RED LION, PA 17356 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: OTHER	
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: FLOOD ZONE: ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: ELEVATION CERTIFICATE REQUIRED 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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	07/28/2025
FRONT	FRONT	ZONING	08/08/2025
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	N/A
		FOOD SERVICE	N/A
		FLOODPLAIN ZONE	08/13/2025
		PLUMBING	N/A
		PUB. SEWER	07/28/2025
		S.W. MGT.	07/28/2025
		ENTRANCE	N/A
		FIRE MARSHAL	N/A
		BACKFLOW	N/A
		ENV. HEALTH BP	07/31/2025

DATE APPROVED: 11-13-25 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

BUILDING PERMIT No.: BR25-06-0540
 Date of Application: 06/27/2025

BUILDING PERMIT

BUILDING LOCATION 111 BEACH HARBOR DR 133B GRASONVILLE TAX ACCOUNT 1805002400 SUBDIVISION BEACH HARBOR CRITICAL AREA YES ACREAGE 38.514 TAX MAP 058E GRID 0013 PARCEL 0140 SECTION BLOCK LOT 133B 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: JOHN PITTMAN 455 Greenway Dr RED LION, PA 17356 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: 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:
 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. SHED MUST BE ANCHORED AND VENTED DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

OFFICE USE ONLY

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

DATE APPROVED: 11-13-25 ADMINISTRATOR APPROVAL: *Wang Swinson*



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

BUILDING PERMIT No.: BR25-06-0550

Date of Application: 06/27/2025

BUILDING PERMIT

BUILDING LOCATION 111 BEACH HARBOR DR 196C GRASONVILLE TAX ACCOUNT 1805002400 SUBDIVISION BEACH HARBOR CRITICAL AREA YES ACREAGE 38.514 TAX MAP 058E GRID 0013 PARCEL 0140 SECTION BLOCK LOT 196C 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: DANIEL & LAUREL WILKINSON 455 Leedy Rd Lot 197C GETTYSBURG, PA 17325 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 \$350.00		FEES BOCA FEE \$35.00 ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: REPAIR EXISTING 8' X 8' SHED. REMOVE AND REPLACE ROTTEN SHINGLES, ADD FLOOD VENTS AND ANCHORS, PAINT SHED & TRIM. 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: 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:
 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		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	HD 07/28/2025	FLOODPLAIN ZONE	KN 08/13/2025
FRONT 6 FT	FRONT FT	ZONING	BO 08/08/2025	PLUMBING	N/A
SIDE 6 FT	SIDE FT	SEDIMENT	N/A	PUB. SEWER	EC 07/28/2025
REAR 6 FT	REAR FT	HISTORIC	N/A	S.W. MGT.	KN 07/28/2025
SIDE STREET FT	SIDE STREET FT	SHA	N/A	ENTRANCE	N/A
MAX. HGHT 20 FT	MAX. HGHT FT	MECHANICAL	N/A	FIRE MARSHAL	N/A
		ELECTRICAL	N/A	BACKFLOW	N/A
		FOOD SERVICE	N/A	ENV. HEALTH BP	07/31/2025

DATE APPROVED: 11-13-25

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.: BR25-06-0549

Date of Application: 06/27/2025

BUILDING PERMIT

BUILDING LOCATION 111 BEACH HARBOR DR 197C 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: 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 \$400.00		FEES ZONING \$55.00 BOCA FEE \$35.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: RELOCATE & REPAIR EXISTING 8' X 8' SHED. REMOVE AND REPLACE ROTTEN SHINGLES, ADD FLOOD VENTS AND ANCHORS, PAINT SHED & TRIM. 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:

SHED MUST BE ANCHORED AND VENTED FLOOD ZONE: AE 5 BFE: 5 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET 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	HP 07/28/2025	FLOODPLAIN ZONE	KN 08/13/2025
ZONING	BO 08/08/2025	PLUMBING	N/A
SEDIMENT	N/A	PUB. SEWER	EC 07/28/2025
HISTORIC	N/A	S.W. MGT.	KN 07/28/2025
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	07/31/2025

DATE APPROVED:

11-13-25

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.: BR25-06-0547
 Date of Application: 06/27/2025

BUILDING PERMIT

BUILDING LOCATION 111 BEACH HARBOR DR 158C GRASONVILLE TAX ACCOUNT 1805002400 SUBDIVISION BEACH HARBOR CRITICAL AREA YES ACREAGE 38.514 TAX MAP 058E GRID 0013 PARCEL 0140 SECTION BLOCK LOT 158C 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: ROBERT SCHMID 1415 Brocious Rd BROOKVILLE, PA 15825 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 \$298.00		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. REPAINT ENTIRE 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:
 SHED MUST BE ANCHORED AND VENTED 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.

