



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

BUILDING PERMIT No.: BR23-09-0698
 Date of Application: 09/28/2023

BUILDING PERMIT

BUILDING LOCATION 910 BAYSIDE DR STEVENSVILLE TAX ACCOUNT 1804059395 SUBDIVISION BAY CITY CRITICAL AREA YES ACREAGE 0.344 TAX MAP 0056 GRID 0000 PARCEL 0405 SECTION 1 BLOCK 16 LOT 11 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: CAMPO, JOHN 910 BAYSIDE DR STEVENSVILLE, MD 21666 HOME PHONE: APPLICANT: SOUTH FORK STUDIO MILES BARNARD 10810 CLIFF RD CHESTERTOWN MD 21620 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 \$70,000.00		FEES BOCA FEE \$89.52 ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: REMOVE EXISTING 12' X 46' DECK AND CONSTRUCT ADDITION TO SECOND FLOOR OF EXISTING SFD OF A 7' X 43'2" DECK WITH (2) 4' X 4' LANDINGS AND STEPS TO GRADE. DECK WILL HAVE GAPS BETWEEN BOARDS. CONSTRUCT 34'1" X 7'9", 14'11" X 24'10", & 6'1" X 24'10" DECK AROUND PROPOSED POOL (Z21-11-0539) WITH 107 SQFT OF RETAINING WALL AROUND POOL DECK.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: 1,119 OTHER: TOTAL FLOOR AREA: 1,119	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:
 MUST COMPLY WITH BOARD OF APPEALS CASE BOA-22-04-0119 APPROVED 2/9/23. MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-578-4088 FOR INSPECTION. 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 8/18 FT
REAR FT	REAR 56 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	HD	07/17/2024
ZONING	MO	07/17/2024
SEDIMENT	N/A	
PUB. SEWER	DT	07/17/2024
S.W. MGT.	N/A	
ENTRANCE	N/A	
FIRE MARSHAL	N/A	
BACKFLOW	N/A	

FLOODPLAIN ZONE	W	07/17/2024
PLUMBING	N/A	
ENV. HEALTH	JEN	07/19/2024
HISTORIC	N/A	
SHA	N/A	
MECHANICAL	N/A	
ELECTRICAL	N/A	
FOOD SERVICE	N/A	

DATE APPROVED: 7-26-24

ADMINISTRATOR APPROVAL: Vranj Sunion



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

ZONING CERTIFICATE #: Z25-09-0427

Date of Application: 09/08/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804041143	2014 STEVENS DR	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	THOMAS, GEORGE	TAX MAP 0057	BLOCK CC	PARCEL 0529
OWNER ADDRESS:	2014 STEVENS DR CHESTER, MD 21619	LOT 5	SECTION 3	ZONED NC-15
HOME PHONE:	(410) 490-0704	CRITICAL AREA NO		ACREAGE 0.36
		SUBDIVISION HARBOR VIEW		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	GEORGE THOMAS	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	2014 Stevens Dr CHESTER, MD 21619	ELECTRICAL PERMIT #: E225-09-0427	
PHONE:	(410) 490-0704	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: CONSTRUCT 6' X 6' BAIT COOLER WITH ELECTRIC.			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	09/08/2025 DAVIS E-606
ENV. HEALTH BP	10/10/2025 JEN
HOA REVIEW	10/09/2025 MP
S.W. MGT.	10/14/2025 KN
ZONING	10/10/2025 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:
FINAL ELECTRICAL INSPECTION REQUIRED
 ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 60% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Vincent J. Stinson* DATE APPROVED: 11-26-25



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

ZONING CERTIFICATE #: Z25-09-0428

Date of Application: 09/08/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804041143	2014 STEVENS DR	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	THOMAS, GEORGE	TAX MAP 0057	BLOCK CC	PARCEL 0529
OWNER ADDRESS:	2014 STEVENS DR CHESTER, MD 21619	LOT 5	SECTION 3	ZONED NC-15
HOME PHONE:	(410) 490-0704	CRITICAL AREA NO		ACREAGE 0.36
		SUBDIVISION HARBOR VIEW		
		BUILDING VALUE \$4,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	GEORGE THOMAS	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	2014 Stevens Dr CHESTER, MD 21619	ELECTRICAL PERMIT #:	
PHONE:	(410) 490-0704	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 12' PREFAB SHED.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH BP	10/10/2025 JEN
HOA REVIEW	10/09/2025 MP
S.W. MGT.	10/14/2025 KN
ZONING	10/10/2025 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:

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.

