



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

ZONING CERTIFICATE #: Z25-04-0164

Date of Application: 04/04/2025

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804051297	0 WHITE'S HERITAGE LN	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION				
OWNER:	GIBSONS GRANT COMMUNITY ASSOCIATIO	TAX MAP	0057	BLOCK	PARCEL	0045
OWNER ADDRESS:	220 DEFENSE HWY 405 CROFTON, MD 21114	LOT		SECTION	ZONED	CMPD
HOME PHONE:	(443) 986-0338	CRITICAL AREA	YES		ACREAGE	71.73
		SUBDIVISION	GIBSONS GRANT		BUILDING VALUE	
		WATER TYPE		SEWER TYPE		

APPLICANT INFORMATION		PERMIT FEES	
NAME:	GIBSON GRANT COMMUNITY ASSOCIATION INC	ZONING FEE:	\$55.00
ADDRESS:	601 Locust St SUITE 302 CAMBRIDGE, MD 21613	FM FEE:	
PHONE:	(410) 924-1526	ELECTRICAL PERMIT #:	
EXISTING USE:		PLUMBING PERMIT #:	
PROPOSED USE:	PIER	GAS PERMIT #:	
MINIMUM YARD REQUIREMENTS:		STAKED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT
HEIGHT: FT			
WORK DESCRIPTION: CONSTRUCT 5' X 19' WALKWAY TO 5' X 49' PIER TO INCLUDE 5' X 14' KAYAK LAUNCH. MAXIMUM 49' CHANNELWARD OF MHW.			

**AGENCY APPROVALS:**

Name	Completed Date
FIRE MARSHAL	05/07/2025 JM
FLOODPLAIN ZONE	04/25/2025 KN
ZONING	11/06/2025 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:**  
 FLOOD ZONE: AE BFE: 7 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 9 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.  
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLANS FOR Z25-04-0164, S18-0005, S18-10-0118, S23-07-0332, AND S21-02-0051 BY SPRING SEASON 2026. OWNER MUST PLANT ( 3 ) 4'-6- TALL CONTAINER GROWN NATIVE TREES BY SPRING SEASON 2026 FOR S23-11-0501. 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.  
 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.

ADMINISTRATOR APPROVAL: Manoj Sunison DATE APPROVED: 11-6-25



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

ZONING CERTIFICATE #: Z25-04-0164

Date of Application: 04/04/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804051297	0 WHITE'S HERITAGE LN	CHESTER

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: GIBSONS GRANT COMMUNITY ASSOCIATIO	TAX MAP 0057    BLOCK    PARCEL 0045
OWNER ADDRESS: 220 DEFENSE HWY 405 CROFTON, MD 21114	LOT    SECTION    ZONED CMPD
HOME PHONE: (443) 986-0338	CRITICAL AREA YES    ACREAGE 71.73
	SUBDIVISION GIBSONS GRANT
	BUILDING VALUE
	WATER TYPE    SEWER TYPE

APPLICANT INFORMATION	PERMIT FEES
NAME: GIBSON GRANT COMMUNITY ASSOCIATION INC	ZONING FEE: \$55.00    FM FEE:
ADDRESS: 601 Locust St SUITE 302 CAMBRIDGE, MD 21613	ELECTRICAL PERMIT #:
PHONE: (410) 924-1526	PLUMBING PERMIT #:
	GAS PERMIT #:
EXISTING USE:	STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
PROPOSED USE: PIER	
MINIMUM YARD REQUIREMENTS:	
FRONT: FT    SIDE: FT    REAR: FT    SIDE STREET: FT    HEIGHT: FT	
WORK DESCRIPTION: CONSTRUCT 5' X 19' WALKWAY TO 5' X 49' PIER TO INCLUDE 5' X 14' KAYAK LAUNCH. MAXIMUM 49' CHANNELWARD OF MHW.	

