





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

ZONING CERTIFICATE #: Z19-03-0085

Date of Application: 03/25/2019

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804005325	226 CRANEY CREEK RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	JOSEPH GAVIN	TAX MAP 0063	BLOCK	PARCEL 0028
OWNER ADDRESS:	226 CRANEY CREEK DR STEVENSVILLE, MD 21666	LOT	SECTION	ZONED NC-1
HOME PHONE:	(410) 200-3926	CRITICAL AREA YES		ACREAGE 5.00
		SUBDIVISION		
		BUILDING VALUE \$3,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$55.00
ADDRESS:	FM FEE:
PHONE:	ELECTRICAL PERMIT #: N/A
	PLUMBING PERMIT #: N/A
	GAS PERMIT #: N/A
	STAKED? <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL

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 10' X 16' SHED.

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	03/27/2019 CCS
ZONING	03/28/2019 HLW

NOTE: Separate electrical and plumbing permits are required prior to permit being issued. Electrician & Plumber must have Queen Anne's County Licenses! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered valid if construction is continuous.

Conditions:

ANY ELECTRICAL WORK ADDED TO THIS STRUCTURE WILL REQUIRE AN APPROVED QUEEN ANNE'S COUNTY ELECTRICAL PERMIT AND AN INSPECTION BY THE MIDDLE DEPARTMENT INSPECTION AGENCY.

ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 80% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING.

ADMINISTRATOR APPROVAL: *Kiran J. Swinson* DATE APPROVED: *4-1-19*

ORIGINAL



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

ZONING CERTIFICATE #: Z19-02-0042

Date of Application: 02/21/2019

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805034817	309 SAYERS FOREST DR	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MICHAEL & SHERRY SHUPP	TAX MAP 0066	BLOCK	PARCEL 0098
OWNER ADDRESS:	309 SAYERS FOREST DR QUEENSTOWN, MD 21658	LOT 8	SECTION	ZONED NC-1
HOME PHONE:	(202) 306-7519	CRITICAL AREA YES		ACREAGE 1.07
		SUBDIVISION		
		BUILDING VALUE \$110,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	AQUA COMPANY	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	8801 Mistletoe Dr EASTON, MD 21601	ELECTRICAL PERMIT #: ER26910	
PHONE:	(410) 822-7000	PLUMBING PERMIT #: N/A	
		GAS PERMIT #: N/A	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

PROPOSED USE: POOL/SPA

MINIMUM YARD REQUIREMENTS:

FRONT: 35 FT	SIDE: 3 FT	REAR: 100 FT	SIDE STREET: FT	HEIGHT: FT
--------------	------------	--------------	-----------------	------------

WORK DESCRIPTION: REMOVE EXISTING POOL AND PATIO AND REPLACE WITH NEW 22' X 36' GUNITE POOL WITH 248 SQ FT PAVER PATIO.

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	02/26/2019
ENV. HEALTH	02/28/2019 <i>KK</i>
S.W. MGT.	03/01/2019 <i>JK</i>
ZONING	02/26/2019 <i>JP</i>

NOTE: Separate electrical and plumbing permits are required prior to permit being issued. Electrician & Plumber must have Queen Anne's County Licenses! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered valid if construction is continuous.

Conditions:  
 MUST COMPLY WITH APPROVED BUFFER ESTABLISHMENT PLAN PRIOR TO CERTIFICATE OF OCCUPANCY  
 KLEPPINGER ELECTRIC E-#483  
 LOT COVERAGE CANNOT EXCEED 6971 SQUARE FEET. LOT COVERAGE NOT PERMITTED WITHIN THE 100 FT BUFFER.