OFFICE USE ONLY

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

DATE APPROVED: 11-13-25

ADMINISTRATOR APPROVAL: *V. J. Swanson*



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

BUILDING PERMIT No.: BR25-08-0750
 Date of Application: 08/28/2025

BUILDING PERMIT

BUILDING LOCATION 111 BEACH HARBOR DR D227 GRASONVILLE TAX ACCOUNT 1805002400 SUBDIVISION BEACH HARBOR CRITICAL AREA YES ACREAGE 38.514 TAX MAP 058E GRID 0013 PARCEL 0140 SECTION BLOCK LOT D227 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: CARL & LINDA MORSEY 71 White Bark Dr MIDDLETOWN, DE 19709 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 OWNER OWNER		LICENSE # PHONE# PERMIT# QAC1000	
DESCRIPTION OF WORK: INSTALL VENTS AND ANCHORS TO EXISTING 6' X 8' SHED. REPAIR DOOR AND FRONT PANEL. FOR FLOOD COMPLIANCE.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: 48 TOTAL FLOOR AREA: 48	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

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	10/06/2025
ZONING	10/06/2025
SEDIMENT	N/A
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	N/A
FOOD SERVICE	N/A

OFFICE USE ONLY

FLOODPLAIN ZONE	10/08/2025
PLUMBING	N/A
PUB. SEWER	10/06/2025
S.W. MGT.	10/03/2025
ENTRANCE	N/A
FIRE MARSHAL	N/A
BACKFLOW	N/A
ENV. HEALTH BP	10/03/2025

DATE APPROVED: 11-13-25

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.: BR25-06-0460
 Date of Application: 06/04/2025

BUILDING PERMIT

BUILDING LOCATION 111 BEACH HARBOR DR LOT 258E GRASONVILLE TAX ACCOUNT 1805002400 SUBDIVISION BEACH HARBOR CRITICAL AREA YES ACREAGE 58.514 TAX MAP 058E GRID 0013 PARCEL 0140 SECTION BLOCK LOT 258E 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: MARIANNE & DOYLE KERSHAW 104 Carriage Ln QUEENSTOWN, MD 21658 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 \$1,500.00		FEES BOCA FEE \$35.00 ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: INSTALL FLOOD VENTS, TIE DOWN CABLES, REPAIR FLOOR BOARDS, TRIM, AND SIDING AS NEEDED, AND RE-PAINT 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:

SHED MUST BE ANCHORED AND VENTED 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.

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	07/03/2025 HD	FLOODPLAIN ZONE	07/16/2025 KN
ZONING	07/03/2025 JM	PLUMBING	N/A
SEDIMENT	N/A	PUB. SEWER	07/03/2025 RC
HISTORIC	N/A	S.W. MGT.	07/03/2025 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 WELL	N/A

DATE APPROVED:

11-13-25

ADMINISTRATOR APPROVAL:

Vivian J. Simpson



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

ZONING CERTIFICATE #: Z25-10-0477

Date of Application: 10/08/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805127174	113 WALTERS WAY	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	EMERSON, ADAM & KELLY	TAX MAP 058H	BLOCK	PARCEL 0201
OWNER ADDRESS:	113 WALTERS WAY GRASONVILLE, MD 21638	LOT 140	SECTION	ZONED GPRN
HOME PHONE:	(757) 645-6206	CRITICAL AREA NO		ACREAGE 0.20
		SUBDIVISION PERRY'S RETREAT		
		BUILDING VALUE \$4,500.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	ADAM & KELLY EMERSON	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	113 Walters Way GRASONVILLE, MD 21638	ELECTRICAL PERMIT #:		
PHONE:	(757) 645-6206	PLUMBING PERMIT #:		
		GAS PERMIT #:		
		STAKED?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
			<input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENCE	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 12' SHED				

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH BP	10/28/2025 JEN
S.W. MGT.	10/29/2025 KN
ZONING	10/29/2025 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.
 ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 60% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING.
 ANY ELECTRICAL WORK ADDED TO THIS STRUCTURE WILL REQUIRE AN APPROVED QUEEN ANNE'S COUNTY ELECTRICAL PERMIT AND AN INSPECTION BY THE MIDDLE DEPARTMENT INSPECTION AGENCY.
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

ADMINISTRATOR APPROVAL: Vivian Johnson DATE APPROVED: 11-13-25