**AGENCY APPROVALS:**

Name	Completed Date
FIRE MARSHAL	05/07/2025 JM
FLOODPLAIN ZONE	04/25/2025 KN
ZONING	11/06/2025 MO

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 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLANS FOR Z25-04-0164, S18-0005, S18-10-0118, S23-07-0332, AND S21-02-0051 BY SPRING SEASON 2026. OWNER MUST PLANT ( 3 ) 4'-6- TALL CONTAINER GROWN NATIVE TREES BY SPRING SEASON 2026 FOR S23-11-0501. CALL 410-758-4088 FOR INSPECTION.  
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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.

ADMINISTRATOR APPROVAL:   Vivian J. Sumner      DATE APPROVED:   11-6-25







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

BUILDING PERMIT No.: BR25-09-0773  
 Date of Application: 09/09/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 210 THOMPSON RD CHESTER  <b>TAX ACCOUNT</b> 1804012488  <b>SUBDIVISION</b> <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 1.43 <b>TAX MAP</b> 0064 <b>GRID</b> 0008 <b>PARCEL</b> 0234 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 1 <b>ZONED</b> NC-1 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> BAY PROJECT LLC MIER, MIKE 210 THOMPSON RD CHESTER, MD 21619  <b>HOME PHONE:</b> (302) 229-0778  <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> ACCESSORY STRUCTURE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$245,000.00		<b>FEES</b> <b>ELECT. PERMIT</b> \$105.00 <b>ELECT. ADMIN.</b> \$10.00 <b>ZONING</b> \$55.00 <b>BOCA FEE</b> \$194.56	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> MHIC                      WALTER J MARCINIAK              MHIC 77518      (443) 496-1292  ELECTRICIAN              R&D ELECTRIC, INC.              E-#606              (410) 827-7469      ER25-09-0773			
<b>DESCRIPTION OF WORK:</b> CONSTRUCT (2) STORY UNFINISHED DETACHED GARAGE. FIRST FLOOR 43'6" X 30' TO INCLUDE 14' X 4' COVERED PORCH, 3'6" X 8' COVERED PORCH, SHOP AREA, UTILITY AREA, ATTIC LIFT, AND STAIRS TO UNFINISHED 2ND FLOOR. SECOND FLOOR 30' X 40' UNFINISHED STORAGE. ADD ELECTRIC.			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
<b>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b> <b>FIRST FLOOR:</b> <b>SECOND FLOOR:</b> 1,200.00 <b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b> <b>GARAGE:</b> 1,200.00 <b>CARPOR:</b> <b>DECK:</b> <b>PORCH:</b> 32.00 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 2,432		<b># BEDROOMS:</b> <b># BATHROOMS:</b> <b>ROAD TYPE:</b> <b>SPRINKLER:</b> <b>WATER TYPE:</b> PRIVATE <b>SEWER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> <b>CENTRAL AIR:</b> <b>FIREPLACE:</b>	

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

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

**Conditions:**  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. 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. BUFFER MODIFIED LOT.

**OFFICE USE ONLY**

<b>MINIMUM YARD REQUIREMENTS</b>				<b>APPROVALS:</b>			
<b>ACCESSORY STRUCTURE</b>		<b>PRINCIPLE STRUCTURE</b>		BUILDING	10/15/2025 HD	FLOODPLAIN ZONE	10/16/2025 KN
FRONT	35 FT	FRONT	FT	ZONING	10/15/2025 RO	PLUMBING	N/A
SIDE	3 FT	SIDE	FT	SEDIMENT	10/23/2025 JP	PUB. SEWER	N/A
REAR	3 FT	REAR	FT	HISTORIC	N/A	S.W. MGT.	10/17/2025 KN
SIDE STREET	3 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	10/29/2025	BACKFLOW	N/A
				FOOD SERVICE	N/A	ENV. HEALTH BP	10/16/2025 CS

DATE APPROVED: 11-6-25                      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.: BR25-04-0333

