



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

BUILDING PERMIT No.: BR21-07-0570

Date of Application: 07/09/2021

BUILDING PERMIT

BUILDING LOCATION 165 SPINNAKER WAY CHESTER TAX ACCOUNT 1804126016 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.152 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 187 ZONED CMPD FRONTAGE DEPTH		PROPERTY OWNERS: K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666 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 BOCA FEE \$406.64 ELECT. ADMIN. \$10.00 MHB FEE \$50.00 SINGLE LOT \$55.00 SPRINKLER \$150.00 ZONING \$55.00 4SEASNDRRRA \$7,750.00 ELECT. PERMIT \$180.00																															
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BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: 0 FIN BASEMENT: 0 FIRST FLOOR: 2,142 SECOND FLOOR: 720 THIRD FLOOR: 0 FOURTH FLOOR: 0 GARAGE: 555 CARPOR: 0 DECK: 0 PORCH: 235 OTHER: 0 TOTAL FLOOR AREA: 3,652		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: 3 # BATHROOMS: 3 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE: PUBLIC SEWER TYPE: PUBLIC HEATING SYSTEM: GAS 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. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

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>ZAC</i>	07/19/2021	FLOODPLAIN ZONE	<i>TK</i>	07/16/2021
ZONING	<i>JR</i>	07/19/2021	PLUMBING	<i>CG</i>	07/22/2021
SEDIMENT	<i>AR</i>	10/18/2019	ENV. HEALTH	<i>JEW</i>	07/22/2021
PUB. SEWER	<i>BD</i>	07/28/2021	HISTORIC		N/A
S.W. MGT.	<i>TK</i>	07/16/2021	SHA		N/A
ENTRANCE	<i>DB</i>	07/15/2021	MECHANICAL	<i>CG</i>	07/22/2021
FIRE MARSHAL	<i>JB</i>	08/03/2021	ELECTRICAL		07/12/2021
BACKFLOW	<i>CG</i>	07/22/2021	FOOD SERVICE		N/A

DATE APPROVED: 8-9-21

ADMINISTRATOR APPROVAL: *Kieran J. Simpson*



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

BUILDING PERMIT No.: BR21-07-0563

Date of Application: 07/02/2021

BUILDING PERMIT

BUILDING LOCATION 153 SPINNAKER WAY CHESTER TAX ACCOUNT 1804126013 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.14 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 184 ZONED CMPD FRONTAGE 50 DEPTH 122		PROPERTY OWNERS: K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666 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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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:

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OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

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

APPROVALS:

BUILDING	<i>PAC</i>	07/20/2021	FLOODPLAIN ZONE	<i>TK</i>	07/19/2021
ZONING	<i>JP</i>	07/20/2021	PLUMBING	<i>CG</i>	07/22/2021
SEDIMENT	<i>XR</i>	10/18/2019	ENV. HEALTH	<i>public</i>	07/22/2021
PUB. SEWER	<i>BD</i>	07/28/2021	HISTORIC		N/A
S.W. MGT.	<i>TK</i>	07/19/2021	SHA		N/A
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FIRE MARSHAL	<i>JB</i>	07/28/2021	ELECTRICAL		07/08/2021
BACKFLOW	<i>CG</i>	07/22/2021	FOOD SERVICE		N/A

DATE APPROVED:

8-9-21

ADMINISTRATOR APPROVAL:

Ryan J. Sunson



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

BUILDING PERMIT No.: BR21-06-0494

Date of Application: 06/15/2021

BUILDING PERMIT

BUILDING LOCATION 4 CADDY CT GRASONVILLE TAX ACCOUNT 1805030846 SUBDIVISION PROSPECT BAY CRITICAL AREA YES ACREAGE 1 TAX MAP 0072 GRID 0010 PARCEL 0110 SECTION 3 BLOCK WEST LOT 299 ZONED NC-1 FRONTAGE DEPTH		PROPERTY OWNERS: RZUCIDLO MICHELLE P RZUCIDLO, KEITH 4 CADDY CT GRASONVILLE, MD 21638 HOME PHONE: APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																					
EXISTING USE RESIDENCE PROPOSED USE RENOVATION REVISED PROPOSED USE CONSTRUCTION VALUE \$2,000.00		FEES RENOVATION \$35.00 ELECT. PERMIT \$60.00 PERMIT FEE ZONING \$55.00 ELECT. ADMIN. \$10.00																					
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PLUMBER	WARD PLUMBING	PR-018	(410) 438-3317	P-1110-21																			
DESCRIPTION OF WORK: REMOVE INTERIOR WALL LOCATED BETWEEN THE KITCHEN AND LIVING ROOM. ADD ADDITIONAL LIGHTING TO KITCHEN, RELOCATE ELECTRIC AND PLUMBING TO ACCOMMODATE NEW KITCHEN LAYOUT. INSTALL, PATCH AND REPAIR DRYWALL AS NECESSARY.																							
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																					
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA:	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:	# BEDROOMS: ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE: PUBLIC CENTRAL AIR:																				

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Conditions:
 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	FT
SIDE	FT	SIDE	FT
REAR	FT	REAR	FT
SIDE STREET	FT	SIDE STREET	FT
MAX. HGHT	FT	MAX. HGHT	FT

APPROVALS:			
BUILDING	HD	06/16/2021	FLOODPLAIN ZONE N/A
ZONING	H+V	06/16/2021	PLUMBING CG 07/15/2021
SEDIMENT	N/A		ENV. HEALTH JEN 07/15/2021
PUB. SEWER	BD	06/16/2021	HISTORIC N/A
S.W. MGT.	N/A		SHA N/A
ENTRANCE	N/A		MECHANICAL N/A
FIRE MARSHAL	N/A		ELECTRICAL 07/09/2021
BACKFLOW	N/A		FOOD SERVICE N/A

DATE APPROVED: 8-9-21

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 #: Z21-07-0341

Date of Application: 07/02/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805021944	3204 BENNETT POINT RD	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	EMAMI, GHOLAMREZA	TAX MAP 0077	BLOCK	PARCEL 0004
OWNER ADDRESS:	9409 GEORGETOWN PIKE GREAT FALLS, VA 22066	LOT 43	SECTION 1	ZONED NC-5
HOME PHONE:		CRITICAL AREA YES		ACREAGE
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE		SEWER TYPE

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$55.00 FM FEE:
ADDRESS:	ELECTRICAL PERMIT #: ER-28903
PHONE:	PLUMBING PERMIT #:
	GAS PERMIT #:
	STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE:	PROPOSED USE: PIER
---------------	--------------------

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

WORK DESCRIPTION: CONSTRUCT A 105' LONG BY 6' WIDE PIER WITH A 10' LONG BY 20' WIDE L HEAD PLATFORM, 2 JET SKI LIFTS AND 1 BOAT LIFT WITH ASSOCIATED PILING.
 TOTAL LENGTH OF PIER=115 FEET

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	08/06/2021 ZOLGHADR E- 1655
ZONING	07/13/2021 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:
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 WHEN PLANTED
 A PIER CANNOT EXTEND INTO A BODY OF WATER A DISTANCE GREATER THAN 150 FT NOR CAN A PIER EXCEED ONE-QUARTER THE DISTANCE OF A WATERWAY. OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE OR FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER.

ADMINISTRATOR APPROVAL: *Karen J. Sunson* DATE APPROVED: 89-21