ADMINISTRATOR APPROVAL: *Vivian J. Sunson* DATE APPROVED: 11-26-25



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

BUILDING PERMIT No.: BR25-10-0912

Date of Application: 10/08/2025

BUILDING PERMIT

BUILDING LOCATION 220 KINGFISHER LN CHESTER TAX ACCOUNT 1804126535 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.183 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 494 ZONED SMPD FRONTAGE 74 DEPTH 122		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 <table border="0"> <tr> <td>ZONING</td> <td>\$55.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$135.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>4SEASNDORRA</td> <td>\$10,546.00</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>BOCA FEE</td> <td>\$494.44</td> </tr> <tr> <td>COPIES AND MISC</td> <td>\$30.00</td> <td></td> <td></td> </tr> </table>		ZONING	\$55.00	SINGLE LOT	\$55.00	ELECT. PERMIT	\$135.00	SPRINKLER	\$150.00	ELECT. ADMIN.	\$10.00	4SEASNDORRA	\$10,546.00	MHB FEE	\$50.00	BOCA FEE	\$494.44	COPIES AND MISC	\$30.00												
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UNFIN. BASEMENT: FIRST FLOOR: 2,406.00 THIRD FLOOR: GARAGE: 548.00 DECK: OTHER: 178 - COVERED PATIO TOTAL FLOOR AREA: 4,428	FIN BASEMENT: SECOND FLOOR: 1,099.00 FOURTH FLOOR: CARPORT: PORCH: 197.00	# BEDROOMS: 4.00 ROAD TYPE: PRIVATE WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 4.00 SPRINKLER: YES SEWER TYPE: PUBLIC CENTRAL AIR: YES																														

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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:

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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. 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	FRONT	20 FT		ZONING	11/05/2025 MO	PLUMBING	11/06/2025 CG
SIDE	SIDE	5 FT		SEDIMENT	01/25/2024 AR	PUB. SEWER	11/04/2025 RC
REAR	REAR	10 FT		HISTORIC	N/A	S.W. MGT.	11/03/2025 KN
SIDE STREET	SIDE STREET	FT		SHA	N/A	ENTRANCE	11/04/2025 AH
MAX. HGHT	MAX. HGHT	40 FT		MECHANICAL	11/06/2025 CG	FIRE MARSHAL	11/20/2025 JB
				ELECTRICAL	10/21/2025	BACKFLOW	11/06/2025 CG
				FOOD SERVICE	N/A	ENV. HEALTH BP	11/03/2025 JEN

DATE APPROVED: 11-26-25 ADMINISTRATOR APPROVAL: Kiran 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.: BR25-10-0922

Date of Application: 10/10/2025

BUILDING PERMIT

BUILDING LOCATION 110 FLYCATCHER WAY CHESTER TAX ACCOUNT 1804126651 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.197 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 611 ZONED SMPD FRONTAGE 56 DEPTH 122		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																															
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OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
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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
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DATE APPROVED: 11-26-25 ADMINISTRATOR APPROVAL: [Signature]



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

BUILDING PERMIT No.: BR25-09-0845
 Date of Application: 09/23/2025

BUILDING PERMIT

BUILDING LOCATION 220 FAIR PROSPECT FARM CT STEVENSVILLE TAX ACCOUNT 1804105907 SUBDIVISION FAIR PROSPECT CRITICAL AREA YES ACREAGE 30.74 TAX MAP 0056 GRID 0018 PARCEL 0022 SECTION BLOCK LOT 5 ZONED CS FRONTAGE DEPTH		PROPERTY OWNERS: FAIR PROSPECT FARM LLC BALDWIN, JOSEPH & COLLEEN 808 HOMESTEAD LN CROWNSVILLE, MD 21032 HOME PHONE: (443) 520-8855 APPLICANT: TOP KNOTCH CONTRACTING, LLC 856 Twin Harbor ARNOLD MD 21012 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE AGRICULTURAL/RESIDENCE PROPOSED USE ADDITION TO ACCESSORY BLDG REVISED PROPOSED USE CONSTRUCTION VALUE \$3,200.00		FEES BOCA FEE \$35.00 ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: CONSTRUCT ADDITION TO EXISTING GARAGE/BARN. CONSTRUCT 8' X 12' SECOND STORY DECK WITH (2) 4' X 4' LANDINGS AND STAIRS TO GRADE			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPORIT: DECK: 96.00 PORCH: OTHER: 32 LANDINGS TOTAL FLOOR AREA: 128		# 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:
 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 40 FT	FRONT FT
SIDE 3 FT	SIDE FT
REAR 100 FT	REAR FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT 20 FT	MAX. HGHT FT