Date of Application: 04/21/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 648 CHESTER RIVER BEACH RD GRASONVILLE  <b>TAX ACCOUNT</b> 1805002486 <b>SUBDIVISION</b> CHESTER RIVER BEACH <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.304 <b>TAX MAP</b> 058E <b>GRID</b> 0004 <b>PARCEL</b> 0568 <b>SECTION</b> <b>BLOCK</b> A <b>LOT</b> 43 <b>ZONED</b> NC-8 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> DRUMMOND, WILLIAM 648 CHESTER RIVER BEACH RD GRASONVILLE, MD 21638  <b>HOME PHONE:</b> (443) 605-4914 <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> ACCESSORY STRUCTURE IN FLOODPLAIN <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$2,500.00		<b>FEES</b> <b>ZONING</b> \$55.00 <b>BOCA FEE</b> \$35.00		
<b>CONTRACTORS</b>	<b>NAME</b>	<b>LICENSE #</b>	<b>PHONE#</b>	<b>PERMIT#</b>
OWNER	OWNER	QAC1000		
<b>DESCRIPTION OF WORK:</b> REPAIR EXISTING 8' X 8' SHED. REPLACE WALLS AND FLOOR BOARDS AS NEEDED.				
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>			<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
<b>UNFIN. BASEMENT:</b>	<b>FIN BASEMENT:</b>	<b># BEDROOMS:</b>	<b># BATHROOMS:</b>	
<b>FIRST FLOOR:</b>	<b>SECOND FLOOR:</b>	<b>ROAD TYPE:</b>	<b>SPRINKLER:</b>	
<b>THIRD FLOOR:</b>	<b>FOURTH FLOOR:</b>	<b>WATER TYPE:</b> PRIVATE	<b>SEWER TYPE:</b> PUBLIC	
<b>GARAGE:</b>	<b>CARPORT:</b>	<b>HEATING SYSTEM:</b>	<b>CENTRAL AIR:</b>	
<b>DECK:</b>	<b>PORCH:</b>	<b>FIREPLACE:</b>		
<b>OTHER:</b> 64				
<b>TOTAL FLOOR AREA:</b> 64				

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:**

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. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. BUFFER MODIFIED 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**

<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>
<b>FRONT</b> 35 FT	<b>FRONT</b> FT
<b>SIDE</b> 3 FT	<b>SIDE</b> FT
<b>REAR</b> 100 FT	<b>REAR</b> FT
<b>SIDE STREET</b> FT	<b>SIDE STREET</b> FT
<b>MAX. HGHT</b> 20 FT	<b>MAX. HGHT</b> FT

**APPROVALS:**

BUILDING	06/06/2025 HD	FLOODPLAIN ZONE	07/03/2025 KN
ZONING	07/10/2025 JM	PLUMBING	N/A
SEDIMENT	N/A	PUB. SEWER	06/05/2025 RC
HISTORIC	N/A	S.W. MGT.	06/06/2025 KN
SHA	N/A	ENTRANCE	N/A
MECHANICAL	N/A	FIRE MARSHAL	N/A
ELECTRICAL	N/A	BACKFLOW	N/A
FOOD SERVICE	N/A	ENV. HEALTH BP	06/18/2025 JEN

