









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

BUILDING PERMIT No.: BR22-05-0338

Date of Application: 05/03/2022

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 216 SAILCLOTH WAY CHESTER  <b>TAX ACCOUNT</b> 1804125944 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 0.138 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 115 <b>ZONED</b> CMPD <b>FRONTAGE</b> 56.3 <b>DEPTH</b> 122		<b>PROPERTY OWNERS:</b> K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (240) 375-4735  <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
<b>EXISTING USE</b> VACANT LOT  <b>PROPOSED USE</b> 4SEASONS -SFD  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$190,000.00		<b>FEES</b> <b>MHB FEE</b> \$50.00 <b>BOCA FEE</b> \$221.04 <b>ELECT. ADMIN.</b> \$10.00 <b>SINGLE LOT</b> \$55.00 <b>ZONING</b> \$55.00 <b>SPRINKLER</b> \$150.00 <b>ELECT. PERMIT</b> \$135.00 <b>4SEASNDRRA</b> \$7,750.00																															
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 1-STORY DWELLING, 1ST FLOOR 35' X 59'6" OVERALL INCLUDING 20' X 22' GARAGE, 8' X 15' L-SHAPED FRONT PORCH, 10'X 22' REAR SCREEN PATIO. MODEL - ATHENS REVERSED 55+ AGE RESTRICTED COMMUNITY																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> 0 <b>FIRST FLOOR:</b> 1,324 <b>THIRD FLOOR:</b> 0 <b>GARAGE:</b> 437 <b>DECK:</b> 0 <b>OTHER:</b> 0 <b>TOTAL FLOOR AREA:</b> 2,101	<b>FIN BASEMENT:</b> 0 <b>SECOND FLOOR:</b> 0 <b>FOURTH FLOOR:</b> 0 <b>CARPOR:</b> 0 <b>PORCH:</b> 340	<b># BEDROOMS:</b> 2 <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>FIREPLACE:</b> GAS	<b># BATHROOMS:</b> 2 <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> PUBLIC <b>CENTRAL AIR:</b> 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:**  
 LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. 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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN 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	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	JD	05/10/2022	FLOODPLAIN ZONE TK 05/13/2022
ZONING	JP	05/11/2022	PLUMBING CG 05/11/2022
SEDIMENT	AR	06/10/2022	ENV. HEALTH JEN 05/10/2022
PUB. SEWER	JH	05/31/2022	HISTORIC N/A
S.W. MGT.	TK	05/13/2022	SHA N/A
ENTRANCE	DB	05/10/2022	MECHANICAL CG 05/11/2022
FIRE MARSHAL	JP	05/31/2022	ELECTRICAL 05/12/2022
BACKFLOW	CG	05/11/2022	FOOD SERVICE N/A

DATE APPROVED: 5-31-22

ADMINISTRATOR APPROVAL: Vran G Swinson







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

BUILDING PERMIT No.: BR22-05-0336

Date of Application: 05/03/2022

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 182 SAILCLOTH WAY CHESTER  <b>TAX ACCOUNT</b> 1804125952 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.184 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 123 <b>ZONED</b> CMPD <b>FRONTAGE</b> 75 <b>DEPTH</b> 122		<b>PROPERTY OWNERS:</b> K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (240) 375-4735 <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 1-STORY SFD WITH ATTACHED GARAGE. 1ST FLOOR 50' X 63' OVERALL INCLUDING 20'8 X 21' GARAGE, "L" SHAPED PORCH 20'9" X 6' & 8'7" X 14'11", 8'X30 SCREENED PATIO. SAN SEBASTIAN MODEL IN REVERSE 55+ AGE RESTRICTED COMMUNITY																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b> UNFIN. BASEMENT: 0                      FIN BASEMENT: 0 FIRST FLOOR: 2,597                      SECOND FLOOR: 0 THIRD FLOOR: 0                      FOURTH FLOOR: 0 GARAGE: 429                      CARPORT: 0 DECK: 0                      PORCH: 710 OTHER: 0 <b>TOTAL FLOOR AREA: 3,736</b>		<b>CONSTRUCTION TYPE: WOOD FRAME</b> # BEDROOMS: 2                      # BATHROOMS: 2 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 LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. 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.

