



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

BUILDING PERMIT No.: BR19-11-0693

Date of Application: 11/06/2019

BUILDING PERMIT

BUILDING LOCATION 102 KILBY PT QUEENSTOWN TAX ACCOUNT 1805034973 SUBDIVISION KILBY POINT CRITICAL AREA YES ACREAGE 4.889 TAX MAP 0077 GRID 0022 PARCEL 0007 SECTION BLOCK LOT 1 ZONED NC-5 FRONTAGE DEPTH		PROPERTY OWNERS: KILBY, ROY 683 SANTA MARIA LN DAVIDSONVILLE, MD 21035 HOME PHONE: (301) 440-2395 APPLICANT: 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 ACCESSORY STRUCTURE CONSTRUCTION VALUE		FEES ZONING \$55.00 ELECT. PERMIT \$60.00 PERMIT \$55.00 BOCA FEE \$109.12 REVISION FEE ELECT. ADMIN. \$10.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# ELECTRICIAN J.D. ELECTRIC INC E-1214 (301) 440-3275 ER-28102 OWNER OWNER QAC1000			
DESCRIPTION OF WORK: CONSTRUCT 24' X 25' DETACHED GARAGE WITH UNFINISHED STORAGE ABOVE 9' X 24', 7' X 7' AND 7' X 7' OVERALL.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: 0 FIN BASEMENT: 0 FIRST FLOOR: 0 SECOND FLOOR: 314 THIRD FLOOR: 0 FOURTH FLOOR: 0 GARAGE: 600 CARPOR: 0 DECK: 0 PORCH: 0 OTHER: 0 TOTAL FLOOR AREA: 914		# BEDROOMS: # BATHROOMS: ROAD TYPE: COUNTY SPRINKLER: NO WATER TYPE: PRIVATE SEWER TYPE: PRIVATE HEATING SYSTEM: NONE CENTRAL AIR: NO FIREPLACE: 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:
 FLOOD ZONE: AE 5
 ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7.0
 ELEVATION CERTIFICATE REQUIRED 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. MUST COMPLY WITH APPROVED BUFFER ESTABLISHMENT PLAN PRIOR TO CERTIFICATE OF OCCUPANCY

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT 35 FT	FRONT FT
SIDE 3 FT	SIDE FT
REAR 100 FT	REAR FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT 40 FT	MAX. HGHT FT

APPROVALS:			
BUILDING	HD	01/17/2020	FLOODPLAIN ZONE
ZONING	SP	01/16/2020	PLUMBING
SEDIMENT	N/A		ENV. HEALTH
PUB. SEWER	N/A		HISTORIC
S.W. MGT.	N/A		SHA
ENTRANCE	N/A		MECHANICAL
FIRE MARSHAL	N/A		ELECTRICAL
BACKFLOW	N/A		FOOD SERVICE

DATE APPROVED: 6-30-2020

ADMINISTRATOR APPROVAL: [Signature]



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

ZONING CERTIFICATE #: Z20-06-0230

Date of Application: 06/17/2020

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802028263	126 HAWK CIRCLE DR	CHURCH HILL

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	JACOBI, CHRISTOPHER	TAX MAP 0023	BLOCK	PARCEL 0053
		LOT 33	SECTION	ZONED AG
OWNER ADDRESS:	126 HAWK CIR CHURCH HILL, MD 21623	CRITICAL AREA NO		ACREAGE 1.59
HOME PHONE:		SUBDIVISION EAGLE MANOR		
		BUILDING VALUE \$7,500.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:		ZONING FEE: \$55.00	FM FEE:
ADDRESS:		ELECTRICAL PERMIT #: N/A	
PHONE:		PLUMBING PERMIT #: N/A	
		GAS PERMIT #: N/A	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:		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 11' X 14' PAVILION ON EXISTING PATIO.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	06/25/2020 JP
ZONING	06/25/2020 JEN

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:
 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 INSPECTION BY THE MIDDLE DEPARTMENT INSPECTION AGENCY.

ADMINISTRATOR APPROVAL: *Vivian G. Swanson* DATE APPROVED: 6-30-2020



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

ZONING CERTIFICATE #: Z20-06-0233

Date of Application: 06/18/2020

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1806002285	1905 RUTHSBURG RD	QUEEN ANNE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MASON LEGACY LLC	TAX MAP 0054	BLOCK	PARCEL 0010
OWNER ADDRESS:	1905 RUTHSBURG RD QUEEN ANNE, MD 21658	LOT	SECTION	ZONED AG, NC-2
HOME PHONE:	(410) 708-8597	CRITICAL AREA NO		ACREAGE 270.14
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$55.00 FM FEE:
ADDRESS:	ELECTRICAL PERMIT #: N/A
PHONE:	PLUMBING PERMIT #: N/A
	GAS PERMIT #: N/A
	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	PROPOSED USE: TEMPORARY PRODUCE STAND
MINIMUM YARD REQUIREMENTS:	
FRONT: FT SIDE: FT REAR: FT SIDE STREET: FT HEIGHT: FT	
WORK DESCRIPTION: TEMPORARY PRODUCE STAND FROM JUNE 19,2020 TO SEPTEMBER 7,2020.	

