



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

ZONING CERTIFICATE #: Z22-01-0028

Date of Application: 01/25/2022

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1807000669	235 ROYSTON SHORES RD	CHESTERTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	WILLEY, MICHAEL	TAX MAP 0004	BLOCK	PARCEL 0001
OWNER ADDRESS:	495 PEAR TREE POINT RD CHESTERTOWN, MD 21620	LOT 6	SECTION	ZONED CS
HOME PHONE:	(302) 521-5212	CRITICAL AREA YES		ACREAGE 29.24
		SUBDIVISION		
		BUILDING VALUE \$35,000.00		
		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 #:	
PHONE:	(410) 822-8003	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: INSTALL 47' X 6' PIER WITH A 20' X 10' PLATFORM AND 4 MOORING PILES. TOTAL LENGTH OF PIER = 67'.			

AGENCY APPROVALS:

Name	Completed Date
ZONING	02/11/2022 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:

ANY ELECTRICAL WORK ADDED TO THIS STRUCTURE WILL REQUIRE AN APPROVED QUEEN ANNE'S COUNTY ELECTRICAL PERMIT AND AN 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: *Wanda J. Suran* DATE APPROVED: 4-11-22



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

ZONING CERTIFICATE #: Z22-03-0090

Date of Application: 03/14/2022

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804125627	183 TOPSIDE DR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CENTO, CARMEN	TAX MAP 0056	BLOCK	PARCEL 0279
OWNER ADDRESS:	183 TOPSIDE DR STEVENSVILLE, MD 21666	LOT	SECTION	ZONED CS
HOME PHONE:	(301) 254-7421	CRITICAL AREA NO		ACREAGE 0.14
		SUBDIVISION BAY BRIDGE COVE		
		BUILDING VALUE \$2,500.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	AMERICAN TURF	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	1401 Rossback Rd DAVIDSONVILLE, MD 21035	ELECTRICAL PERMIT #:	
PHONE:	(410) 721-1861	PLUMBING PERMIT #: P-0387-22 BF-0388-22	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" 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	03/23/2022 JN
SANITARY DEPT	03/23/2022 JH
ZONING	03/22/2022 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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Wynne J. Swanson* DATE APPROVED: 4/1/22



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

BUILDING PERMIT No.: BR22-01-0019

Date of Application: 01/11/2022

BUILDING PERMIT

BUILDING LOCATION 309 POPLAR SCHOOL RD CENTREVILLE TAX ACCOUNT 1803028453 SUBDIVISION KRONEBERGER CRITICAL AREA NO ACREAGE 8.158 TAX MAP 0061 GRID 0001 PARCEL 0130 SECTION BLOCK LOT 2 ZONED AG FRONTAGE DEPTH		PROPERTY OWNERS: NICHOLSON, ANDREA 309 POPLAR SCHOOL RD CENTREVILLE, MD 21617 HOME PHONE: (443) 262-6960 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE PROPOSED USE ACCESSORY STRUCTURE REVISED PROPOSED USE CONSTRUCTION VALUE \$73,763.00		FEES ZONING \$55.00 BOCA FEE \$249.60	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# MHIC POLE BUILDINGS UNLIMITED, INC. MHIC 115446 1664 MORGANS CHOICE RD, CAMDEN, DE 19934			
DESCRIPTION OF WORK: CONSTRUCT 40' X 60' POLE BUILDING WITH 12' X 60' ATTACHED PORCH.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: 3,120 DECK: OTHER: TOTAL FLOOR AREA: 3,120	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE PRIVATE HEATING SYSTEM: FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE PRIVATE 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:
 ENVIRONMENTAL HEALTH: MUST MAINTAIN 15 FT SETBACK FROM SEWAGE RESERVE AREA (APPROX 120' FROM REAR OF HOUSE) GJH
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. ANY ELECTRICAL WORK ADDED TO THIS STRUCTURE WILL REQUIRE AN APPROVED QUEEN ANNE'S COUNTY ELECTRICAL PERMIT AND AN INSPECTION BY THE MIDDLE DEPARTMENT INSPECTION AGENCY. MDE WETLAND PERMIT #22-NT-2014/202260271