ADMINISTRATOR APPROVAL: *Kevin J. Swanson* DATE APPROVED: *4-1-19*

ORIGINAL



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

BUILDING PERMIT No.: BR19-03-0122

Date of Application: 03/05/2019

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 102 SALTWORKS DR CHESTER  <b>TAX ACCOUNT</b> 1804125530 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 0.238 <b>TAX MAP</b> 0057 <b>GRID</b> 0002 <b>PARCEL</b> 0546 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 57 <b>ZONED CMPD</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> K HOVNANIAN'S FOUR SEASONS 101 CHESTER STATION LN CHESTER, MD 21619  <b>HOME PHONE:</b> (240) 375-4515  <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> VACANT LOT  <b>PROPOSED USE</b> 4SEASONS -SFD  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$195,000.00		<b>FEES</b> <b>SPRINKLER</b> \$150.00 <b>ZONING</b> \$55.00 <b>BOCA FEE</b> \$454.28 <b>4SEASNDRRRA</b> \$7,750.00 <b>ELECT. PERMIT</b> \$135.00 <b>ELECT. ADMIN.</b> \$10.00 <b>SINGLE LOT</b> \$55.00 <b>MHB FEE</b> \$50.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> <b>MHBR</b> K HOVNANIAN'S FOUR SEASONS                      MHL#3114                      (240) 375-4515 <b>HVAC</b> MCCREA EQUIPMENT COMPANY                      HM#165                      (410) 758-5337                      H21719 <b>PLUMBER</b> SEVERN PLUMBING & HEATING                      PN-490                      (301) 855-2414                      P21819 <b>SPRINKLER</b> METROPOLITAN FIRE                      MSC-#155                      (301) 868-0005                      BF21919 <b>ELECTRICIAN</b> TRI-STATE COMMUNICATIONS                      E-#817                      (301) 261-4943                      ER26933			
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2-STORY SFD WITH ATTACHED GARAGE. 1ST FLOOR 50' X 63'3" OVERALL INCLUDING 8'11 X 8'7 FRONT PORCH, 16' X 9'6 SCREENED PORCH, AND 20'8 X 21' GARAGE. 2ND FLOOR 50' X 15'. SAN SEBASTIAN MODEL WITH LOFT			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b> <b>UNFIN. BASEMENT:</b> 0 <b>FIN BASEMENT:</b> 0 <b>FIRST FLOOR:</b> 2,597 <b>SECOND FLOOR:</b> 750 <b>THIRD FLOOR:</b> 0 <b>FOURTH FLOOR:</b> 0 <b>GARAGE:</b> 429 <b>CARPOR:</b> 0 <b>DECK:</b> 0 <b>PORCH:</b> 229 <b>OTHER:</b> 0 <b>TOTAL FLOOR AREA:</b> 4,005		<b>CONSTRUCTION TYPE:</b> WOOD FRAME  <b># BEDROOMS:</b> 3 <b># BATHROOMS:</b> 3 <b>ROAD TYPE:</b> COUNTY <b>SPRINKLER:</b> YES <b>WATER TYPE:</b> PUBLIC <b>SEWER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>CENTRAL AIR:</b> YES <b>FIREPLACE:</b> NONE	

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.  
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN  
 DOWNSPOUTS MUST SHEETFLOW 60' PER SITE SKETCH, DRIVEWAY SHEETFLOW MUST EQUAL WIDTH, DO NOT OVERLAP DISCONNECTS.  
 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.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE	
FRONT	FT	FRONT	20 FT
SIDE	FT	SIDE	5 FT
REAR	FT	REAR	15 FT
SIDE STREET	FT	SIDE STREET	FT
MAX. HGHT	FT	MAX. HGHT	40 FT

**APPROVALS:**

BUILDING	HD	03/11/2019	FLOODPLAIN ZONE	DB	03/19/2019
ZONING	JP	03/11/2019	PLUMBING	CG	3/13/19
SEDIMENT	AR	08/08/2018	ENV. HEALTH		03/13/2019
PUB. SEWER	JH	3/12/19	HISTORIC		N/A
S.W. MGT.	DB	03/19/2019	SHA		N/A
ENTRANCE	BL	03/11/2019	MECHANICAL	CG	3/13/19
FIRE MARSHAL	Jm	03/29/2019	ELECTRICAL		03/13/2019
BACKFLOW	CG	3/13/19	FOOD SERVICE		N/A

DATE 4-1-19 ADMINISTRATOR APPROVAL [Signature]

ORIGINAL