



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

BUILDING PERMIT No.: BR21-07-0616
 Date of Application: 07/21/2021

BUILDING PERMIT

BUILDING LOCATION 102 BEACHSIDE DR STEVENSVILLE TAX ACCOUNT 1804013301 SUBDIVISION TOWER GARDENS CRITICAL AREA YES ACREAGE 0.33 TAX MAP 0076 GRID 0008 PARCEL 0014 SECTION BLOCK A LOT 2 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: PEMBERTON, JOAN 4709 HOLLY AVE FAIRFAX, VA 22030 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 \$100,000.00		FEES RENOVATION PERMIT FEE \$70.00 ELECT. PERMIT \$155.00 BOCA FEE \$229.12 ELECT. ADMIN. \$10.00 ZONING \$55.00																										
<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>MHIC</td> <td>B Z B CONSTRUCTION SERVICES 1864 ROBERTA DR, CHESTER, MD 21619</td> <td>MHIC-#87003</td> <td>(410) 353-4216</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>PROFESSIONAL ELECTRIC, INC</td> <td>E-1586</td> <td>(301) 390-7620</td> <td>ER-28825</td> </tr> <tr> <td>HVAC</td> <td>HALL'S HVAC, INC.</td> <td>HM-536</td> <td>(301) 769-4999</td> <td>H-1494-21</td> </tr> <tr> <td>PLUMBER</td> <td>MARITIME PLUMBING LLC</td> <td>PR#012</td> <td>(410) 758-3456</td> <td>P-1493-21</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHIC	B Z B CONSTRUCTION SERVICES 1864 ROBERTA DR, CHESTER, MD 21619	MHIC-#87003	(410) 353-4216		ELECTRICIAN	PROFESSIONAL ELECTRIC, INC	E-1586	(301) 390-7620	ER-28825	HVAC	HALL'S HVAC, INC.	HM-536	(301) 769-4999	H-1494-21	PLUMBER	MARITIME PLUMBING LLC	PR#012	(410) 758-3456	P-1493-21
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PLUMBER	MARITIME PLUMBING LLC	PR#012	(410) 758-3456	P-1493-21																								
DESCRIPTION OF WORK: REMOVE EX IMPERVIOUS DECK & CONSTRUCT 10' X 18' GREAT ROOM ADDITION, 8'7"X10' SCREEN PORCH & 14'1"X8' COVERED PORCH ADDITION TO REAR OF HOUSE. DEMO ENTIRE INTERIOR OF 1ST FLOOR AND REFRAME NEW BEDROOM ONE WITH BATH AND CLOSET, HALL BATH, ENTRY, STAIRS, KITCHEN AND LIVING AREA. ADD 4'X16'4" BUMP OUT TO FRONT OF HOUSE TO EXPAND KITCHEN OVER EXISTING CRAWL SPACE. ADD NEW 42'8"X36'8.5" SECOND FLOOR INCLUDING BEDROOM #2 WITH BATH, BEDROOM #3, HALL BATH, TWO OFFICES AND 10'X22'8" BALCONY. ADD NEW STAIR OPENING IN BASEMENT.																												
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																										
UNFIN. BASEMENT: FIRST FLOOR: 440 THIRD FLOOR: GARAGE: DECK: OTHER: BALCONY 192 TOTAL FLOOR AREA:	FIN BASEMENT: SECOND FLOOR: 1261 FOURTH FLOOR: CARPOR: PORCH: 198	# BEDROOMS: 2 ROAD TYPE: WATER TYPE PRIVATE SEWER TYPE PUBLIC HEATING SYSTEM: OTHER CENTRAL AIR: YES FIREPLACE: GAS	# BATHROOMS: 3 SPRINKLER: SEWER TYPE PUBLIC																									

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:

NON-CONFORMING LOT USE NC-15 SETBACKS PER 18:1-127(E). MITIGATION: OWNER MUST PLANT (1) 4'-6' TALL CONTAINER GROWN NATIVE TREE PRIOR TO CERTIFICATE OF OCCUPANCY. 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 35 FT
SIDE FT	SIDE 8/18 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	DAC 09/21/2021	FLOODPLAIN ZONE	N/A
ZONING	HLV 10/12/2021	PLUMBING	EG 09/28/2021
SEDIMENT	N/A	ENV. HEALTH	JFW 09/28/2021
PUB. SEWER	LG 10/07/2021	HISTORIC	N/A
S.W. MGT.	N/A	SHA	N/A
ENTRANCE	N/A	MECHANICAL	CG 09/28/2021
FIRE MARSHAL	N/A	ELECTRICAL	08/04/2021
BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 10-15-21

ADMINISTRATOR APPROVAL: Vnan J Swinson



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

BUILDING PERMIT No.: BC21-09-0092

Date of Application: 09/13/2021

BUILDING PERMIT

BUILDING LOCATION 121 SWITCHGRASS WAY CHESTER TAX ACCOUNT 1804117476 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 26.03 TAX MAP 0057 GRID 0002 PARCEL 0546 SECTION BLOCK LOT 1-D ZONED CMPD, SM FRONTAGE DEPTH		PROPERTY OWNERS: K HOVNANIAN'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 CONDO/APARTMENTS REVISED PROPOSED USE CONSTRUCTION VALUE \$3,200,000.00		FEES FIRE MARSHAL \$3,441.76 MHB FEE \$50.00 FEE ELECT. ADMIN. \$10.00 BOCA FEE \$5,162.64 ELECT. PERMIT \$5,820.00 4SEASNDRRRA \$108,500.00 ZONING \$55.00																															
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PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1513-21																													
DESCRIPTION OF WORK: CONSTRUCT 4-STORY CONDO BUILDING 139' X 833' OVERALL. 1ST FLOOR (14) GARAGE UNITS, (14) STORAGE UNITS, AND MAGOTHY MODEL UNITS 101/102, CORRIDORS, ELEVATOR, MECHANICAL ROOM. 2ND FLOOR SEVERN MODEL UNITS 201/204, CHESTER MODEL UNITS 202/203, ELEVATOR, CORRIDORS, MECHANICAL ROOM, PORCHES/BALCONIES. 3RD FLOOR SEVERN MODEL UNITS 301/304, CHESTER MODEL UNITS 302/303, ELEVATOR MECHANICAL ROOM, CORRIDORS, PORCHES/BALCONIES. 4TH FLOOR SEVERN MODEL UNITS 401/404, CHESTER MODEL UNITS 402/403, ELEVATOR MECHANICAL ROOM, CORRIDORS, PORCHES/BALCONIES.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: 0 FIRST FLOOR: 7,579 THIRD FLOOR: 9973 GARAGE: 3,250 DECK: 0 OTHER: 1312 BALCONIES TOTAL FLOOR AREA: 43,022	FIN BASEMENT: 0 SECOND FLOOR: 10341 FOURTH FLOOR: 9,973 CARPOR: 0 PORCH: 594	# BEDROOMS: 28 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 42 SPRINKLER: YES SEWER TYPE: PUBLIC CENTRAL AIR: YES																														

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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:

OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN 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 25 FT
SIDE FT	SIDE 25 FT
REAR FT	REAR 300 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 55 FT

APPROVALS:

BUILDING <i>HD</i>	09/27/2021	FLOODPLAIN ZONE <i>JK</i>	10/04/2021
ZONING <i>JP</i>	09/24/2021	PLUMBING <i>CG</i>	09/29/2021
SEDIMENT <i>MR</i>	10/18/2019	ENV. HEALTH <i>JRN</i>	09/29/2021
PUB. SEWER <i>BD</i>	09/28/2021	HISTORIC	N/A
S.W. MGT. <i>JK</i>	10/04/2021	SHA	N/A
ENTRANCE <i>DK</i>	09/23/2021	MECHANICAL <i>CG</i>	09/29/2021
FIRE MARSHAL <i>CG</i>	10/15/2021	ELECTRICAL	10/05/2021
BACKFLOW <i>CG</i>	09/29/2021	FOOD SERVICE	N/A

DATE APPROVED: 10-15-21

ADMINISTRATOR APPROVAL: *Vivian J. Guinson*



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

ZONING CERTIFICATE #: Z21-09-0489

Date of Application: 09/30/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805000440	510 CHESTER RIVER BEACH RD	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	PONSINI, JOHN	TAX MAP 058E	BLOCK A	PARCEL 0568
OWNER ADDRESS:	510 CHESTER RIVER BEACH RD GRASONVILLE, MD 21638	LOT 67	SECTION	ZONED NC-8
HOME PHONE:	(410) 200-5947	CRITICAL AREA YES		ACREAGE 0.46
		SUBDIVISION CHESTER RIVER BEACH		
		BUILDING VALUE \$6,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	RICK AYELLA	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	9879 Fox Hill Ct ELLICOTT CITY, MD 21042	ELECTRICAL PERMIT #:	
PHONE:	(410) 781-8282	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENCE	PROPOSED USE:	PIER
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: CONSTRUCT A 3' X 6' WALKWAY TO A 6' X 57' PIER WITH A 16' X 3' FINGER PIER. INSTALL PILINGS FOR FUTURE BOATLIFT. TOTAL LENGTH OF PIER = 57FT			

AGENCY APPROVALS:

Name	Completed Date
ZONING	10/15/2021 HLV

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:
 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.
 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.
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN PRIOR TO CERTIFICATE OF OCCUPANCY

ADMINISTRATOR APPROVAL: Vivian J. Burson DATE APPROVED: 10-15-21



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

ZONING CERTIFICATE #: Z21-09-0459

Date of Application: 09/13/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804115384	309 CREEKS END LN	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	PEAPER, RYAN	TAX MAP 0056	BLOCK	PARCEL 0438
OWNER ADDRESS:	309 CREEKS END LN STEVENSVILLE, MD 21666	LOT 10	SECTION	ZONED SMPD
HOME PHONE:	(443) 474-5836	CRITICAL AREA YES		ACREAGE 0.19
		SUBDIVISION COX CREEK LANDING		
		BUILDING VALUE \$30,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	KAREN ROWLEY	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	1571 Ritchie Hwy ARNOLD, MD 21012	ELECTRICAL PERMIT #: ER-28996	
PHONE:	(301) 490-1919	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE: RESIDENTIAL		PROPOSED USE: POOL/SPA	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 3 FT	REAR: 3 FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: 38' x 18' IN GROUND CONCRETE POOL, WITH 500 SF OF PATIO, FILLED BY TRUCK, 1100 SF OF DISTURBED AREA			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	09/13/2021 LAWSON
ENV. HEALTH	09/24/2021 JEN
S.W. MGT.	10/07/2021 JK
SANITARY DEPT	09/23/2021 BD
ZONING	09/29/2021 HLV

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:
OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
POOL OR PATIO CANNOT EXTEND INTO DRAINAGE EASEMENT.
DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.

ADMINISTRATOR APPROVAL: *Vron Q. Simpson* DATE APPROVED: 10-15-21