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT	FRONT
SIDE	SIDE
REAR	REAR
SIDE STREET	SIDE STREET
MAX. HGHT	MAX. HGHT

APPROVALS:			
BUILDING	HD	01/27/2022	FLOODPLAIN ZONE N/A
ZONING	JP	03/04/2022	PLUMBING N/A
SEDIMENT		N/A	ENV. HEALTH GJH 01/28/2022
PUB. SEWER		N/A	HISTORIC N/A
S.W. MGT.	JK	02/14/2022	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:

4-11-22

ADMINISTRATOR APPROVAL:

Ryan Simpson



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

BUILDING PERMIT No.: BR22-03-0198

Date of Application: 03/16/2022

BUILDING PERMIT

BUILDING LOCATION 115 SUNRISE CT CHESTER TAX ACCOUNT 1804126036 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.165 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 207 ZONED CMPD FRONTAGE 60 DEPTH 120		PROPERTY OWNERS: K HOVNIANIAN AT KENT ISLAND 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666 HOME PHONE: (410) 991-6150 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 \$190,000.00		FEES <table border="0"> <tr> <td>4SEASNDRRA</td> <td>\$7,750.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$135.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$480.20</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> </table>		4SEASNDRRA	\$7,750.00	SINGLE LOT	\$55.00	ELECT. PERMIT	\$135.00	ELECT. ADMIN.	\$10.00	BOCA FEE	\$480.20	MHB FEE	\$50.00	SPRINKLER	\$150.00	ZONING	\$55.00														
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BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: 0 FIN BASEMENT: 0 FIRST FLOOR: 2,757 SECOND FLOOR: 750 THIRD FLOOR: 0 FOURTH FLOOR: 0 GARAGE: 429 CARPOR: 0 DECK: 0 PORCH: 312 OTHER: 0 TOTAL FLOOR AREA: 4,249		CONSTRUCTION TYPE: WOOD FRAME <table border="0"> <tr> <td># BEDROOMS: 3</td> <td># BATHROOMS: 3</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: GAS</td> <td>CENTRAL AIR: YES</td> </tr> <tr> <td>FIREPLACE: GAS</td> <td></td> </tr> </table>		# BEDROOMS: 3	# BATHROOMS: 3	ROAD TYPE: COUNTY	SPRINKLER: YES	WATER TYPE PUBLIC	SEWER TYPE PUBLIC	HEATING SYSTEM: GAS	CENTRAL AIR: YES	FIREPLACE: GAS																					
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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 SUBDIVISION STORMWATER MANAGEMENT PLAN 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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT FRONT 20 FT	
SIDE FT SIDE 5 FT	
REAR FT REAR 15 FT	
SIDE STREET FT SIDE STREET FT	
MAX. HGHT FT MAX. HGHT 40 FT	

APPROVALS:

BUILDING <i>JHP</i>	03/23/2022	FLOODPLAIN ZONE <i>TK</i>	03/28/2022
ZONING <i>JHP</i>	03/23/2022	PLUMBING <i>CG</i>	03/25/2022
SEDIMENT <i>JHP</i>	03/23/2022	ENV. HEALTH <i>Jen</i>	03/24/2022
PUB. SEWER <i>JHP</i>	03/23/2022	HISTORIC	N/A
S.W. MGT. <i>TK</i>	03/28/2022	SHA	N/A
ENTRANCE <i>DB</i>	03/23/2022	MECHANICAL <i>CG</i>	03/25/2022
FIRE MARSHAL <i>JB</i>	04/06/2022	ELECTRICAL	04/08/2022
BACKFLOW <i>CG</i>	03/25/2022	FOOD SERVICE	N/A