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	06/29/2020 <i>SH</i>
ZONING	06/25/2020 <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 SECTION 18:1-53 (A)-(D) SEE ATTACHED

ADMINISTRATOR APPROVAL: *Vanessa J. Sunson* DATE APPROVED: *6-30-2020*



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

BUILDING PERMIT No.: BR20-05-0370

Date of Application: 05/28/2020

BUILDING PERMIT

BUILDING LOCATION 111 MASTERS WAY GRASONVILLE TAX ACCOUNT 1805126118 SUBDIVISION THE ENCLAVE AT PROSPECT PLANTATI CRITICAL AREA NO ACREAGE 0.147 TAX MAP 0072 GRID 0004 PARCEL 0078 SECTION BLOCK LOT 1 ZONED CS FRONTAGE DEPTH		PROPERTY OWNERS: THE ENCLAVE LAND GROUP LLC DIDINATO, JAMES 116 SOUTH PINEY RD WAY SUITE 208 HOME PHONE: (410) 643-4131 APPLICANT: STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE DUPLEX REVISED PROPOSED USE CONSTRUCTION VALUE \$155,000.00		FEES <table border="0"> <tr> <td>PARKS & REC</td> <td>\$1,462.50</td> <td>FIRE DIST 2</td> <td>\$1,521.00</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$400.92</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>SCHOOLS</td> <td>\$13,338.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$95.00</td> <td></td> <td></td> </tr> </table>		PARKS & REC	\$1,462.50	FIRE DIST 2	\$1,521.00	MHB FEE	\$50.00	ELECT. ADMIN.	\$10.00	BOCA FEE	\$400.92	SPRINKLER	\$150.00	ZONING	\$55.00	SCHOOLS	\$13,338.00	ELECT. PERMIT	\$95.00												
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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. THE SCHOOL, FIRE, AND PARK LAND IMPACT FEES OF \$16,321.50 HAVE BEEN DEFERRED. NO TEMPORARY OR FINAL OCCUPANCY CERTIFICATE WILL BE ISSUED UNTIL FEES HAVE BEEN PAID. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. RDS CONDITION-THERE WILL BE NO OCCUPANCY GIVEN UNTIL SUITABLE ROADBASE HAS BEEN ESTABLISHED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 20 FT
SIDE FT	SIDE 12 FT
REAR FT	REAR 15 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	ZAC 06/05/2020	FLOODPLAIN ZONE	06/05/2020
ZONING	HLV 06/23/2020	PLUMBING	06/29/20
SEDIMENT	AR 11/20/2019	ENV. HEALTH	06/29/2020
PUB. SEWER	BD 06/10/20	HISTORIC	N/A
S.W. MGT.	JK 06/05/2020	SHA	N/A
ENTRANCE	DB 06/05/2020	MECHANICAL	06/29/20
FIRE MARSHAL	JM 06/29/2020	ELECTRICAL	06/15/2020
BACKFLOW	06/29/20	FOOD SERVICE	N/A

DATE APPROVED: 6-30-2020

ADMINISTRATOR APPROVAL: *Kevin 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.: BR20-05-0372

Date of Application: 05/28/2020

BUILDING PERMIT

BUILDING LOCATION 121 MASTERS WAY GRASONVILLE TAX ACCOUNT 1805126120 SUBDIVISION THE ENCLAVE AT PROSPECT PLANTATI CRITICAL AREA NO ACREAGE 6413 TAX MAP 0072 GRID 0004 PARCEL 0078 SECTION BLOCK LOT 3 ZONED CS FRONTAGE DEPTH		PROPERTY OWNERS: THE ENCLAVE LAND GROUP LLC DIDINATO, JAMES 116 SOUTH PINEY RD WAY SUITE 208 HOME PHONE: (410) 643-4131 APPLICANT: STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																															
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 RDS CONDITION-THERE WILL BE NO OCCUPANCY GIVEN UNTIL SUITABLE ROADBASE HAS BEEN ESTABLISHED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. THE SCHOOL, FIRE, AND PARK LAND IMPACT FEES OF \$16,321.50 HAVE BEEN DEFERRED. NO TEMPORARY OR FINAL OCCUPANCY CERTIFICATE WILL BE ISSUED UNTIL FEES HAVE BEEN PAID. 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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 20 FT
SIDE FT	SIDE 12 FT
REAR FT	REAR 15 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	DAC 06/05/2020	FLOODPLAIN ZONE	K 06/05/2020
ZONING	HZV 06/23/2020	PLUMBING	CG 6/29/20
SEDIMENT	AR 11/20/2019	ENV. HEALTH	EN 06/29/2020
PUB. SEWER	BD 6/10/20	HISTORIC	N/A
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BACKFLOW	CG 6/29/20	FOOD SERVICE	N/A