**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	JPD	05/10/2022	FLOODPLAIN ZONE	TK	05/13/2022
ZONING	JPD	05/10/2022	PLUMBING	CG	05/11/2022
SEDIMENT	AR	06/10/2021	ENV. HEALTH	JEN	05/10/2022
PUB. SEWER	JTT	05/11/2022	HISTORIC		N/A
S.W. MGT.	TK	05/13/2022	SHA		N/A
ENTRANCE	DB	05/10/2022	MECHANICAL	CG	05/11/2022
FIRE MARSHAL	JTB	05/26/2022	ELECTRICAL		05/12/2022
BACKFLOW	CG	05/11/2022	FOOD SERVICE		N/A

DATE APPROVED: 5-31-22

ADMINISTRATOR APPROVAL: Man J. Skinson



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

ZONING CERTIFICATE #: Z20-01-0047

Date of Application: 01/31/2020

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804051890	1812 MAIN ST	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	FOX POINT PROPERTIES LLC	TAX MAP 0057	BLOCK	PARCEL 0035
OWNER ADDRESS:	116 S PINEY RD 110 CHESTER, MD 21619	LOT	SECTION	ZONED TC
HOME PHONE:	(315) 246-2272	CRITICAL AREA YES		ACREAGE 0.94
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$130.00      FM FEE: \$164.40
ADDRESS:	ELECTRICAL PERMIT #: N/A
PHONE:	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: VACANT UNIT	PROPOSED USE: USE PERMIT
MINIMUM YARD REQUIREMENTS:	
FRONT: FT	SIDE: FT      REAR: FT      SIDE STREET: FT      HEIGHT: FT
WORK DESCRIPTION: USE PERMIT FOR "KENT ISLAND CHIROPRACTORS" 2055 SQ FT 7 EMPLOYEES	

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	02/06/2020 JEN
FIRE MARSHAL	02/21/2020 JCM
SANITARY DEPT	02/11/2020 BD
ZONING	02/04/2020 HLW

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: FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.
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ADMINISTRATOR APPROVAL: *Mark J. Swanson*      DATE APPROVED: *5-31-22*



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

ZONING CERTIFICATE #: Z22-04-0128

Date of Application: 04/04/2022

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804044274	108 BAY DR	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: KING, MIKE	TAX MAP 0063    BLOCK G    PARCEL 0098
OWNER ADDRESS: 14909 POPLAR HILL RD DARNESTOWN, MD 20874	LOT 5    SECTION    ZONED NC-20
HOME PHONE: (240) 388-5321	CRITICAL AREA YES    ACREAGE 0.42
	SUBDIVISION CHESAPEAKE ESTATES
	BUILDING VALUE \$8,000.00
	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 #:
PHONE: (410) 781-8282	PLUMBING PERMIT #:
	GAS PERMIT #:
	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE: RESIDENCE	PROPOSED USE: PIER

MINIMUM YARD REQUIREMENTS:
FRONT: FT    SIDE: 6 FT    REAR: FT    SIDE STREET: FT    HEIGHT: FT
WORK DESCRIPTION: CONSTRUCT 65' X 6' PIER WITH 10' X 20' "L" HEAD PLATFORM WITH ASSOCIATED PILINGS FOR FUTURE BOAT LIFT. TOTAL PIER LENGTH = 75'.

**AGENCY APPROVALS:**

Name	Completed Date
ZONING	04/11/2022 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 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. MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 WHEN PLANTED.

ADMINISTRATOR APPROVAL: *Nolan J. Sunson*    DATE APPROVED: *5-31-22*



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

ZONING CERTIFICATE #: Z22-04-0149

Date of Application: 04/18/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804026322	366 QUEEN ANNE RD	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: BLUM, MICHAEL	TAX MAP 0070 BLOCK A PARCEL 0100
OWNER ADDRESS: 366 QUEEN ANNE RD STEVENSVILLE, MD 21666	LOT 34 SECTION 1 ZONED NC-20
HOME PHONE:	CRITICAL AREA YES ACREAGE 0.32
	SUBDIVISION KENT ISLAND ESTATES
	BUILDING VALUE
	WATER TYPE PRIVATE SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME: IVANS VENTURES, INC	ZONING FEE: \$55.00 FM FEE:
ADDRESS: 23442 Ivans Rd PRESTON, MD 21655	ELECTRICAL PERMIT #:
PHONE: (410) 310-4443	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
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: REMOVE EXISTING 125' X 6' PIER WITH 2 MOORING PILES AND REPLACE IN KIND. LENGTH OF PIER = 125'. EXISTING PLATFORM TO REMAIN.

AGENCY APPROVALS:	
Name	Completed Date
ZONING	04/20/2022 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.

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 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.  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT. CALL 410-758-4088 WHEN PLANTED.  
 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: *Vron J. Sumner* DATE APPROVED: 5-31-22