



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

BUILDING PERMIT No.: BR21-12-0962

Date of Application: 12/01/2021

BUILDING PERMIT

BUILDING LOCATION 2605 COX NECK RD CHESTER		PROPERTY OWNERS: MATTONEN, JESSICA 2605 COX NECK RD CHESTER, MD 21619		
TAX ACCOUNT 1804050827 SUBDIVISION HARBOR VIEW CRITICAL AREA YES ACREAGE TAX MAP 0057 GRID 0000 PARCEL 0525 SECTION BLOCK U LOT 28 29 ZONED NC-15 FRONTAGE DEPTH		HOME PHONE: (443) 995-1151 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" 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 BOCA FEE \$156.72 ELECT. ADMIN. \$10.00 ZONING \$55.00 RENOVATION PERMIT FEE \$210.00 ELECT. PERMIT \$180.00		
CONTRACTORS NAME LICENSE # PHONE# PERMIT# HVAC BAY AREA MECHANICAL HM-322 (410) 636-6400 H-306-22 PLUMBER TIDEWATER PLUMBING PR-#011 (410) 643-3202 P-305-22 OWNER OWNER QAC1000 ELECTRICIAN BRAMBLES ELECTRIC INC. E-#857 (443) 496-1961 EC21-12-0962				
DESCRIPTION OF WORK: DEMO EXISTING KITCHEN TO FRAME IN NEW MUDROOM AND POWDER ROOM. DEMO LAUNDRY ROOM AND FRAME IN NEW LAUNDRY ROOM ON OTHER SIDE OF BASEMENT. REMOVE WALLS BETWEEN BEDROOMS ON SECOND FLOOR AND CREATE NEW MASTER BEDROOM AND CLOSET. DEMO WALL BETWEEN BATHROOMS 1 AND 2 AND CREATE NEW MASTER BATH. ADD 14'9"X15'10" KITCHEN ADDITION, PORCH ADDITION WITH 5'7"X14'8" & 5'7"X21'1" SECTIONS, AND 4'4"X24'2" FRONT DECK ADDITION TO FIRST FLOOR. ADD 37'4"X24' SECOND STORY ADDITION WITH FAMILY ROOM, 2 BEDROOMS, BATHROOM & STUDY.				
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE:		
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 234 SECOND FLOOR: 776 THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPOR: DECK: 104 PORCH: 340 OTHER: TOTAL FLOOR AREA:		# BEDROOMS: # BATHROOMS: ROAD TYPE: SPRINKLER: WATER TYPE PRIVATE SEWER TYPE PUBLIC HEATING SYSTEM: CENTRAL AIR: FIREPLACE:		

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

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	RAC 12/28/2021	FLOODPLAIN ZONE	N/A
ZONING	KS 01/04/2022	PLUMBING	CB 03/09/2022
SEDIMENT	N/A	ENV. HEALTH	JFW 03/09/2022
PUB. SEWER	JH 03/15/2022	HISTORIC	N/A
S.W. MGT.	N/A	SHA	N/A
ENTRANCE	N/A	MECHANICAL	CB 03/09/2022
FIRE MARSHAL	N/A	ELECTRICAL	03/07/2022
BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 3-16-22 ADMINISTRATOR APPROVAL: Vernon G Swinson



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 Department of Planning and Zoning
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BUILDING PERMIT No.: BR22-01-0073