DATE APPROVED: 11-6-25

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.: BR25-04-0334  
 Date of Application: 04/21/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 648 CHESTER RIVER BEACH RD GRASONVILLE  <b>TAX ACCOUNT</b> 1805002486 <b>SUBDIVISION</b> CHESTER RIVER BEACH <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.304 <b>TAX MAP</b> 058E <b>GRID</b> 0004 <b>PARCEL</b> 0568 <b>SECTION</b> <b>BLOCK</b> A <b>LOT</b> 43 <b>ZONED</b> NC-8 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> DRUMMOND, WILLIAM 648 CHESTER RIVER BEACH RD GRASONVILLE, MD 21638  <b>HOME PHONE:</b> (443) 605-4914 <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> ACCESSORY STRUCTURE IN FLOODPLAIN <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$2,000.00		<b>FEES</b> <b>ZONING</b> \$55.00 <b>BOCA FEE</b> \$35.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> OWNER                      OWNER                      QAC1000			
<b>DESCRIPTION OF WORK:</b> RELOCATE EXISTING 8' X 14' SHED.			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> <b>OTHER:</b> 112 <b>TOTAL FLOOR AREA:</b> 112	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPORT:</b> <b>PORCH:</b>	<b># BEDROOMS:</b> <b>ROAD TYPE:</b> <b>WATER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> <b>FIREPLACE:</b>	<b># BATHROOMS:</b> <b>SPRINKLER:</b> <b>SEWER TYPE:</b> PUBLIC <b>CENTRAL AIR:</b>

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**OFFICE USE ONLY**

<b>MINIMUM YARD REQUIREMENTS</b>				<b>APPROVALS:</b>			
<b>ACCESSORY STRUCTURE</b>		<b>PRINCIPLE STRUCTURE</b>		BUILDING	06/06/2025 HD	FLOODPLAIN ZONE	07/03/2025 KN
<b>FRONT</b>	35 FT	<b>FRONT</b>	FT	ZONING	06/16/2025 JM	PLUMBING	N/A
<b>SIDE</b>	3 FT	<b>SIDE</b>	FT	SEDIMENT	N/A	PUB. SEWER	06/05/2025 RC
<b>REAR</b>	100 FT	<b>REAR</b>	FT	HISTORIC	N/A	S.W. MGT.	06/06/2025 KN
<b>SIDE STREET</b>	FT	<b>SIDE STREET</b>	FT	SHA	N/A	ENTRANCE	N/A
<b>MAX. HGHT</b>	20 FT	<b>MAX. HGHT</b>	FT	MECHANICAL	N/A	FIRE MARSHAL	N/A
				ELECTRICAL	N/A	BACKFLOW	N/A
				FOOD SERVICE	N/A	ENV. HEALTH BP	06/18/2025 JEN

DATE APPROVED: 11-6-25                      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.: BC23-07-0088

