



ST. MARY'S COUNTY, MARYLAND
PERMIT APPLICATION



Please complete the information below prior to your submission. This application will be required in order to accept and process your submission.
ALL INFORMATION MUST BE COMPLETE OR SUBMISSION WILL BE RETURNED TO APPLICANT.

Owner: Dylan Nicholas
Mailing Address:

Applicant: St. Maries Bld LLC
Mailing Address: 45035 Smith Nursery Rd
Hollywood Md

Phone:
E-mail:

Phone: 240-298-8727
E-mail: Kenny@smbuilds.com

If you want an agent (surveyor, engineer, etc.) contacted by reviewing agencies, provide information below:

Name: LSR
Address:

Phone:
E-mail:

The Property: Street Address or Tax ID: 23665 Kingston Creek Drive C&H Md 20619

Tax Map: _____ Grid: _____ Parcel: _____ Lot: _____ Sec: _____ Block: _____
Size of Property 1.16 Aa Subdivision: Kingston Zoning: _____
Critical Area Zoning: yes Floodplain Zone: _____ Airport Overlay Zone: _____ AICUZ: _____

Permit Request (check more than one, if applicable):

Custom House X Addition: _____ Detached Structure: _____ Other: (describe) _____
Modular Home _____ Garage _____ Garage _____
Mobile Home _____ Living Space _____ Shed _____
Renovation _____ Porch/Deck _____ Pier _____
In-ground Pool _____

Demolition _____ Year structure was built _____

Commercial New Structure _____
Commercial Renovation _____
Commercial Other: (describe) _____

Commercial Change of Use _____
Commercial Change of Occupancy _____
New Business Name and Type _____
Previous Business Name and Type _____

Received
DEC 04 2025

St. Mary's County
Land Use & Growth Management

If application is for construction of a house or renovation or addition to a house, please answer the following:

Is there an existing dwelling on the site? _____
Is the dwelling currently occupied? _____ If "no", when was the dwelling last occupied? _____
Is this a replacement dwelling? _____ Number of Bedrooms: Existing? _____ Proposed? _____ Total? _____
Is this an addition to an existing dwelling? _____ If "yes", please provide size of existing dwelling on septic system.

If construction is proposed, please provide square footage of ALL sections:

1st Floor: 2578 Porch(es): Front 55 Rear 328 Size of existing dwelling
2nd Floor: 1258 Deck(s): _____ 1st Floor: _____
3rd Floor: _____ Landing/Stoop _____ 2nd Floor: _____
Basement 2563 Carport: _____ 3rd Floor: _____
Attached Garage 1010 Breezeway: _____ Basement _____
Detached Garage _____ Other: _____
2nd Floor _____ Describe: _____

Total Square Footage: _____ Value of construction: _____

Property is served by: Public Water: yes no Public Sewer: yes no

Will this project include: Plumbing: yes no Electrical: yes no HVAC: yes no

Who will be the Builder? Contractor _____ Myself _____

Homebuilder Registration # _____ Home Improvement License # _____ Marine License # _____
Plumbing # _____ HVACR # _____ Electrical # _____

The following must be included with this application:

- ☐ Contract of Sale, Lease or Written Notarized Permission to make application if you are not the property owner.
- ☐ Recorded Deed(s) if property is not in a recorded subdivision. Provide deeds dating back to March 15, 1978.
- ☐ Plot (site) plan – **5 prints required for review**
 - ☐ Applicable site plan checklist
- ☐ Floor Plans showing interior room locations with each room use labeled. – **3 prints required for review**
- ☐ Digital submittals are requested for all document. Emailed to: BPSservice@stmaryscountymd.gov

Signature _____ Date: _____

By making this application, I agree and consent for employees / agents of St. Mary's County Department of Land Use and Growth Management to enter upon the land, during normal business hours, to conduct such inspections as may be required or necessary to determine compliance with the Comprehensive Zoning Ordinance.

Real Property Data Search ()
Search Result for ST MARY'S COUNTY

[View Map](#) [No Ground Rent Redemption on File](#) [No Ground Rent Registration on File](#)

Special Tax Recapture: None

Account Number: District - 08 Account Identifier - 087318

Owner Information

Owner Name: SANDCASTLE PLACE LLC Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 22316 THREE NOTCH RD Deed Reference: /04169/ 00726
LEXINGTON PARK MD 20653-2003

Location & Structure Information

Premises Address: 23665 KINGSTON CREEK RD Legal Description: LOT 5000-2
CALIFORNIA 20619-0000 PART OF KINGSTON
Waterfront

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 51 64
0035 0001 0148 8040058.19 0000 2 2024 Plat Ref: 0079/ 0105

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
2.6900 AC

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
/

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2025	07/01/2026
Land:	286,300	295,000		
Improvements	0	0		
Total:	286,300	295,000	292,100	295,000
Preferential Land:	0	0		

Transfer Information

Seller: FRANZEN MARVIN C	Date: 05/07/2015	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /04169/ 00726	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00240/ 00159	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2025	07/01/2026
County:	0.00	
State:	0.00	
Municipal:	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date: