



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

BUILDING PERMIT No.: BR21-10-0884
 Date of Application: 10/28/2021

BUILDING PERMIT

BUILDING LOCATION 236 MOORINGS CIR STEVENSVILLE TAX ACCOUNT 1804125616 SUBDIVISION BAY BRIDGE COVE CRITICAL AREA NO ACREAGE TAX MAP 0056 GRID 0010 PARCEL 0279 SECTION BLOCK LOT 123 ZONED CS FRONTAGE DEPTH		PROPERTY OWNERS: KENT ISLAND LLC 940 W SPROUL RD STE 301 SPRINGFIELD, PA 19064 HOME PHONE: (267) 908-0013 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE TOWNHOUSE - 4 OR LESS UNITS REVISED PROPOSED USE CONSTRUCTION VALUE \$150,000.00		FEES ELECT. PERMIT \$75.00 PARKS & REC \$1,088.09 SPRINKLER \$150.00 ELECT. ADMIN. \$10.00 BOCA FEE \$351.96 ZONING \$55.00 MHB FEE \$50.00 FIRE DIST 1 \$1,129.15																															
<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>KENT ISLAND LLC 940 W SPROUL RD STE 301, SPRINGFIELD, PA 19064</td> <td>MHBL 7784</td> <td>(484) 368-9830</td> <td></td> </tr> <tr> <td>SPRINKLER</td> <td>BRYANT GROUPL LLC</td> <td>MSC-#38</td> <td>(301) 670-2700</td> <td>BF-1995-21</td> </tr> <tr> <td>PLUMBER</td> <td>BRYANT GROUP</td> <td>PN-453</td> <td>(301) 670-2701</td> <td>P-1986-21</td> </tr> <tr> <td>ELECTRICIAN</td> <td>BAUSUM AND DUCKETT ELECTRIC</td> <td>E 1345</td> <td>(410) 956-2927</td> <td>ER-29246</td> </tr> <tr> <td>HVAC</td> <td>WILLIAM H METCALFE & SONS</td> <td>HM#105</td> <td>(301) 868-6330</td> <td>H-0041-22</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	KENT ISLAND LLC 940 W SPROUL RD STE 301, SPRINGFIELD, PA 19064	MHBL 7784	(484) 368-9830		SPRINKLER	BRYANT GROUPL LLC	MSC-#38	(301) 670-2700	BF-1995-21	PLUMBER	BRYANT GROUP	PN-453	(301) 670-2701	P-1986-21	ELECTRICIAN	BAUSUM AND DUCKETT ELECTRIC	E 1345	(410) 956-2927	ER-29246	HVAC	WILLIAM H METCALFE & SONS	HM#105	(301) 868-6330	H-0041-22
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HVAC	WILLIAM H METCALFE & SONS	HM#105	(301) 868-6330	H-0041-22																													
DESCRIPTION OF WORK: CONSTRUCT A 2 STORY TOWNHOUSE. FIRST FLOOR OVERALL 84' X 32' INCLUDING 20' X 21' GARAGE AND 24' X 12' PORCH. SECOND FLOOR OVERALL 18' X 32' -55+ AGE RESTRICTED COMMUNITY -EASTON MODEL																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,542 THIRD FLOOR: GARAGE: 451 DECK: 96 OTHER: TOTAL FLOOR AREA: 2,933	FIN BASEMENT: SECOND FLOOR: 511 FOURTH FLOOR: CARPORT: PORCH: 333	# BEDROOMS: 3 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: NONE	# BATHROOMS: 3 SPRINKLER: YES SEWER TYPE: PUBLIC CENTRAL AIR: YES																														

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:

SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. 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 30 FT
SIDE FT	SIDE 10 FT
REAR FT	REAR 15 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING <i>PAC</i>	10/29/2021	FLOODPLAIN ZONE <i>TK</i>	10/29/2021
ZONING <i>JP</i>	10/29/2021	PLUMBING <i>RG</i>	01/12/2022
SEDIMENT <i>AR</i>	01/08/2020	ENV HEALTH <i>Public</i>	01/14/2022
PUB. SEWER <i>BD</i>	10/28/2021	HISTORIC	N/A
S.W. MGT. <i>TE</i>	10/29/2021	SHA	N/A
ENTRANCE <i>DB</i>	10/29/2021	MECHANICAL <i>CG</i>	01/12/2022
FIRE MARSHAL <i>JB</i>	11/03/2021	ELECTRICAL	12/15/2021
BACKFLOW <i>CG</i>	01/12/2022	FOOD SERVICE	N/A

DATE APPROVED: 1-21-22

ADMINISTRATOR APPROVAL: *Vuong Sunson*



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

ZONING CERTIFICATE #: Z21-12-0603

Date of Application: 12/28/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803021750	461 GROVE CREEK RD	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	ROY, RANDEL	TAX MAP 0034	BLOCK	PARCEL 0025
OWNER ADDRESS:	461 GROVE CREEK RD CENTREVILLE, MD 21617	LOT	SECTION	ZONED NC-1
HOME PHONE:		CRITICAL AREA YES		ACREAGE 3.34
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	BIG ISLAND VENTURES	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	Po Box 218 CHESTER, MD 21619	ELECTRICAL PERMIT #:	
PHONE:	(410) 991-0773	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" 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 50' X 6' PIER WITH 20' X 10' PLATFORM AND 6' X 10' WALKWAY, 12' X 3' FINGER PIER, AND 6 MOORING POLES. LENGTH OF PIER = 70'.			

AGENCY APPROVALS:

Name	Completed Date
ZONING	01/04/2022 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. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. 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. 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: *W. J. Simpson* DATE APPROVED: 1-27-22



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

ZONING CERTIFICATE #: Z21-12-0588

Date of Application: 12/20/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805018684	124 GREENWOOD CREEK RD	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	THIELEMANN, JAMES	TAX MAP 0072	BLOCK	PARCEL 0073
OWNER ADDRESS:	124 GREENWOOD CREEK RD QUEENSTOWN, MD 21658	LOT 1	SECTION	ZONED NC-1
HOME PHONE:	(443) 465-1210	CRITICAL AREA YES		ACREAGE 3.90
		SUBDIVISION QUEEN ANNE ON THE WYE		
		BUILDING VALUE \$10,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	HEATHERWOOD CONSULTING	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	9879 Fox Hill Ct ELLCOTT CITY, MD 21042	ELECTRICAL PERMIT #:	
PHONE:	(410) 781-8282	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	PIER	PROPOSED USE:	PIER
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: CONSTRUCT 102' X 6' PIER WITH A 10' X 20' PLATFORM AND 6' X 10' WALKWAY. LENGTH OF PIER 112'.			

AGENCY APPROVALS:

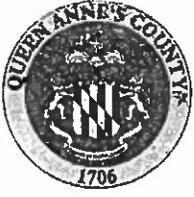
Name	Completed Date
ZONING	12/22/2021 JP

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:

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. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 WHEN PLANTED

ADMINISTRATOR APPROVAL: *Kwan J Simpson* DATE APPROVED: *1-21-22*



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

ZONING CERTIFICATE #: Z21-03-0144

Date of Application: 03/29/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805126119	115 MASTERS WAY	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	THE ENCLAVE LAND GROUP LLC DIDONATO, JAMES	TAX MAP 0072	BLOCK	PARCEL 0078
OWNER ADDRESS:	116 SOUTH PINEY RD WAY SUITE 208 CHESTER, MD 21619	LOT 2	SECTION	ZONED CS
HOME PHONE:	(410) 643-4131	CRITICAL AREA NO	ACREAGE 0.15	
		SUBDIVISION THE ENCLAVE AT PROSPECT BAY		
		BUILDING VALUE \$5,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	MALLARD CONSTRUCTION GROUP	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	116 S Piney Rd STE 208 CHESTER, MD 21619	ELECTRICAL PERMIT #:		
PHONE:	(410) 643-4131	PLUMBING PERMIT #: P-0480-21 BF-0538-21		
		GAS PERMIT #:		
		STAKED?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	RESIDENCE	PROPOSED USE: IRRIGATION		
MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT
WORK DESCRIPTION: INSTALL LAWN IRRIGATION SYSTEM.				