DATE APPROVED: 4-11-22

ADMINISTRATOR APPROVAL: *Kieran Swinson*



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

BUILDING PERMIT No.: BR22-01-0022

Date of Application: 01/11/2022

BUILDING PERMIT

BUILDING LOCATION 115 OREGON RD STEVENSVILLE TAX ACCOUNT 1804029259 SUBDIVISION KENT ISLAND ESTATES CRITICAL AREA NO ACREAGE 0.247 TAX MAP 0070 GRID 0000 PARCEL 0086 SECTION 3 BLOCK L LOT 28 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: DAUSES REAL ESTATE DAUSES, DAVID 109 COUNTRY DAY RD CHESTER, MD 21619 HOME PHONE: (443) 994-4180 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$100,000.00		FEES ELECT. PERMIT \$95.00 SPRINKLER \$150.00 SCHOOLS \$6,496.74 ZONING \$55.00 SINGLE LOT \$55.00 ELECT. ADMIN. \$10.00 FIRE DIST 9 \$749.10 BOCA FEE \$198.44 ROADS FEE \$500.00 PARKS & REC \$721.86 MHB FEE \$50.00																															
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 28' X 40' OVERALL WITH 12' X 20' GARAGE AND 5' X 16' PORCH. SECOND FLOOR 28' X 30'.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 677 SECOND FLOOR: 685 THIRD FLOOR: FOURTH FLOOR: GARAGE: 240 CARPORT: DECK: PORCH: 80 OTHER: TOTAL FLOOR AREA: 1,682		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: 3 # BATHROOMS: 3 ROAD TYPE: SPRINKLER: YES WATER TYPE PRIVATE SEWER TYPE PRIVATE HEATING SYSTEM: HEAT P CENTRAL AIR: YES FIREPLACE: NONE																															

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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:
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. 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. MDE PERMIT #22-NT-2028/202260433 NON-CONFORMING LOT. REDUCE SETBACKS TO NC-8 PER SECTION 18:1-127(E) LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

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	MD 01/27/2022	FLOODPLAIN ZONE	JK 02/17/2022
ZONING	HLV 01/27/2022	PLUMBING	CG 04/05/2022
SEDIMENT	AR 03/08/2022	ENV. HEALTH	SPD 04/05/2022
PUB. SEWER	LG 03/24/2022	HISTORIC	N/A
S.W. MGT.	JK 02/17/2022	SHA	N/A
ENTRANCE	DB 03/22/2022	MECHANICAL	CG 04/05/2022
FIRE MARSHAL	JB 02/23/2022	ELECTRICAL	03/18/2022
BACKFLOW	CG 04/05/2022	FOOD SERVICE	N/A

DATE APPROVED:

4-11-22

ADMINISTRATOR APPROVAL:

Manoj Sinson



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

BUILDING PERMIT No.: BC21-12-0134

Date of Application: 12/06/2021

BUILDING PERMIT

BUILDING LOCATION 201 TOWER RUN CHESTER TAX ACCOUNT 1804107829 SUBDIVISION CRITICAL AREA NO ACREAGE 10 TAX MAP GRID PARCEL SECTION BLOCK LOT ZONED CS FRONTAGE DEPTH			PROPERTY OWNERS: GARDNER'S PURCHASE PO BOX 156 CHESTER, MD 21619 HOME PHONE: APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
EXISTING USE TOWER PROPOSED USE TOWER REVISED PROPOSED USE CONSTRUCTION VALUE \$23,000.00			FEES ZONING \$55.00 ANTENNAS/TOWERS \$75.00		
CONTRACTORS NAME LICENSE # PHONE# PERMIT# ELECTRICIAN S & D ELECTRIC E-000209-2022 (410) 430-6192 TP00029-2022			DESCRIPTION OF WORK: ADD BACK-UP SELF CONTAINED 30KW DIESEL GENERATOR & 4' X 10' CONCRETE PAD WITHIN THE AT&T EQUIPMENT AREA.		
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)			CONSTRUCTION TYPE: OTHER		
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPORT: DECK: PORCH: OTHER: TOTAL FLOOR AREA:			# BEDROOMS: # BATHROOMS: ROAD TYPE: SPRINKLER: WATER TYPE PRIVATE SEWER TYPE PRIVATE HEATING SYSTEM: CENTRAL AIR: FIREPLACE:		

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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:

MUST COMPLY WITH BOA CASE # CU-146 APPROVED 02/12/1990. TOWER HEIGH 350'. MUST COMPLY WITH CURRENT EDITION OF NATIONAL ELECTRIC CODE. FLOOD ZONE: AE 5 FPE 7 FEET
 ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET
 ELEVATION CERTIFICATE REQUIRED

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 <i>HD</i>	12/08/2021	FLOODPLAIN ZONE <i>JK</i>	01/05/2022
ZONING <i>HLW</i>	12/08/2021	PLUMBING	N/A
SEDIMENT	N/A	ENV. HEALTH <i>JFW</i>	12/09/2021
PUB. SEWER	N/A	HISTORIC	N/A
S.W. MGT. <i>JK</i>	12/20/2021	SHA	N/A
ENTRANCE	N/A	MECHANICAL	N/A
FIRE MARSHAL	N/A	ELECTRICAL	02/18/2022
BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 4-11-22

ADMINISTRATOR APPROVAL: *Manj Shinson*



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

BUILDING PERMIT No.: BR22-03-0167

Date of Application: 03/08/2022

BUILDING PERMIT

BUILDING LOCATION 403 MOORINGS CIR STEVENSVILLE TAX ACCOUNT 1804125642 SUBDIVISION BAY BRIDGE COVE CRITICAL AREA NO ACREAGE TAX MAP 0056 GRID 0010 PARCEL 0279 SECTION BLOCK LOT 262 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 <table border="0"> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>PARKS & REC</td> <td>\$1,265.64</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>FIRE DIST 1</td> <td>\$1,313.40</td> </tr> <tr> <td>BOCA FEE</td> <td>\$366.60</td> <td>ELECT. PERMIT</td> <td>\$75.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> </table>		MHB FEE	\$50.00	PARKS & REC	\$1,265.64	ZONING	\$55.00	FIRE DIST 1	\$1,313.40	BOCA FEE	\$366.60	ELECT. PERMIT	\$75.00	ELECT. ADMIN.	\$10.00	SPRINKLER	\$150.00														
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ELECTRICIAN	BAUSUM AND DUCKETT ELECTRIC	E 1345	(410) 956-2927	ER-27071																													
DESCRIPTION OF WORK: CONSTRUCT 2 STORY TOWNHOUSE. FIRST FLOOR 83' X 32' OVERALL INCLUDING 24' X 20' GARAGE AND 14' X 14' SCREEN PORCH. SECOND FLOOR 43' X 32' OVERALL INCLUDES LOFT, BEDROOM & BATH. LAUREL MODEL 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,703 THIRD FLOOR: GARAGE: 447 DECK: OTHER: TOTAL FLOOR AREA: 3,055	FIN BASEMENT: SECOND FLOOR: 685 FOURTH FLOOR: CARPORT: PORCH: 220	# BEDROOMS: 3 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 3 SPRINKLER: YES SEWER TYPE: PUBLIC CENTRAL AIR: NO																														

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. 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	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	HD	03/18/2022	FLOODPLAIN ZONE TK 03/18/2022
ZONING	JPD	03/18/2022	PLUMBING CG 03/25/2022
SEDIMENT	AR	04/06/2022	ENV. HEALTH JEN 03/21/2022
PUB. SEWER	JH	03/22/2022	HISTORIC N/A
S.W. MGT.	TK	03/18/2022	SHA N/A
ENTRANCE	DB	03/18/2022	MECHANICAL CG 03/25/2022
FIRE MARSHAL	DB	03/29/2022	ELECTRICAL 03/11/2022
BACKFLOW	CG	03/25/2022	FOOD SERVICE N/A

