



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

BUILDING PERMIT No.: BC22-02-0020

Date of Application: 02/03/2022

BUILDING PERMIT

BUILDING LOCATION 1512 POSTAL RD CHESTER TAX ACCOUNT 1804042093 SUBDIVISION CRITICAL AREA NO ACREAGE 3.078 TAX MAP 0057 GRID 0008 PARCEL 0013 SECTION BLOCK LOT ZONED TC FRONTAGE DEPTH		PROPERTY OWNERS: POSTAL ROAD LLC 2742 COX NECK RD CHESTER, MD 21619 HOME PHONE: (410) 604-0020 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 \$3,000,000.00		FEES <table border="0"> <tr> <td>BOCA FEE</td> <td>\$3,906.84</td> <td>DIST 01 - KIVFD</td> <td>\$214.76</td> </tr> <tr> <td></td> <td></td> <td>50% COMMERICAL GROWTH-AREA</td> <td></td> </tr> <tr> <td>FIRE MARSHAL FEE</td> <td>\$2,704.24</td> <td>ELECT. PERMIT</td> <td>\$6,440.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>FIRE DIST 1</td> <td>\$15,307.60</td> <td>SCHOOLS</td> <td>\$132,758.64</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>3 PERCENT ADMIN FEE TO BALANCE OF IMPACT FEE</td> <td>\$2,445.48</td> </tr> <tr> <td>PARKS & REC</td> <td>\$14,750.96</td> <td></td> <td></td> </tr> </table>		BOCA FEE	\$3,906.84	DIST 01 - KIVFD	\$214.76			50% COMMERICAL GROWTH-AREA		FIRE MARSHAL FEE	\$2,704.24	ELECT. PERMIT	\$6,440.00	ELECT. ADMIN.	\$10.00	MHB FEE	\$50.00	FIRE DIST 1	\$15,307.60	SCHOOLS	\$132,758.64	ZONING	\$55.00	3 PERCENT ADMIN FEE TO BALANCE OF IMPACT FEE	\$2,445.48	PARKS & REC	\$14,750.96		
BOCA FEE	\$3,906.84	DIST 01 - KIVFD	\$214.76																												
		50% COMMERICAL GROWTH-AREA																													
FIRE MARSHAL FEE	\$2,704.24	ELECT. PERMIT	\$6,440.00																												
ELECT. ADMIN.	\$10.00	MHB FEE	\$50.00																												
FIRE DIST 1	\$15,307.60	SCHOOLS	\$132,758.64																												
ZONING	\$55.00	3 PERCENT ADMIN FEE TO BALANCE OF IMPACT FEE	\$2,445.48																												
PARKS & REC	\$14,750.96																														

CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#
MHBR	MALLARD CONSTRUCTION GROUP 116 S PINEY RD STE 208, CHESTER, MD 21619	MHBR 769	(410) 643-4131	
SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-0292-22
PLUMBER	J.W. SHEPHERD INC	PR-154	(410) 827-6778	P-0251-22
ELECTRICIAN	CRITICAL PEAKE SERVICES	E-000218-2022	(877) 247-9767	EC-50892
HVAC	STEELE'S REFRIDGERATION, HEATING & AIR CONDITIONING, INC	HM-052	(410) 479-5560	H-0291-22

DESCRIPTION OF WORK: CONSTRUCT 3-STORY APARTMENT BUILDING WITH 30 UNITS - 74'4" X 179'10" OVERALL INCLUDING 30 COVERED PORCHES 1ST FLOOR 10 UNITS WITH LEASING OFFICE 13'11" X 17'. 2ND FLOOR 10 UNITS - 3RD FLOOR 10 UNITS.

BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)	CONSTRUCTION TYPE: WOOD FRAME
UNFIN. BASEMENT: FIRST FLOOR: 12,373 THIRD FLOOR: 10562 GARAGE: DECK: OTHER: TOTAL FLOOR AREA: 32,557	# BEDROOMS: 51 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: HEAT P CENTRAL AIR: YES FIREPLACE: NONE # BATHROOMS: 48 SPRINKLER: YES 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:
 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. SITE PLAN APPROVAL SP-20-12-0070 APPROVED 12/10/21. THE SCHOOL, FIRE, AND PARK LAND IMPACT FEES OF \$ 83,961.46 HAVE BEEN DEFERRED. NO TEMPORARY OR FINAL OCCUPANCY CERTIFICATE WILL BE ISSUED UNTIL FEES HAVE BEEN PAID.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 15 FT
SIDE FT	SIDE 15 FT
REAR FT	REAR 30 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 45 FT

APPROVALS:			
BUILDING	JD	03/09/2022	FLOODPLAIN ZONE 02/18/2022
ZONING	JP	02/08/2022	PLUMBING CG 03/04/2022
SEDIMENT	AP	10/08/2021	ENV. HEALTH JEN 03/04/2022
PUB. SEWER	AD	02/09/2022	HISTORIC N/A
S.W. MGT.	JK	02/18/2022	SHA N/A
ENTRANCE	DB	02/18/2022	MECHANICAL CB 03/04/2022
FIRE MARSHAL	JB	03/10/2022	ELECTRICAL 02/28/2022
BACKFLOW	CG	03/04/2022	FOOD SERVICE N/A

DATE APPROVED: 3-15-22 ADMINISTRATOR APPROVAL: Krissy Swinson



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

ZONING CERTIFICATE #: Z21-12-0569

Date of Application: 12/10/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803018385	209 ASHLEY DR	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	WALDER SARA A WALDER JR, JOSEPH	TAX MAP 0034	BLOCK	PARCEL 0043
OWNER ADDRESS:	209 ASHELY DR CENTREVILLE, MD 21617	LOT 60	SECTION	ZONED NC-1
HOME PHONE:	(609) 610-8577	CRITICAL AREA YES		ACREAGE 1.17
		SUBDIVISION RECOVERY		
		BUILDING VALUE \$30,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	MASTEN POOLS	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	115 Wothers Rd GREENSBORO, MD 21639	ELECTRICAL PERMIT #: ER-27066	
PHONE:	(410) 482-8828	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENCE	PROPOSED USE: POOL/SPA	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 3 FT	REAR: 3 FT	HEIGHT: FT
SIDE STREET: FT			
WORK DESCRIPTION: INSTALL 17' X 34' INGROUND VINYL POOL WITH 400 SQFT PATIO.			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	03/11/2022 GERMAN E-571
ENV. HEALTH	01/14/2022 GJH
S.W. MGT.	02/04/2022 JK
ZONING	02/04/2022 JP

NOTE: Separate electrical and plumbing permits are required prior to permit being issued. Electrician & Plumber must have Queen Anno'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:
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: Ryan J. Sunson DATE APPROVED: 3-15-22



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

ZONING CERTIFICATE #: Z21-12-0577

Date of Application: 12/14/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804125935	200 FOUR SEASONS CLUBHOUSE RD	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	K HOVNANIANS FOUR SEASONS AT KENT	TAX MAP 0049	BLOCK	PARCEL 0007
OWNER ADDRESS:	800 CASTLE MARINA RD CHESTER, MD 21619	LOT	SECTION	ZONED
HOME PHONE:		CRITICAL AREA YES		ACREAGE
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE		SEWER TYPE

APPLICANT INFORMATION		PERMIT FEES	
NAME:	ATLANTIC AQUA TECH POOLS	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	Po Box 417 OCEAN CITY, MD 21843	ELECTRICAL PERMIT #:	
PHONE:	(410) 641-4500	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	CLUB HOUSE	PROPOSED USE:	POOL/SPA
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: CONSTRUCT OUTDOOR 18' DIAMETER COMMUNITY SPA			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	12/17/2021 BURNS E-732
ENV. HEALTH	03/01/2022 SH
S.W. MGT.	12/17/2021 JK
ZONING	12/14/2021 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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Ryan J. Sunson* DATE APPROVED: 3-15-22



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

BUILDING PERMIT No.: BC22-02-0020
 Date of Application: 02/03/2022

BUILDING PERMIT

BUILDING LOCATION 1512 POSTAL RD CHESTER TAX ACCOUNT 1804042093 SUBDIVISION CRITICAL AREA NO ACREAGE 3.078 TAX MAP 0057 GRID 0008 PARCEL 0013 SECTION BLOCK LOT ZONED TC FRONTAGE DEPTH		PROPERTY OWNERS: POSTAL ROAD LLC 2742 COX NECK RD CHESTER, MD 21619 HOME PHONE: (410) 604-0020 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 \$3,000,000.00		FEES <table border="0"> <tr> <td>BOCA FEE</td> <td>\$3,906.84</td> <td>DIST 01 - KIVFD</td> <td>\$214.76</td> </tr> <tr> <td></td> <td></td> <td>50% COMMERICAL GROWTH-AREA</td> <td></td> </tr> <tr> <td>FIRE MARSHAL FEE</td> <td>\$2,704.24</td> <td>ELECT. PERMIT</td> <td>\$6,440.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>FIRE DIST 1</td> <td>\$15,307.60</td> <td>SCHOOLS</td> <td>\$132,758.64</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>3 PERCENT ADMIN FEE TO BALANCE OF IMPACT FEE</td> <td>\$2,445.48</td> </tr> <tr> <td>PARKS & REC</td> <td>\$14,750.96</td> <td></td> <td></td> </tr> </table>		BOCA FEE	\$3,906.84	DIST 01 - KIVFD	\$214.76			50% COMMERICAL GROWTH-AREA		FIRE MARSHAL FEE	\$2,704.24	ELECT. PERMIT	\$6,440.00	ELECT. ADMIN.	\$10.00	MHB FEE	\$50.00	FIRE DIST 1	\$15,307.60	SCHOOLS	\$132,758.64	ZONING	\$55.00	3 PERCENT ADMIN FEE TO BALANCE OF IMPACT FEE	\$2,445.48	PARKS & REC	\$14,750.96				
BOCA FEE	\$3,906.84	DIST 01 - KIVFD	\$214.76																														
		50% COMMERICAL GROWTH-AREA																															
FIRE MARSHAL FEE	\$2,704.24	ELECT. PERMIT	\$6,440.00																														
ELECT. ADMIN.	\$10.00	MHB FEE	\$50.00																														
FIRE DIST 1	\$15,307.60	SCHOOLS	\$132,758.64																														
ZONING	\$55.00	3 PERCENT ADMIN FEE TO BALANCE OF IMPACT FEE	\$2,445.48																														
PARKS & REC	\$14,750.96																																
<table border="0"> <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>MHBR 769</td> <td>(410) 643-4131</td> <td></td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-0292-22</td> </tr> <tr> <td>PLUMBER</td> <td>J.W. SHEPHERD INC</td> <td>PR-154</td> <td>(410) 827-6778</td> <td>P-0251-22</td> </tr> <tr> <td>ELECTRICIAN</td> <td>CRITICAL PEAKE SERVICES</td> <td>E-000218-2022</td> <td>(877) 247-9767</td> <td>EC-50892</td> </tr> <tr> <td>HVAC</td> <td>STEELE'S REFRIDGERATION, HEATING & AIR CONDITIONING, INC</td> <td>HM-052</td> <td>(410) 479-5560</td> <td>H-0291-22</td> </tr> </tbody> </table>		CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	MALLARD CONSTRUCTION GROUP 116 S PINEY RD STE 208, CHESTER, MD 21619	MHBR 769	(410) 643-4131		SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-0292-22	PLUMBER	J.W. SHEPHERD INC	PR-154	(410) 827-6778	P-0251-22	ELECTRICIAN	CRITICAL PEAKE SERVICES	E-000218-2022	(877) 247-9767	EC-50892	HVAC	STEELE'S REFRIDGERATION, HEATING & AIR CONDITIONING, INC	HM-052	(410) 479-5560	H-0291-22	DESCRIPTION OF WORK: CONSTRUCT 3-STORY APARTMENT BUILDING WITH 30 UNITS - 74'4" X 179'10" OVERALL INCLUDING 30 COVERED PORCHES 1ST FLOOR 10 UNITS WITH LEASING OFFICE 13'11" X 17'. 2ND FLOOR 10 UNITS - 3RD FLOOR 10 UNITS.	
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																													
MHBR	MALLARD CONSTRUCTION GROUP 116 S PINEY RD STE 208, CHESTER, MD 21619	MHBR 769	(410) 643-4131																														
SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-0292-22																													
PLUMBER	J.W. SHEPHERD INC	PR-154	(410) 827-6778	P-0251-22																													
ELECTRICIAN	CRITICAL PEAKE SERVICES	E-000218-2022	(877) 247-9767	EC-50892																													
HVAC	STEELE'S REFRIDGERATION, HEATING & AIR CONDITIONING, INC	HM-052	(410) 479-5560	H-0291-22																													
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) <table border="0"> <tr> <td>UNFIN. BASEMENT:</td> <td>FIN BASEMENT:</td> </tr> <tr> <td>FIRST FLOOR: 12,373</td> <td>SECOND FLOOR: 10868</td> </tr> <tr> <td>THIRD FLOOR: 10562</td> <td>FOURTH FLOOR:</td> </tr> <tr> <td>GARAGE:</td> <td>CARPOR:</td> </tr> <tr> <td>DECK:</td> <td>PORCH: 1,710</td> </tr> <tr> <td>OTHER:</td> <td></td> </tr> <tr> <td>TOTAL FLOOR AREA: 32,557</td> <td></td> </tr> </table>		UNFIN. BASEMENT:	FIN BASEMENT:	FIRST FLOOR: 12,373	SECOND FLOOR: 10868	THIRD FLOOR: 10562	FOURTH FLOOR:	GARAGE:	CARPOR:	DECK:	PORCH: 1,710	OTHER:		TOTAL FLOOR AREA: 32,557		CONSTRUCTION TYPE: WOOD FRAME <table border="0"> <tr> <td># BEDROOMS: 51</td> <td># BATHROOMS: 48</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: HEAT P CENTRAL AIR: YES</td> <td></td> </tr> <tr> <td>FIREPLACE: NONE</td> <td></td> </tr> </table>		# BEDROOMS: 51	# BATHROOMS: 48	ROAD TYPE: COUNTY	SPRINKLER: YES	WATER TYPE PUBLIC	SEWER TYPE PUBLIC	HEATING SYSTEM: HEAT P CENTRAL AIR: YES		FIREPLACE: NONE							
UNFIN. BASEMENT:	FIN BASEMENT:																																
FIRST FLOOR: 12,373	SECOND FLOOR: 10868																																
THIRD FLOOR: 10562	FOURTH FLOOR:																																
GARAGE:	CARPOR:																																
DECK:	PORCH: 1,710																																
OTHER:																																	
TOTAL FLOOR AREA: 32,557																																	
# BEDROOMS: 51	# BATHROOMS: 48																																
ROAD TYPE: COUNTY	SPRINKLER: YES																																
WATER TYPE PUBLIC	SEWER TYPE PUBLIC																																
HEATING SYSTEM: HEAT P CENTRAL AIR: YES																																	
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:

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. SITE PLAN APPROVAL SP-20-12-0070 APPROVED 12/10/21. THE SCHOOL, FIRE, AND PARK LAND IMPACT FEES OF \$ 83,961.46 HAVE BEEN DEFERRED. NO TEMPORARY OR FINAL OCCUPANCY CERTIFICATE WILL BE ISSUED UNTIL FEES HAVE BEEN PAID.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	FT	PRINCIPLE STRUCTURE	FT
FRONT	FT	FRONT	15 FT
SIDE	FT	SIDE	15 FT
REAR	FT	REAR	30 FT
SIDE STREET	FT	SIDE STREET	FT
MAX. HGHT	FT	MAX. HGHT	45 FT

APPROVALS:

BUILDING <i>JD</i>	03/09/2022	FLOODPLAIN ZONE <i>JK</i>	02/18/2022
ZONING <i>JD</i>	02/08/2022	PLUMBING <i>CG</i>	03/04/2022
SEDIMENT <i>AB</i>	10/08/2021	ENV. HEALTH <i>SEN</i>	03/04/2022
PUB. SEWER <i>JD</i>	02/09/2022	HISTORIC	N/A
S.W. MGT. <i>JK</i>	02/18/2022	SHA	N/A
ENTRANCE <i>DB</i>	02/18/2022	MECHANICAL <i>CE</i>	03/04/2022
FIRE MARSHAL <i>JB</i>	03/10/2022	ELECTRICAL	02/28/2022
BACKFLOW <i>CG</i>	03/04/2022	FOOD SERVICE	N/A

DATE APPROVED: 3-15-22

ADMINISTRATOR APPROVAL: *Krissy Swinson*



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

BUILDING PERMIT No.: BC22-02-0019
 Date of Application: 02/03/2022

BUILDING PERMIT

BUILDING LOCATION 1510 POSTAL RD CHESTER TAX ACCOUNT 1804042093 SUBDIVISION CRITICAL AREA NO ACREAGE 3.078 TAX MAP 0057 GRID 0008 PARCEL 0013 SECTION BLOCK LOT ZONED TC FRONTAGE DEPTH		PROPERTY OWNERS: POSTAL ROAD LLC 2742 COX NECK RD CHESTER, MD 21619 HOME PHONE: (410) 604-0020 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 \$3,000,000.00		FEES <table border="0"> <tr> <td>3 PERCENT</td> <td>\$1,902.75</td> <td>DIST 01 - KIVFD</td> <td>\$214.76</td> </tr> <tr> <td>ADMIN FEE TO</td> <td></td> <td>50%</td> <td></td> </tr> <tr> <td>BALANCE OF</td> <td></td> <td>COMMERCIAL</td> <td></td> </tr> <tr> <td>IMPACT FEE</td> <td></td> <td>GROWTH-AREA</td> <td></td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$3,906.84</td> <td>FIRE DIST 1</td> <td>\$11,905.85</td> </tr> <tr> <td>PARKS & REC</td> <td>\$11,472.91</td> <td>FIRE MARSHAL</td> <td>\$2,704.24</td> </tr> <tr> <td></td> <td></td> <td>FEE</td> <td></td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$6,440.00</td> <td>COMMERCIAL</td> <td>\$150.00</td> </tr> <tr> <td></td> <td></td> <td>SPRINKLER</td> <td></td> </tr> <tr> <td></td> <td></td> <td>REVIEW FEE -</td> <td></td> </tr> <tr> <td></td> <td></td> <td>FIRE MARSHAL</td> <td></td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>SCHOOLS</td> <td>103,256.19</td> </tr> </table>		3 PERCENT	\$1,902.75	DIST 01 - KIVFD	\$214.76	ADMIN FEE TO		50%		BALANCE OF		COMMERCIAL		IMPACT FEE		GROWTH-AREA		ZONING	\$55.00	MHB FEE	\$50.00	BOCA FEE	\$3,906.84	FIRE DIST 1	\$11,905.85	PARKS & REC	\$11,472.91	FIRE MARSHAL	\$2,704.24			FEE		ELECT. PERMIT	\$6,440.00	COMMERCIAL	\$150.00			SPRINKLER				REVIEW FEE -				FIRE MARSHAL		ELECT. ADMIN.	\$10.00	SCHOOLS	103,256.19
3 PERCENT	\$1,902.75	DIST 01 - KIVFD	\$214.76																																																				
ADMIN FEE TO		50%																																																					
BALANCE OF		COMMERCIAL																																																					
IMPACT FEE		GROWTH-AREA																																																					
ZONING	\$55.00	MHB FEE	\$50.00																																																				
BOCA FEE	\$3,906.84	FIRE DIST 1	\$11,905.85																																																				
PARKS & REC	\$11,472.91	FIRE MARSHAL	\$2,704.24																																																				
		FEE																																																					
ELECT. PERMIT	\$6,440.00	COMMERCIAL	\$150.00																																																				
		SPRINKLER																																																					
		REVIEW FEE -																																																					
		FIRE MARSHAL																																																					
ELECT. ADMIN.	\$10.00	SCHOOLS	103,256.19																																																				
<table border="0"> <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>MHBR 769</td> <td>(410) 643-4131</td> <td></td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF 293-22</td> </tr> <tr> <td>PLUMBER</td> <td>J.W. SHEPHERD INC</td> <td>PR-154</td> <td>(410) 827-6778</td> <td>P-0250-22</td> </tr> <tr> <td>ELECTRICIAN</td> <td>CRITICAL PEAKE SERVICES</td> <td>E-000218-2022</td> <td>(877) 247-9767</td> <td>EC 50891</td> </tr> <tr> <td>HVAC</td> <td>STEELE'S REFRIDGERATION, HEATING & AIR CONDITIONING, INC</td> <td>HM-052</td> <td>(410) 479-5560</td> <td>H-0290-22</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	MALLARD CONSTRUCTION GROUP 116 S PINEY RD STE 208, CHESTER, MD 21619	MHBR 769	(410) 643-4131		SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF 293-22	PLUMBER	J.W. SHEPHERD INC	PR-154	(410) 827-6778	P-0250-22	ELECTRICIAN	CRITICAL PEAKE SERVICES	E-000218-2022	(877) 247-9767	EC 50891	HVAC	STEELE'S REFRIDGERATION, HEATING & AIR CONDITIONING, INC	HM-052	(410) 479-5560	H-0290-22																						
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																																																			
MHBR	MALLARD CONSTRUCTION GROUP 116 S PINEY RD STE 208, CHESTER, MD 21619	MHBR 769	(410) 643-4131																																																				
SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF 293-22																																																			
PLUMBER	J.W. SHEPHERD INC	PR-154	(410) 827-6778	P-0250-22																																																			
ELECTRICIAN	CRITICAL PEAKE SERVICES	E-000218-2022	(877) 247-9767	EC 50891																																																			
HVAC	STEELE'S REFRIDGERATION, HEATING & AIR CONDITIONING, INC	HM-052	(410) 479-5560	H-0290-22																																																			
DESCRIPTION OF WORK: CONSTRUCT 3-STORY APARTMENT BUILDING WITH 30 UNITS - 74'4" X 179'10" OVERALL INCLUDING 30 COVERED PORCHES 1ST FLOOR 10 UNITS WITH LEASING OFFICE 13'11" X 17'. 2ND FLOOR 10 UNITS - 3RD FLOOR 10 UNITS. BUILDING #																																																							
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																																																					
UNFIN. BASEMENT: FIRST FLOOR: 12,373 THIRD FLOOR: 10562 GARAGE: DECK: OTHER: TOTAL FLOOR AREA: 32,557	FIN BASEMENT: SECOND FLOOR: 10868 FOURTH FLOOR: CARPORT: PORCH: 1,710	# BEDROOMS: 51 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: HEAT P CENTRAL AIR: YES FIREPLACE: NONE	# BATHROOMS: 48 SPRINKLER: YES 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:
 SITE PLAN APPROVAL SP-20-12-0070 APPROVED 12/10/21 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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. THE SCHOOL, FIRE, AND PARK LAND IMPACT FEES OF \$ 65,327.62 HAVE BEEN DEFERRED. NO TEMPORARY OR FINAL OCCUPANCY CERTIFICATE WILL BE ISSUED UNTIL FEES HAVE BEEN PAID.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT	FRONT 15 FT
SIDE	SIDE 15 FT
REAR	REAR 30 FT
SIDE STREET	SIDE STREET FT
MAX. HGHT	MAX. HGHT 45 FT