Date of Application: 01/31/2022

BUILDING PERMIT

BUILDING LOCATION 232 NICHOLS MANOR DR STEVENSVILLE TAX ACCOUNT 1804126285 SUBDIVISION CLOVERFIELDS CRITICAL AREA NO ACREAGE 0.583 TAX MAP 0048 GRID 0000 PARCEL 0139 SECTION BLOCK LOT 1 ZONED NC-15 FRONTAGE DEPTH		PROPERTY OWNERS: ROBIN LYNN CHAMBERS CHAMBERS, MARK 238 NICHOLS MANOR DR STEVENSVILLE, MD 21666 HOME PHONE: (410) 490-0776 APPLICANT: STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL		
EXISTING USE VACANT LOT PROPOSED USE MODULAR DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$300,000.00		FEES ELECT. PERMIT \$65.00 BOCA FEE \$35.00 SPRINKLER \$150.00 SINGLE LOT \$55.00 ELECT. ADMIN. \$10.00 FIRE DIST 1 \$1,488.85 ZONING \$55.00 SCHOOLS \$12,912.39 MODULAR OR MANUFACTURE D HOME FEE \$75.00 MHB FEE \$50.00 PARKS & REC \$1,434.71		
CONTRACTORS MHBR SPRINKLER ELECTRICIAN HVAC PLUMBER	NAME BERACAH HOMES INC 9590 NANTICOKE BUSINESS PARK DR, GREENWOOD, DE 19950 BERACAH HOMES RJ BEASLEY ELECTRIC VELOCITY HVAC LLC JW SHEPHERD INC	LICENSE # MHL#7639 MSC-#525 E-#900 HM-362 PR#5522	PHONE# (302) 349-4561 (302) 349-4561 (410) 490-2055 (410) 490-1312 (410) 827-6778	PERMIT# BF 163-22 ER22-01-0073 H 164.22 P162.22
DESCRIPTION OF WORK: INSTALL 2 STORY MODULAR HOME. FIRST FLOOR 28' X 52' OVERALL WITH 10' X 5' FRONT PORCH. 2ND FLOOR 28' X 52' WITH 243 SQFT UNFINISHED STORAGE ROOM.				
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: MODULAR		
UNFIN. BASEMENT: FIRST FLOOR: 1,456 THIRD FLOOR: GARAGE: DECK: OTHER: 243 TOTAL FLOOR AREA: 2,757	FIN BASEMENT: SECOND FLOOR: 1008 FOURTH FLOOR: CARPORT: PORCH: 50	# BEDROOMS: 4 ROAD TYPE: WATER TYPE PUBLIC HEATING SYSTEM: HEAT P CENTRAL AIR: YES FIREPLACE: NONE	# BATHROOMS: 3 SPRINKLER: YES SEWER TYPE PUBLIC 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:
 SWM - MUST FOLLOW APPROVED 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. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 8/8 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	DK 02/14/2022	FLOODPLAIN ZONE	JK 03/03/2022
ZONING	SP 02/14/2022	PLUMBING	CG 02/15/2022
SEDIMENT	AR 03/10/2022	ENV. HEALTH	JEN 02/15/2022
PUB. SEWER	BD 02/15/2022	HISTORIC	N/A
S.W. MGT.	JK 03/11/2022	SHA	N/A
ENTRANCE	DB 02/25/2022	MECHANICAL	CG 02/15/2022
FIRE MARSHAL	JB 02/22/2022	ELECTRICAL	03/03/2022
BACKFLOW	CG 02/15/2022	FOOD SERVICE	N/A

DATE APPROVED: 3-16-22

ADMINISTRATOR APPROVAL: [Signature]



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ZONING CERTIFICATE #: Z22-02-0047

Date of Application: 02/08/2022

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804117050	410 BAY DR	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: PFOUTZ, ERIC	TAX MAP 0070 BLOCK B PARCEL 0077
OWNER ADDRESS: 7359 KINDLER RD COLUMBIA, MD 21046	LOT 31 SECTION 3 ZONED NC-20
HOME PHONE:	CRITICAL AREA YES ACREAGE 0.31
	SUBDIVISION KENT ISLAND ESTATES
	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 ELLICOTT CITY, MD 21042	ELECTRICAL PERMIT #:
PHONE: (410) 781-8282	PLUMBING PERMIT #:
	GAS PERMIT #:
EXISTING USE: RESIDENCE	STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
MINIMUM YARD REQUIREMENTS:	PROPOSED USE: PIER
FRONT: FT SIDE: 6 FT REAR: FT SIDE STREET: FT HEIGHT: FT	
WORK DESCRIPTION: CONSTRUCT A 90' X 6' PIER WITH A 10' X 20' PLATFORM. TOTAL LENGTH OF PIER = 100'	

AGENCY APPROVALS:

Name: _____ Completed Date: 03/02/2022 JP
 ZONING

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
 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: *Walter Swinson* DATE APPROVED: 3-16-22