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	04/05/2021 JEN
SANITARY DEPT	04/17/2021 BD
ZONING	04/06/2021 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.

ADMINISTRATOR APPROVAL: *Wanda G. Skinsen* **DATE APPROVED:** 1-21-22



Queen Anne's County
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 410-758-4088

ZONING CERTIFICATE #: Z21-03-0143

Date of Application: 03/29/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805126118	111 MASTERS WAY	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	THE ENCLAVE LAND GROUP LLC DIDONATO, JAMES	TAX MAP 0072	BLOCK	PARCEL 0078
OWNER ADDRESS:	116 SOUTH PINEY RD WAY SUITE 208 CHESTER, MD 21619	LOT 1	SECTION	ZONED CS
HOME PHONE:	(410) 643-4131	CRITICAL AREA NO	ACREAGE 0.15	
		SUBDIVISION THE ENCLAVE AT PROSPECT BAY		
		BUILDING VALUE \$5,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	MALLARD CONSTRUCTION GROUP	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	116 S Piney Rd STE 208 CHESTER, MD 21619	ELECTRICAL PERMIT #:	
PHONE:	(410) 643-4131	PLUMBING PERMIT #: P-0479-21 BF-0537-21	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE: RESIDENCE		PROPOSED USE: IRRIGATION	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	HEIGHT: FT
WORK DESCRIPTION: INSTALL LAWN IRRIGATION SYSTEM.			

AGENCY APPROVALS:

Name

Complete Date

ENV. HEALTH

04/05/2021 JEN

SANITARY DEPT

05/17/2021 JD

ZONING

04/08/2021 HLV

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Conditions:

OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *[Signature]*

DATE APPROVED: 1-21-22



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

ZONING CERTIFICATE #: Z21-03-0142

Date of Application: 03/29/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805126129	187 MASTERS WAY	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	THE ENCLAVE LAND GROUP LLC DIDONATO, JAMES	TAX MAP 0072	BLOCK	PARCEL 0078
OWNER ADDRESS:	116 SOUTH PINEY RD WAY SUITE 208 CHESTER, MD 21619	LOT 12	SECTION	ZONED CS
HOME PHONE:	(410) 643-4131	CRITICAL AREA NO	ACREAGE 0.15	
		SUBDIVISION THE ENCLAVE AT PROSPECT BAY		
		BUILDING VALUE \$5,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	MALLARD CONSTRUCTION GROUP	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	116 S Piney Rd STE 208 CHESTER, MD 21619	ELECTRICAL PERMIT #:	
PHONE:	(410) 643-4131	PLUMBING PERMIT #: P-0484-21 BF-0544-21	
EXISTING USE: RESIDENCE		GAS PERMIT #:	
MINIMUM YARD REQUIREMENTS:		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
FRONT: FT	SIDE: FT	PROPOSED USE: IRRIGATION	
REAR: FT	SIDE STREET: FT	HEIGHT: FT	
WORK DESCRIPTION: INSTALL LAWN IRRIGATION SYSTEM.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	04/05/2021 JEN
SANITARY DEPT	05/17/2021 BD
ZONING	04/06/2021 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.

ADMINISTRATOR APPROVAL: Vivian J. Sanson DATE APPROVED: 1-21-22



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

ZONING CERTIFICATE #: Z21-03-0141

Date of Application: 03/29/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805126128	163 MASTERS WAY	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	THE ENCLAVE LAND GROUP LLC DIDONATO, JAMES	TAX MAP 0072	BLOCK	PARCEL 0078
OWNER ADDRESS:	116 SOUTH PINEY RD WAY SUITE 208 CHESTER, MD 21619	LOT 11	SECTION	ZONED CS
HOME PHONE:	(410) 643-4131	CRITICAL AREA NO	ACREAGE 0.15	
		SUBDIVISION THE ENCLAVE AT PROSPECT BAY		
		BUILDING VALUE \$5,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	MALLARD CONSTRUCTION GROUP	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	116 S Piney Rd STE 208 CHESTER, MD 21619	ELECTRICAL PERMIT #:		
PHONE:	(410) 643-4131	PLUMBING PERMIT #: P-0545-21 BF-0543-21		
		GAS PERMIT #:		
EXISTING USE: RESIDENCE		PROPOSED USE: IRRIGATION		
MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT
WORK DESCRIPTION: INSTALL LAWN IRRIGATION SYSTEM.				

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	04/05/2021 JEN
SANITARY DEPT	05/17/2021 BD
ZONING	04/06/2021 HLV

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Conditions:
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ADMINISTRATOR APPROVAL: *Vivian J. Simpson* **DATE APPROVED:** 1-21-22



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

ZONING CERTIFICATE #: Z21-03-0140

Date of Application: 03/29/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805126127	157 MASTERS WAY	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	THE ENCLAVE LAND GROUP LLC DIDONATO, JAMES	TAX MAP 0072	BLOCK	PARCEL 0078
OWNER ADDRESS:	116 SOUTH PINEY RD WAY SUITE 208 CHESTER, MD 21619	LOT 10	SECTION	ZONED CS
HOME PHONE:	(410) 643-4131	CRITICAL AREA NO		ACREAGE 0.15
		SUBDIVISION THE ENCLAVE AT PROSPECT BAY		
		BUILDING VALUE \$5,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	MALLARD CONSTRUCTION GROUP	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	116 S Piney Rd STE 208 CHESTER, MD 21619	ELECTRICAL PERMIT #:		
PHONE:	(410) 643-4131	PLUMBING PERMIT #: P-0485-21 BF-0542-21		
		GAS PERMIT #:		
EXISTING USE:	RESIDENCE	STAKED?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
PROPOSED USE:	IRRIGATION			
MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT
WORK DESCRIPTION: INSTALL LAWN IRRIGATION SYSTEM.				

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	04/05/2021 JEN
SANITARY DEPT	05/17/2021 BD
ZONING	04/08/2021 HLV

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Conditions:
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ADMINISTRATOR APPROVAL: *V. J. Surson* DATE APPROVED: 1-21-22



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

ZONING CERTIFICATE #: Z21-03-0139

Date of Application: 03/29/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805126126	153 MASTERS WAY	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	THE ENCLAVE LAND GROUP LLC DIDONATO, JAMES	TAX MAP 0072	BLOCK	PARCEL 0078
OWNER ADDRESS:	116 SOUTH PINEY RD WAY SUITE 208 CHESTER, MD 21619	LOT 9	SECTION	ZONED CS
HOME PHONE:	(410) 643-4131	CRITICAL AREA NO		ACREAGE 0.15
		SUBDIVISION THE ENCLAVE AT PROSPECT BAY		
		BUILDING VALUE \$5,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	MALLARD CONSTRUCTION GROUP	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	116 S Piney Rd STE 208 CHESTER, MD 21619	ELECTRICAL PERMIT #:	
PHONE:	(410) 643-4131	PLUMBING PERMIT #: P-0482-21 BF-0541-21	
EXISTING USE: RESIDENCE		GAS PERMIT #:	
MINIMUM YARD REQUIREMENTS:		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
FRONT: FT	SIDE: FT	REAR: FT	PROPOSED USE: IRRIGATION
			SIDE STREET: FT
			HEIGHT: FT
WORK DESCRIPTION: INSTALL LAWN IRRIGATION SYSTEM.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	04/05/2021 JEN
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ADMINISTRATOR APPROVAL: Vivian J. Sunson DATE APPROVED: 1-21-22