Date of Application: 07/18/2023

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 305 RIVER SHORE LN STEVENSVILLE  <b>TAX ACCOUNT</b> 1804100522 <b>SUBDIVISION</b> <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 23.14 <b>TAX MAP</b> 0040 <b>GRID</b> 0017 <b>PARCEL</b> 0119 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> <b>ZONED CS</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> LOVE POINT VINEYARDS SEPPI, TIMOTHY 305 RIVER SHORE LN STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (301) 332-2966  <b>APPLICANT:</b>  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																					
<b>EXISTING USE</b> VACANT  <b>PROPOSED USE</b> RENOVATION  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$120,876.00		<b>FEES</b> <b>ZONING</b> \$55.00 <b>RENOVATION PERMIT FEE</b> \$846.13																					
<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>OWNER</td> <td>OWNER</td> <td>QAC1000</td> <td></td> <td></td> </tr> <tr> <td>PLUMBER</td> <td>RIVERVIEW PLUMBING INC</td> <td>PR#049</td> <td>(410) 643-2831</td> <td>P-1188-25</td> </tr> <tr> <td>HVAC</td> <td>STEELE'S REFRIDGERATION, HEATING &amp; AIR CONDITIONING, INC</td> <td>HM-052</td> <td>(410) 479-5560</td> <td>H-0914-25</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	OWNER	OWNER	QAC1000			PLUMBER	RIVERVIEW PLUMBING INC	PR#049	(410) 643-2831	P-1188-25	HVAC	STEELE'S REFRIDGERATION, HEATING & AIR CONDITIONING, INC	HM-052	(410) 479-5560	H-0914-25
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																			
OWNER	OWNER	QAC1000																					
PLUMBER	RIVERVIEW PLUMBING INC	PR#049	(410) 643-2831	P-1188-25																			
HVAC	STEELE'S REFRIDGERATION, HEATING & AIR CONDITIONING, INC	HM-052	(410) 479-5560	H-0914-25																			
<b>DESCRIPTION OF WORK:</b> RENOVATION TO EXISTING 20' X 40' FARM BUILDING : 1ST FLOOR TO INCLUDE EMPLOYEE BATHROOM, STORAGE, BAR WITH WINE TO GO WINDOW, AND TASTING ROOM WITH SEATING. BASEMENT STORAGE.																							
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> OTHER																					
<b>UNFIN. BASEMENT:</b> 800.00 <b>FIRST FLOOR:</b> 800.00 <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 1,600	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b>	<b># BEDROOMS:</b> <b>ROAD TYPE:</b> <b>WATER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> SPLIT SYSTEM <b>FIREPLACE:</b>	<b># BATHROOMS:</b> 1.00 <b>SPRINKLER:</b> <b>SEWER TYPE:</b> PRIVATE <b>CENTRAL AIR:</b> 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. BUFFER ESTABLISHMENT WAS ACCEPTED ON 6/2/2025. PER ENVIRONMENTAL HEALTH: APPROVED WITH THE CONDITION THAT ROUGH-IN FOR ADDITIONAL BATHROOM BE REMOVED PRIOR TO CERTIFICATE OF OCCUPANCY. JEN. 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:	
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	BUILDING	07/10/2025 HD FLOODPLAIN ZONE 10/02/2023 KN
<b>FRONT</b>	<b>FRONT</b>	ZONING	07/10/2025 MO PLUMBING 10/29/2025 CG
<b>SIDE</b>	<b>SIDE</b>	SEDIMENT	N/A PUB. SEWER N/A
<b>REAR</b>	<b>REAR</b>	HISTORIC	N/A S.W. MGT. N/A
<b>SIDE STREET</b>	<b>SIDE STREET</b>	SHA	N/A ENTRANCE N/A
<b>MAX. HGHT</b>	<b>MAX. HGHT</b>	MECHANICAL	08/18/2025 FIRE MARSHAL N/A
		ELECTRICAL	N/A BACKFLOW N/A
		FOOD SERVICE	N/A ENV. HEALTH BP 10/29/2025 JEN

DATE APPROVED: 11-6-25 ADMINISTRATOR APPROVAL: Kran 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.: BR25-08-0752  
 Date of Application: 08/29/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 1812 CHESTER DR CHESTER  <b>TAX ACCOUNT</b> 1804046005 <b>SUBDIVISION</b> HARBOR VIEW <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.426 <b>TAX MAP</b> 0057 <b>GRID</b> 0000 <b>PARCEL</b> 0509 <b>SECTION</b> <b>BLOCK</b> E <b>LOT</b> 6 <b>ZONED</b> NC-15 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> MCKENNA, BRIAN 1812 CHESTER DR CHESTER, MD 21619  <b>HOME PHONE:</b> (410) 758-2181 <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL											
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> ADDITION TO RESIDENCE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$13,700.00		<b>FEES</b> <b>BOCA FEE</b> \$35.00 <b>ZONING</b> \$55.00											
<table border="1"> <thead> <tr> <th>CONTRACTORS</th> <th>NAME</th> <th>LICENSE #</th> <th>PHONE#</th> <th>PERMIT#</th> </tr> </thead> <tbody> <tr> <td>MHIC</td> <td>FENCE &amp; DECK CONNECTION 8057 VETERANS HWY, MILLERSVILLE, MD 21108</td> <td>MHIC 45780</td> <td>(410) 507-6514</td> <td></td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHIC	FENCE & DECK CONNECTION 8057 VETERANS HWY, MILLERSVILLE, MD 21108	MHIC 45780	(410) 507-6514	
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#									
MHIC	FENCE & DECK CONNECTION 8057 VETERANS HWY, MILLERSVILLE, MD 21108	MHIC 45780	(410) 507-6514										
<b>DESCRIPTION OF WORK:</b> CONSTRUCT ADDITION TO EXISTING SFD OF A 10' X 20' DECK WITH GAPS & WITH STEPS TO GRADE.													
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME											
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> 200.00 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 200	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b>	<b># BEDROOMS:</b> <b>ROAD TYPE:</b> <b>WATER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> <b>FIREPLACE:</b>	<b># BATHROOMS:</b> <b>SPRINKLER:</b> <b>SEWER TYPE:</b> PUBLIC <b>CENTRAL AIR:</b>										