DATE APPROVED: 4-11-22

ADMINISTRATOR APPROVAL: Karen J. Simson



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

ZONING CERTIFICATE #: Z21-08-0423
 Date of Application: 08/11/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804002784	127 ALLEGANY RD	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: WATERMAN'S COVE LLC	TAX MAP 0076 BLOCK C PARCEL 0053
OWNER ADDRESS: 109 COUNTRY DAY RD CHESTER, MD 21619	LOT 4 SECTION ZONED NC-20
HOME PHONE: (410) 643-5005	CRITICAL AREA YES ACREAGE
	SUBDIVISION ROMANCOKE ON THE BAY
	BUILDING VALUE \$60,000.00
	WATER TYPE PRIVATE SEWER TYPE PUBLIC

APPLICANT INFORMATION	PERMIT FEES
NAME: COASTAL POOLS	ZONING FEE: \$75.00 FM FEE:
ADDRESS: 6608 Ocean Gtwy QUEENSTOWN, MD 21658	ELECTRICAL PERMIT #: ER-28946
PHONE: (410) 827-0888	PLUMBING PERMIT #:
EXISTING USE: RESIDENCE	GAS PERMIT #:
	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
	PROPOSED USE: POOL/SPA
MINIMUM YARD REQUIREMENTS:	
FRONT: 35 FT	SIDE: 3 FT REAR: 100 FT SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL 34' X 16' INGROUND CONCRETE POOL INCLUDING 10' X 8' TANNING LEDGE & 430 SQUARE FOOT PATIO.	

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	08/18/2021 CLOWE-155
ENV. HEALTH	09/21/2021 JW
S.W. MGT.	12/22/2021 JK
ZONING	01/27/2022 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 PLEASE NOTE CHANGE TO MITIGATION PLAN
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 BUFFER EXEMPT
 OWNER MUST PLANT (4) 4'-6- TALL CONTAINER GROWN NATIVE TREES. CALL 410-758-4088 FOR INSPECTION
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 SWM - MUST FOLLOW APPROVED HOUSE STORMWATER MANAGEMENT PLAN

ADMINISTRATOR APPROVAL: Vivian J. Sunson DATE APPROVED: 4-11-22



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

BUILDING PERMIT No.: BR22-03-0176

Date of Application: 03/10/2021

BUILDING PERMIT

BUILDING LOCATION 185 SPINNAKER WAY CHESTER TAX ACCOUNT 1804126020 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.18 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 191 ZONED CMPD FRONTAGE 74.5 DEPTH 122		PROPERTY OWNERS: K HOVNANIAN AT KENT ISLAND 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666 HOME PHONE: (410) 991-6150 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 \$190,000.00		FEES ELECT. PERMIT \$135.00 BOCA FEE \$441.72 MHB FEE \$50.00 ZONING \$55.00 SPRINKLER \$150.00 ELECT. ADMIN. \$10.00 SINGLE LOT \$55.00 4SEASNDRRRA \$7,750.00																															
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BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: 0 FIRST FLOOR: 2,597 THIRD FLOOR: 0 GARAGE: 429 DECK: 0 OTHER: 0 TOTAL FLOOR AREA: 3,098	FIN BASEMENT: 0 SECOND FLOOR: 0 FOURTH FLOOR: 0 CARPOR: 0 PORCH: 72	# BEDROOMS: 2 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 2 SPRINKLER: YES SEWER TYPE: PUBLIC CENTRAL AIR: YES																														

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OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 20 FT
SIDE FT	SIDE 5 FT
REAR FT	REAR 15 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	04/07/2022	FLOODPLAIN ZONE	03/18/2022
ZONING	03/18/2022	PLUMBING	03/29/2022
SEDIMENT	03/28/2022	ENV. HEALTH	04/08/2022
PUB. SEWER	04/07/2022	HISTORIC	N/A
S.W. MGT.	03/18/2022	SHA	N/A
ENTRANCE	03/18/2022	MECHANICAL	03/29/2022
FIRE MARSHAL	04/08/2022	ELECTRICAL	04/08/2022
BACKFLOW	03/29/2022	FOOD SERVICE	N/A

DATE APPROVED: 4-11-22

ADMINISTRATOR APPROVAL: Vivian Simpson