APPROVALS:

BUILDING	10/22/2025 HD	FLOODPLAIN ZONE	10/22/2025 KN
ZONING	11/04/2025 MO	PLUMBING	N/A
SEDIMENT	N/A	PUB. SEWER	10/22/2025 RC
HISTORIC	N/A	S.W. MGT.	10/22/2025 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	10/23/2025 JEN

DATE APPROVED: 11-26-25

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

ZONING CERTIFICATE #: Z25-09-0460

Date of Application: 09/26/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802014335	1717 ROBERTS STATION RD	CHURCH HILL

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CLARK, DAVID & SHARON	TAX MAP 0031	BLOCK	PARCEL 0002
OWNER ADDRESS:	1717 ROBERTS STATION RD CHURCH HILL, MD 21623	LOT	SECTION	ZONED AG, NC-5
HOME PHONE:	(410) 708-7853	CRITICAL AREA NO		ACREAGE 150.00
		SUBDIVISION		
		BUILDING VALUE \$48,800.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	THE POOL DOCTOR OF DELAWARE AKA THE POOL DOCTOR LLC	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	3395 S Dupont Hwy CAMDEN, DE 19934	ELECTRICAL PERMIT #: EZ25-09-0460	
PHONE:	(302) 678-8208	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 16 X 32 INGROUND VINYL POOL WITH 327 SQFT PATIO.			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	11/20/2025 SCULLY E-1112
ENV. HEALTH BP	11/06/2025 JEN
S.W. MGT.	11/06/2025 KN
ZONING	11/12/2025 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:
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
 FINAL ELECTRICAL INSPECTION REQUIRED
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

ADMINISTRATOR APPROVAL: *Karen Johnson* DATE APPROVED: 11-26-25



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

ZONING CERTIFICATE #: Z25-09-0460

Date of Application: 09/26/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802014335	1717 ROBERTS STATION RD	CHURCH HILL

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CLARK, DAVID & SHARON	TAX MAP 0031	BLOCK	PARCEL 0002
OWNER ADDRESS:	1717 ROBERTS STATION RD CHURCH HILL, MD 21623	LOT	SECTION	ZONED AG, NC-5
HOME PHONE:	(410) 708-7853	CRITICAL AREA NO		ACREAGE 150.00
		SUBDIVISION		
		BUILDING VALUE \$48,800.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	THE POOL DOCTOR OF DELAWARE AKA THE POOL DOCTOR LLC	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	3395 S Dupont Hwy CAMDEN, DE 19934	ELECTRICAL PERMIT #: E225-09-0460	
PHONE:	(302) 678-8208	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 16 X 32 INGROUND VINYL POOL WITH 327 SQFT PATIO.			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	11/20/2025 SCULLY E-1112
ENV. HEALTH BP	11/06/2025 JEN
S.W. MGT.	11/06/2025 KN
ZONING	11/12/2025 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:

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

ADMINISTRATOR APPROVAL: *Vivian Johnson* DATE APPROVED: 11-26-25



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

BUILDING PERMIT No.: BR23-09-0698

Date of Application: 09/28/2023

BUILDING PERMIT

BUILDING LOCATION 910 BAYSIDE DR STEVENSVILLE TAX ACCOUNT 1804059395 SUBDIVISION BAY CITY CRITICAL AREA YES ACREAGE 0.344 TAX MAP 0056 GRID 0000 PARCEL 0405 SECTION 1 BLOCK 16 LOT 11 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: CAMPO, JOHN 910 BAYSIDE DR STEVENSVILLE, MD 21666 HOME PHONE: APPLICANT: SOUTH FORK STUDIO MILES BARNARD 10810 CLIFF RD CHESTERTOWN MD 21620 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 \$70,000.00		FEES BOCA FEE \$89.52 ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: REMOVE EXISTING 12' X 46' DECK AND CONSTRUCT ADDITION TO SECOND FLOOR OF EXISTING SFD OF A 7' X 43'2" DECK WITH (2) 4' X 4' LANDINGS AND STEPS TO GRADE. DECK WILL HAVE GAPS BETWEEN BOARDS. CONSTRUCT 34'1" X 7'9", 14'11" X 24'10", & 6'1" X 24'10" DECK AROUND PROPOSED POOL (Z21-11-0539) WITH 107 SQFT OF RETAINING WALL AROUND POOL DECK.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: 1,119 OTHER: TOTAL FLOOR AREA: 1,119	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:
 MUST COMPLY WITH BOARD OF APPEALS CASE BOA-22-04-0119 APPROVED 2/9/23. MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-578-4088 FOR INSPECTION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	FT	PRINCIPLE STRUCTURE	FT
FRONT	FT	FRONT	35 FT
SIDE	FT	SIDE	8/18 FT
REAR	FT	REAR	56 FT
SIDE STREET	FT	SIDE STREET	FT
MAX. HGHT	FT	MAX. HGHT	40 FT