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:			
<b>ACCESSORY STRUCTURE</b>		<b>PRINCIPLE STRUCTURE</b>			
FRONT	FT	FRONT	35 FT	BUILDING	10/01/2025
SIDE	FT	SIDE	8/18 FT	ZONING	10/02/2025
REAR	FT	REAR	50 FT	SEDIMENT	N/A
SIDE STREET	FT	SIDE STREET	FT	HISTORIC	N/A
MAX. HGHT	FT	MAX. HGHT	40 FT	SHA	N/A
				MECHANICAL	N/A
				ELECTRICAL	N/A
				FOOD SERVICE	N/A
				FLOODPLAIN ZONE	N/A
				PLUMBING	N/A
				PUB. SEWER	10/01/2025
				S.W. MGT.	N/A
				ENTRANCE	N/A
				FIRE MARSHAL	N/A
				BACKFLOW	N/A
				ENV. HEALTH BP	10/03/2025

DATE APPROVED: 11-6-25

ADMINISTRATOR APPROVAL: Brian 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.: BC23-08-0097  
 Date of Application: 08/29/2023

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 305 RIVER SHORE LN STEVENSVILLE  <b>TAX ACCOUNT</b> 1804100522 <b>SUBDIVISION</b> <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 23.14 <b>TAX MAP</b> 0040 <b>GRID</b> 0017 <b>PARCEL</b> 0119 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> <b>ZONED CS</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> LOVE POINT VINEYARDS SEPPI, TIMOTHY 305 RIVER SHORE LN STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (301) 332-2966 <b>APPLICANT:</b>  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> VINEYARD BUSINESS BUILDING  <b>PROPOSED USE</b> RENOVATION/ADDITION  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$17,450.00		<b>FEES</b> <b>ZONING</b> \$55.00 <b>BOCA FEE</b> \$88.80	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> <b>OWNER</b> <b>OWNER</b> QAC1000			
<b>DESCRIPTION OF WORK:</b> ADDITION TO EXISTING FARM BUILDING OF 11' X 40' DECK AND 12' X 25' DECK WITH RAILING			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
<b>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b> <b>FIRST FLOOR:</b> <b>SECOND FLOOR:</b> <b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b> <b>GARAGE:</b> <b>CARPORIT:</b> <b>DECK:</b> 740.00 <b>PORCH:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 740		<b># BEDROOMS:</b> <b># BATHROOMS:</b> <b>ROAD TYPE:</b> <b>SPRINKLER:</b> <b>WATER TYPE:</b> PRIVATE <b>SEWER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> <b>CENTRAL AIR:</b> YES <b>FIREPLACE:</b>	

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

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 10 FT
REAR FT	REAR 10 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 45 FT

**APPROVALS:**

BUILDING	05/02/2025 HD	FLOODPLAIN ZONE	10/02/2023 KN
ZONING	05/02/2025 MO	PLUMBING	N/A
SEDIMENT	N/A	PUB. SEWER	N/A
HISTORIC	N/A	S.W. MGT.	N/A
SHA	N/A	ENTRANCE	N/A
MECHANICAL	N/A	FIRE MARSHAL	N/A
ELECTRICAL	N/A	BACKFLOW	N/A
FOOD SERVICE	N/A	ENV. HEALTH BP	08/18/2025 JEN

DATE APPROVED: 11-6-23

ADMINISTRATOR APPROVAL: *Victoria J. Swanson*