APPROVALS:

BUILDING <i>JD</i>	03/09/2022	FLOODPLAIN ZONE <i>JK</i>	02/18/2022
ZONING <i>JP</i>	02/08/2022	PLUMBING <i>CG</i>	03/04/2022
SEDIMENT <i>AP</i>	10/08/2021	ENV. HEALTH <i>JEN</i>	03/08/2022
PUB. SEWER <i>BD</i>	02/09/2022	HISTORIC	N/A
S.W. MGT. <i>JK</i>	02/18/2022	SHA	N/A
ENTRANCE <i>DB</i>	02/15/2022	MECHANICAL <i>CG</i>	03/04/2022
FIRE MARSHAL <i>JB</i>	03/10/2022	ELECTRICAL	02/28/2022
BACKFLOW <i>CG</i>	03/04/2022	FOOD SERVICE	N/A

DATE APPROVED: 3-15-22 ADMINISTRATOR APPROVAL: *Kiran 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.: BR22-02-0100

Date of Application: 02/09/2022

BUILDING PERMIT

BUILDING LOCATION 910 AUCKLAND WAY CHESTER TAX ACCOUNT 1804116321 SUBDIVISION BAYSIDE CONDO NORTH CRITICAL AREA YES ACREAGE TAX MAP 0049 GRID 0020 PARCEL 0030 SECTION 15 BLOCK 48 LOT 174 ZONED UR FRONTAGE DEPTH		PROPERTY OWNERS: WILLETT, JAMES 9929 RITCHIE DR IJAMSVILLE, MD 21754 HOME PHONE: 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 CONSTRUCTION VALUE		FEES ZONING \$55.00 BOCA FEE \$35.00		
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#
MHIC	DRIGUYS RESTORATION LLC PO BOX 705, CENTREVILLE, MD 21617	119704	(410) 310-8722	
DESCRIPTION OF WORK: REMOVE EXISTING 1ST FLOOR 8' X 10' DECK & 2ND FLOOR 10' X 10' DECKS ON TOWN HOME AND REPLACE WITH 10' X 23' 1ST FLOOR DECK AND 10' X 10' 2ND FLOOR DECK.				
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME		
UNFIN. BASEMENT:	FIN BASEMENT:	# BEDROOMS:	# BATHROOMS:	
FIRST FLOOR:	SECOND FLOOR:	ROAD TYPE: COUNTY	SPRINKLER: NO	
THIRD FLOOR:	FOURTH FLOOR:	WATER TYPE	SEWER TYPE	
GARAGE:	CARPOR:	HEATING SYSTEM:	CENTRAL AIR:	
DECK: 330	PORCH:	FIREPLACE:		
OTHER:				
TOTAL FLOOR AREA: 330				