APPROVALS:

BUILDING	HD	07/17/2024	FLOODPLAIN ZONE	W	07/17/2024
ZONING	MO	07/17/2024	PLUMBING	N/A	
SEDIMENT		N/A	ENV. HEALTH	JEN	07/19/2024
PUB. SEWER	DT	07/17/2024	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	

DATE APPROVED: 7-26-24

ADMINISTRATOR APPROVAL: *Vernon G. Swinson*



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

BUILDING PERMIT No.: BC25-04-0056

Date of Application: 04/30/2025

BUILDING PERMIT

BUILDING LOCATION 1602 POSTAL RD CHESTER TAX ACCOUNT 1804024001 SUBDIVISION CRITICAL AREA NO ACREAGE TAX MAP 0057 GRID 0008 PARCEL 0146 SECTION BLOCK LOT ZONED TC, TC FRONTAGE DEPTH		PROPERTY OWNERS: GRRR PROPERTY TWO LLC GILFIX, RON 8540 PULASKI HWY BALTIMORE, MD 21237 HOME PHONE: (508) 277-4610 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE VACANT COMMERCIAL PROPOSED USE NEW BLDG REVISED PROPOSED USE CONSTRUCTION VALUE \$25,000.00		FEES BOCA FEE \$48.00 ZONING \$55.00 FIRE MARSHAL \$100.00 DIST 01 - KIVFD \$376.00 FEE 50% COMMERICAL GROWTH-AREA	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000 PLUMBER ANCHOR MECHANICAL LLC PN-807 (410) 977-8662 P-1248-25 ELECTRICIAN S & D ELECTRIC E-000209-2022 (410) 430-6192 TP-000319-2025			
DESCRIPTION OF WORK: INSTALL 20' X 20' ENCLOSED METAL WASHDOWN BUILDING INCLUDING ELECTRIC, PLUMBING, GARAGE DOOR WITH AWNING AND ENTRY DOOR.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: METAL FRAME	
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 400.00 SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPORT: DECK: PORCH: OTHER: TOTAL FLOOR AREA: 400		# BEDROOMS: # BATHROOMS: ROAD TYPE: SPRINKLER: WATER TYPE: PUBLIC SEWER TYPE: PUBLIC HEATING SYSTEM: HEAT PUMP CENTRAL AIR: FIREPLACE:	

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

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

Conditions:
 OSHA AND MSHA 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. MUST MAINTAIN 15' FROM EACH STRUCTURE. MUST COMPLY WITH SP-23-11-0115 APPROVED 12/16/2024

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	11/13/2025 HD FLOODPLAIN ZONE N/A
FRONT 35 FT	FRONT FT	ZONING	06/13/2025 JM PLUMBING 11/07/2025 CG
SIDE 10 FT	SIDE FT	SEDIMENT	12/04/2024 AR PUB. SEWER 06/09/2025 RC
REAR 10 FT	REAR FT	HISTORIC	N/A S.W. MGT. 07/08/2025 KN
SIDE STREET FT	SIDE STREET FT	SHA	N/A ENTRANCE 06/10/2025 DB
MAX. HGHT 45 FT	MAX. HGHT FT	MECHANICAL	N/A FIRE MARSHAL 11/21/2025 JM
		ELECTRICAL	11/10/2025 BACKFLOW N/A
		FOOD SERVICE	N/A ENV. HEALTH BP 11/07/2025 JEN

DATE APPROVED: 11-26-25 ADMINISTRATOR APPROVAL: *Kieran J. Swinson*