



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

BUILDING PERMIT No.: BR21-01-0035

Date of Application: 01/12/2021

BUILDING PERMIT

BUILDING LOCATION 1015 SPORTSMAN NECK RD QUEENSTOWN TAX ACCOUNT 1805035821 SUBDIVISION HICKORY RIDGE CRITICAL AREA YES ACREAGE 2 TAX MAP 0059 GRID 0014 PARCEL 0139 SECTION A BLOCK LOT 14B ZONED NC-2 FRONTAGE DEPTH		PROPERTY OWNERS: BENT FAMILY LLC 1015 SPORTSMAN NECK RD QUEENSTOWN, MD 21658 HOME PHONE: APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE RENOVATION/ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$250,000.00		FEES ELECT. PERMIT \$190.00 BOCA FEE \$199.76 ZONING \$55.00 ELECT. ADMIN. \$10.00 RENOVATION PERMIT FEE \$1,750.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# ELECTRICIAN R & D ELECTRIC E-#606 (443) 496-4076 ER-29983 OWNER OWNER QAC1000 HVAC VELOCITY HVAC LLC HM-362 (410) 490-1312 H-0418-21 PLUMBER R H PERKINSON INC PR#001 (410) 643-7473 P-0419-21			
DESCRIPTION OF WORK: RENOVATIONS TO RESIDENCE TO INCLUDE: REMOVE EXISTING TERRACE AND 2ND FLOOR FAMILY ROOM FLOOR SYSTEM(-522 SQ') TO OPEN FLOOR TO BELOW. CONSTRUCT ADDITION OF 44' X 2' RIVER ROOM, 44' X 12' TERRACE. ENCLOSE EXISTING 25' X 25' GARAGE TO BE NEW MASTER BATHROOM, WALK-IN CLOSETS, LAUNDRY ROOM, WINE CELLAR, AND OUTSIDE STORAGE/UTILITY ROOM. ADDING 19' X 8' FRONT ENTRY PORCH. ADD 4' X 9' TUB BAY, CONVERT BATH ON 2ND FLOOR TO ATTIC SPACE, ADD NEW BATHROOM AND ADD CLOSET. CONSTRUCT (5) NEW DORMERS ON 2ND FLOOR 3'1 1/2" X 6' 9". NET INCREASE OF 978 SF.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: 0 FIN BASEMENT: 0 FIRST FLOOR: 1,292 SECOND FLOOR: 208 THIRD FLOOR: 0 FOURTH FLOOR: 0 GARAGE: 0 CARPOR: 0 DECK: 0 PORCH: 680 OTHER: 0 TOTAL FLOOR AREA: 2,180		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: # BATHROOMS: 1 ROAD TYPE: COUNTY SPRINKLER: NO WATER TYPE: PRIVATE SEWER TYPE: PRIVATE HEATING SYSTEM: EXISTING CENTRAL AIR: 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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE			BUILDING	03/15/2021	FLOODPLAIN ZONE	N/A
FRONT	FRONT	FT	50	ZONING	03/11/2021	PLUMBING	LG 03/16/2021
SIDE	SIDE	FT	20	SEDIMENT	N/A	ENV. HEALTH	JFW 03/16/2021
REAR	REAR	FT	100	PUB. SEWER	N/A	HISTORIC	N/A
SIDE STREET	SIDE STREET	FT		S.W. MGT.	N/A	SHA	N/A
MAX. HGHT	MAX. HGHT	FT	40	ENTRANCE	N/A	MECHANICAL	CB 03/16/2021
				FIRE MARSHAL	N/A	ELECTRICAL	01/20/2021
				BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 3-23-21 ADMINISTRATOR APPROVAL: Armen J Swinson



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

ZONING CERTIFICATE #: Z21-02-0065

Date of Application: 02/23/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803004163	201 GRANGE HALL RD	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	RUCINSKY, RENE	TAX MAP 0060	BLOCK	PARCEL 0023
OWNER ADDRESS:	201 GRANGE HALL RD QUEEN ANNE, MD 21658	LOT	SECTION	ZONED SC
HOME PHONE:	(410) 827-7788	CRITICAL AREA NO		ACREAGE 2.81
		SUBDIVISION		
		BUILDING VALUE \$8,000.00		
		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: VETERNARIAN HOSPITAL	PROPOSED USE: FREESTANDING SIGN

MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: REMOVE EXISTING FREESTANDING SIGN AND CONSTRUCT NEW 9'9" X 12' HIGH FREESTANDING SIGN. SIGN MESSAGE "MID-ATLANTIC CAT HOSPITAL, A FELINE WELLNESS AND SPECIALITY CENTER, EXCEPTIONAL CARE FOR EXCEPTIONAL CATS, 410-827-7788"; "TEN EYCK BREWERY"; MID ATLANTIC FELINE THYROID CENTER, 443-207-2090"

AGENCY APPROVALS:

Name	Completed Date
ZONING	03/06/2021 JP

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 INSPECTION BY THE MIDDLE DEPARTMENT INSPECTION AGENCY.
 ALL FREESTANDING SIGNS SHALL HAVE AN ARCHITECTURAL BASE OR A LANDSCAPED AREA COSISTING OF LOW SHRUBS, ORNAMENTAL GRASSES OR SIMULAR VEGETATAION AT THE BASE OF THE SIGN AT LEAST AS LONG AS THE SIGN FACE AREA & A MINIMUM OF 4TH IN WIDTH, A FREESTANDING SIGN MAY NOT CONSIST OF BARE POLES OR POST ENTERING THE GROUND. SECTION 18:1-81(C) [4]