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 Department of Planning and Zoning
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 410-758-4088

ZONING CERTIFICATE #: Z21-03-0138

Date of Application: 03/29/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805126125	145 MASTERS WAY	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	THE ENCLAVE LAND GROUP LLC DIDONATO, JAMES	TAX MAP 0072	BLOCK	PARCEL 0078
OWNER ADDRESS:	116 SOUTH PINEY RD WAY SUITE 208 CHESTER, MD 21619	LOT 8	SECTION	ZONED CS
HOME PHONE:	(410) 643-4131	CRITICAL AREA NO	ACREAGE 0.15	
		SUBDIVISION THE ENCLAVE AT PROSPECT BAY		
		BUILDING VALUE \$5,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	MALLARD CONSTRUCTION GROUP	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	116 S Piney Rd STE 208 CHESTER, MD 21619	ELECTRICAL PERMIT #:	
PHONE:	(410) 643-4131	PLUMBING PERMIT #: P-0483-21 BF-0540-21	
		GAS PERMIT #:	
EXISTING USE: RESIDENCE		PROPOSED USE: IRRIGATION	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT
			HEIGHT: FT
WORK DESCRIPTION: INSTALL LAWN IRRIGATION SYSTEM.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	04/05/2021 JEN
SANITARY DEPT	05/17/2021 BD
ZONING	04/06/2021 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.

ADMINISTRATOR APPROVAL: *Walter J. Sunson* DATE APPROVED: 1-21-22



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

ZONING CERTIFICATE #: Z21-03-0137

Date of Application: 03/29/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805126124	141 MASTERS WAY	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	THE ENCLAVE LAND GROUP LLC DIDONATO, JAMES	TAX MAP 0072	BLOCK	PARCEL 0078
OWNER ADDRESS:	116 SOUTH PINEY RD WAY SUITE 208 CHESTER, MD 21619	LOT 7	SECTION	ZONED CS
HOME PHONE:	(410) 643-4131	CRITICAL AREA NO	ACREAGE 0.15	
		SUBDIVISION THE ENCLAVE AT PROSPECT BAY		
		BUILDING VALUE \$5,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	MALLARD CONSTRUCTION GROUP	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	116 S Piney Rd STE 208 CHESTER, MD 21619	ELECTRICAL PERMIT #:		
PHONE:	(410) 643-4131	PLUMBING PERMIT #: P-0481-21 BF-0539-21		
		GAS PERMIT #:		
EXISTING USE: RESIDENCE		PROPOSED USE: IRRIGATION		
MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT
WORK DESCRIPTION: INSTALL LAWN IRRIGATION SYSTEM.				

AGENCY APPROVALS:

Name	Completed Date
ENV HEALTH	04/05/2021 JEN
SANITARY DEPT	05/17/2021 GD
ZONING	04/06/2021 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.

ADMINISTRATOR APPROVAL: *Vivian G. Simonson* **DATE APPROVED:** *1-21-22*



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

ZONING CERTIFICATE #: Z21-11-0548

Date of Application: 11/29/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804047788	231 RIVER VIEW RD	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: ALLWANG, BELINDA	TAX MAP 0040 BLOCK PARCEL 0094
OWNER ADDRESS: 231 RIVER VIEW RD STEVENSVILLE, MD 21666	LOT 20 SECTION ZONED NC-20
HOME PHONE: (301) 633-9880	CRITICAL AREA YES ACREAGE 1.36
	SUBDIVISION
	BUILDING VALUE \$40,000.00
	WATER TYPE PRIVATE SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME: LANE ENGINEERING LLC	ZONING FEE: \$55.00 FM FEE:
ADDRESS: 117 Bay St EASTON, MD 21601	ELECTRICAL PERMIT #: ER-29269
PHONE: (410) 822-8003	PLUMBING PERMIT #:
	GAS PERMIT #:
	STAKED? <input type="checkbox"/> YES <input checked="" 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 140' X 6' PIER WITH 10' X 20' PLATFORM, BOAT LIFT, AND 3 MOORING PILES. OVERALL LENGTH OF PIER = 150'	