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					
FRONT	FT	FRONT	FT	BUILDING	03/02/2022	FLOODPLAIN ZONE	N/A
SIDE	FT	SIDE	FT	ZONING	03/02/2022	PLUMBING	N/A
REAR	FT	REAR	FT	SEDIMENT	N/A	ENV. HEALTH	03/03/2022
SIDE STREET	FT	SIDE STREET	FT	PUB. SEWER	03/03/2022	HISTORIC	N/A
MAX. HGHT	FT	MAX. HGHT	FT	S.W. MGT.	N/A	SHA	N/A
				ENTRANCE	N/A	MECHANICAL	N/A
				FIRE MARSHAL	N/A	ELECTRICAL	N/A
				BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 3-15-22 ADMINISTRATOR APPROVAL: Karen 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.: BR21-07-0646

Date of Application: 07/30/2021

BUILDING PERMIT

BUILDING LOCATION 410 BAY DR STEVENSVILLE TAX ACCOUNT 1804117050 SUBDIVISION KENT ISLAND ESTATES CRITICAL AREA YES ACREAGE 0.25 TAX MAP 0070 GRID 0000 PARCEL 0077 SECTION 3 BLOCK B LOT 31 ZONED NC-20 FRONTAGE 60 DEPTH 183		PROPERTY OWNERS: PFOUTZ, ERIC 7359 KINDLER RD COLUMBIA, MD 21046 HOME PHONE: APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL											
EXISTING USE RESIDENCE BR21-02-0082 PROPOSED USE ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$6,000.00		FEES BOCA FEE \$35.00 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>MHBR</td> <td>MD RESIDENTIAL BY LACROSSE LLC PO BOX 1118, STEVENSVILLE, MD 21666</td> <td>MHBL 7238</td> <td>(410) 604-3701</td> <td></td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	MD RESIDENTIAL BY LACROSSE LLC PO BOX 1118, STEVENSVILLE, MD 21666	MHBL 7238	(410) 604-3701	
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#									
MHBR	MD RESIDENTIAL BY LACROSSE LLC PO BOX 1118, STEVENSVILLE, MD 21666	MHBL 7238	(410) 604-3701										
DESCRIPTION OF WORK: CONSTRUCT DECK ADDITION TO DWELLING, 12' X 22'-1/2 X 12'10" 1/2 X 6													
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME											
UNFIN. BASEMENT: 0 FIRST FLOOR: 0 THIRD FLOOR: 0 GARAGE: 0 DECK: 344 OTHER: TOTAL FLOOR AREA: 344	FIN BASEMENT: 0 SECOND FLOOR: 0 FOURTH FLOOR: 0 CARPOR: 0 PORCH: 0	# BEDROOMS: ROAD TYPE: COUNTY WATER TYPE: PRIVATE HEATING SYSTEM: FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE: PUBLIC CENTRAL AIR:										

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:
 NC-8 SETBACK PER SECTION 18:1-127 E.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 25 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	<i>DA</i> 09/21/2021	FLOODPLAIN ZONE	N/A
ZONING	<i>JD</i> 03/11/2022	PLUMBING	N/A
SEDIMENT	N/A	ENV. HEALTH	<i>JFW</i> 10/01/2021
PUB. SEWER	<i>LG</i> 03/11/2022	HISTORIC	N/A
S.W. MGT.	N/A	SHA	N/A
ENTRANCE	N/A	MECHANICAL	N/A
FIRE MARSHAL	N/A	ELECTRICAL	N/A
BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED:

3-15-22

ADMINISTRATOR APPROVAL:

Karen J Swinson