DATE APPROVED:

10-30-2020

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.: BR20-05-0373

Date of Application: 05/28/2020

BUILDING PERMIT

BUILDING LOCATION 125 MASTERS WAY GRASONVILLE TAX ACCOUNT 1805126121 SUBDIVISION THE ENCLAVE AT PROSPECT PLANTATI CRITICAL AREA NO ACREAGE 0.19 TAX MAP 0072 GRID 0004 PARCEL 0078 SECTION BLOCK LOT 4 ZONED CS FRONTAGE DEPTH		PROPERTY OWNERS: THE ENCLAVE LAND GROUP LLC DIDINATO, JAMES 116 SOUTH PINEY RD WAY SUITE 208 HOME PHONE: (410) 643-4131 APPLICANT: STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE DUPLEX REVISED PROPOSED USE CONSTRUCTION VALUE \$155,000.00		FEES PARKS & REC \$1,462.50 FIRE DIST 2 \$1,521.00 MHB FEE \$50.00 BOCA FEE \$400.92 ELECT. PERMIT \$95.00 SPRINKLER \$150.00 SCHOOLS \$13,338.00 ZONING \$55.00 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>MALLARD CONSTRUCTION GROUP 116 S PINEY RD STE 208, CHESTER, MD 21619</td> <td>MHBL 769</td> <td>(410) 643-4131</td> <td></td> </tr> <tr> <td>PLUMBER</td> <td>JW SHEPHERD INC</td> <td>PR#154</td> <td>(410) 827-6778</td> <td>P00625-20</td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-0629-20</td> </tr> <tr> <td>ELECTRICIAN</td> <td>J & L ELECTRIC LLC</td> <td>E-#894</td> <td>(443) 203-0203</td> <td>ER-28204</td> </tr> <tr> <td>HVAC</td> <td>WILLIAM H METCALFE & SONS</td> <td>HM#105</td> <td>(301) 868-6330</td> <td>H-0653-20</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	MALLARD CONSTRUCTION GROUP 116 S PINEY RD STE 208, CHESTER, MD 21619	MHBL 769	(410) 643-4131		PLUMBER	JW SHEPHERD INC	PR#154	(410) 827-6778	P00625-20	SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-0629-20	ELECTRICIAN	J & L ELECTRIC LLC	E-#894	(443) 203-0203	ER-28204	HVAC	WILLIAM H METCALFE & SONS	HM#105	(301) 868-6330	H-0653-20
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DESCRIPTION OF WORK: CONSTRUCT 2-STORY DUPLEX WITH ATTACHED GARAGE. 1ST FLOOR 41' X 68' INCLUDING 19' X 21' GARAGE AND 19'6 X 5' L-SHAPED FRONT PORCH; WITH 16'4 X 10' SUNROOM. 2ND FLOOR FINISHED LOFT 39' X 16'. PEBBLE BEACH MODEL																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: 0 FIN BASEMENT: 0 FIRST FLOOR: 2,334 SECOND FLOOR: 591 THIRD FLOOR: 0 FOURTH FLOOR: 0 GARAGE: 484 CARPORT: 0 DECK: 0 PORCH: 140 OTHER: 0 TOTAL FLOOR AREA: 3,549		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: 3 # BATHROOMS: 3 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE PUBLIC SEWER TYPE PUBLIC HEATING SYSTEM: HEAT P CENTRAL AIR: YES FIREPLACE: GAS																															

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:
 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. RDS CONDITION-THERE WILL BE NO OCCUPANCY GIVEN UNTIL SUITABLE ROADBASE HAS BEEN ESTABLISHED. THE SCHOOL, FIRE, AND PARK LAND IMPACT FEES OF \$16,321.50 HAVE BEEN DEFERRED. NO TEMPORARY OR FINAL OCCUPANCY CERTIFICATE WILL BE ISSUED UNTIL FEES HAVE BEEN PAID. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION 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 20 FT
SIDE FT	SIDE 12 FT
REAR FT	REAR 15 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	DAC	06/05/2020	FLOODPLAIN ZONE	X	06/05/2020
ZONING	HV	06/23/2020	PLUMBING	CG	6/29/20
SEDIMENT	AR	11/20/2019	ENV. HEALTH	JGN	06/29/2020
PUB. SEWER	BD	6/10/20	HISTORIC		N/A
S.W. MGT.	JK	06/05/2020	SHA		N/A
ENTRANCE	DB	06/05/2020	MECHANICAL	CG	6/29/20
FIRE MARSHAL	JH	06/29/2020	ELECTRICAL		06/15/2020
BACKFLOW	CG	6/29/20	FOOD SERVICE		N/A

DATE APPROVED: 6-30-2020

ADMINISTRATOR APPROVAL: *Kristen G. Simpson*