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	01/18/2022 COLEMAN E-1677
ZONING	01/12/2022 HLV

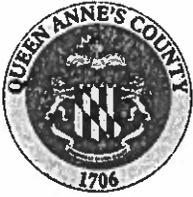
NOTE: Separate electrical and plumbing permits are required prior to permit being issued. Electrician & Plumber must have Queen Anne's County Licenses! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall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

Conditions:

OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 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: *Vian G. Gunnson*

DATE APPROVED: *1-21-22*



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

ZONING CERTIFICATE #: Z20-11-0478

Date of Application: 11/24/2020

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804024338	1521 POSTAL RD	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION			
OWNER:	DIDONATO PASQUALE TRUSTEE	TAX MAP	0057	BLOCK	PARCEL 0198
OWNER ADDRESS:	2126 DIDONATO DR CHESTER, MD 21619	LOT		SECTION	ZONED TC
HOME PHONE:	(410) 643-4131	CRITICAL AREA NO			ACREAGE 0.89
		SUBDIVISION			
		BUILDING VALUE	\$21,000.00		
		WATER TYPE	PRIVATE	SEWER TYPE	PUBLIC

APPLICANT INFORMATION		PERMIT FEES			
NAME:	SHORE SIGN COMPANY	ZONING FEE:	\$55.00	FM FEE:	
ADDRESS:	2013 Main St CHESTER, MD 21619	ELECTRICAL PERMIT #: EC-50917			
PHONE:	(410) 643-6000	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:	COMM. BLDG.	PROPOSED USE: FREESTANDING SIGN			
MINIMUM YARD REQUIREMENTS:					
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT	
WORK DESCRIPTION: INSTALL ILLUMINATED FREESTANDING SIGN 102" X 96". OVERALL HEIGHT = 20 FT SIGN AREA = 80 SQ FT					

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	01/07/2022 FUNKHOUSER E-1650
ZONING	12/22/2020 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:
 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 FREEESTANDING SIGN MAY NOT CONSIST OF BARE POLES OR POST ENTERING THE GROUND. SECTION 18:1-81(C) [4]

ADMINISTRATOR APPROVAL: *Man G. Sunson* DATE APPROVED: 1-21-22



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

ZONING CERTIFICATE #: Z21-12-0564

Date of Application: 12/08/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805028582	111 PROSPECT BAY DR W	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SMITH, KRISTOPHER	TAX MAP 0072	BLOCK WEST	PARCEL 0109
OWNER ADDRESS:	111 PROSPECT BAY DR W GRASONVILLE, MD 21638	LOT 107	SECTION 2	ZONED NC-1
HOME PHONE:	(410) 371-6350	CRITICAL AREA YES		ACREAGE 1.09
		SUBDIVISION WEST PROSPECT PLANTATION		
		BUILDING VALUE \$9,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	HEATHERWOOD CONSULTING	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	9879 Fox Hill Ct ELLICOTT CITY, MD 21042	ELECTRICAL PERMIT #: ER-29223	
PHONE:	(410) 781-8282	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENCE	PROPOSED USE: PIER	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 6 FT	REAR: FT	HEIGHT: FT
SIDE STREET: FT			
WORK DESCRIPTION: CONSTRUCT 72' X 6' PIER WITH 10' X 20' "L" PLATFORM, TWO PWC BOAT LIFTS, ONE BOAT LIFT WITH ASSOCIATED PILES, AND ONE SET OF 3' WIDE STAIRS. TOTAL LENGTH OF PIER 82'			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	12/28/2021 GERMAN E-571
ZONING	12/10/2021 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:
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN PRIOR TO CERTIFICATE OF OCCUPANCY
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 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: Vivian J. Simpson DATE APPROVED: 1-20-22