ADMINISTRATOR APPROVAL: *Man J. Swinson* DATE APPROVED: 3-23-21



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

BUILDING PERMIT No.: BR21-02-0120

Date of Application: 02/16/2021

BUILDING PERMIT

BUILDING LOCATION 103 SAILCLOTH WAY CHESTER TAX ACCOUNT 1804125971 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.25 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 142 ZONED CMPD FRONTAGE DEPTH		PROPERTY OWNERS: K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 CHESTER STATION LN CHESTER, MD 21619 HOME PHONE: (240) 375-4735 APPLICANT: 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 \$185,000.00		FEES <table border="0"> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>BOCA FEE</td> <td>\$506.56</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>4SEASNDRRRA</td> <td>\$7,750.00</td> <td>ELECT. PERMIT</td> <td>\$180.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> </table>		MHB FEE	\$50.00	BOCA FEE	\$506.56	ELECT. ADMIN.	\$10.00	SPRINKLER	\$150.00	4SEASNDRRRA	\$7,750.00	ELECT. PERMIT	\$180.00	SINGLE LOT	\$55.00	ZONING	\$55.00														
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DESCRIPTION OF WORK: CONSTRUCT 2-STORY SFD WITH ATTACHED GARAGE. 1ST FLOOR 50' X 80' OVERALL INCLUDING 29' X 22' GARAGE, 20' X 5'6 X 8'11 FRONT PORCH, AND 12' X 18' SUNROOM. 2ND FLOOR 16' X 50' OVERALL. RAVENNA LOFT MODEL 55+ AGE-RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: 0 FIN BASEMENT: 0 FIRST FLOOR: 2,653 SECOND FLOOR: 799 THIRD FLOOR: 0 FOURTH FLOOR: 0 GARAGE: 514 CARPORT: 0 DECK: 0 PORCH: 640 OTHER: 0 TOTAL FLOOR AREA: 4,606		CONSTRUCTION TYPE: WOOD FRAME <table border="0"> <tr> <td># BEDROOMS: 3</td> <td># BATHROOMS: 3</td> </tr> <tr> <td>ROAD TYPE: COUNTY</td> <td>SPRINKLER: YES</td> </tr> <tr> <td>WATER TYPE PUBLIC</td> <td>SEWER TYPE PUBLIC</td> </tr> <tr> <td>HEATING SYSTEM: GAS</td> <td>CENTRAL AIR: YES</td> </tr> <tr> <td>FIREPLACE: GAS</td> <td></td> </tr> </table>		# BEDROOMS: 3	# BATHROOMS: 3	ROAD TYPE: COUNTY	SPRINKLER: YES	WATER TYPE PUBLIC	SEWER TYPE PUBLIC	HEATING SYSTEM: GAS	CENTRAL AIR: YES	FIREPLACE: GAS																					
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Conditions:
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OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT FRONT 20 FT	
SIDE FT SIDE 5 FT	
REAR FT REAR 10 FT	
SIDE STREET FT SIDE STREET FT	
MAX. HGHT FT MAX. HGHT 40 FT	

APPROVALS:

BUILDING	<i>BAC</i>	03/25/2021	FLOODPLAIN ZONE	<i>JK</i>	02/25/2021
ZONING	<i>JP</i>	02/25/2021	PLUMBING	<i>CG</i>	03/12/2021
SEDIMENT	<i>AR</i>	10/18/2019	ENV. HEALTH	<i>public</i>	03/12/2021
PUB. SEWER	<i>BD</i>	02/25/2021	HISTORIC		N/A
S.W. MGT.	<i>CR</i>	02/25/2021	SHA		N/A
ENTRANCE	<i>DB</i>	02/25/2021	MECHANICAL	<i>CG</i>	03/12/2021
FIRE MARSHAL	<i>JB</i>	03/17/2021	ELECTRICAL		03/05/2021
BACKFLOW	<i>CG</i>	03/12/2021	FOOD SERVICE		N/A

DATE APPROVED: 3-23-21

ADMINISTRATOR APPROVAL: *Vivian J. Skinson*



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

BUILDING PERMIT No.: BR21-02-0119

Date of Application: 02/16/2021

BUILDING PERMIT

BUILDING LOCATION 126 SAILCLOTH WAY CHESTER TAX ACCOUNT 1804125964 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.15 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 135 ZONED CMPD FRONTAGE DEPTH			PROPERTY OWNERS: K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 CHESTER STATION LN CHESTER, MD 21619 HOME PHONE: (240) 375-4735 APPLICANT: 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

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
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REAR FT	REAR 10 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	<i>EAC</i>	02/25/2021	FLOODPLAIN ZONE	<i>JK</i>	02/24/2021
ZONING	<i>JP</i>	02/25/2021	PLUMBING	<i>CG</i>	03/12/2021
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DATE APPROVED: 3-23-21

ADMINISTRATOR APPROVAL: *Karen J. Swinson*

