



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

BUILDING PERMIT No.: BR23-02-0102

Date of Application: 02/17/2023

BUILDING PERMIT

BUILDING LOCATION 1711 CRAB ALLEY DR CHESTER TAX ACCOUNT 1804097718 SUBDIVISION ROY GOLT LANDS CRITICAL AREA YES ACREAGE 2 TAX MAP 0064 GRID 0008 PARCEL 0035 SECTION BLOCK LOT 1 ZONED SE FRONTAGE DEPTH		PROPERTY OWNERS: FLETCHER, DANIEL 7509 PUTT RD FT WASHINGTON, MD 20744 HOME PHONE: (703) 650-8554 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
EXISTING USE RESIDENCE PROPOSED USE ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$7,000.00		FEES BOCA FEE \$35.00 ZONING \$55.00		
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#
MHIC	COUNTRY WIDE BUILDERS	76630	(410) 320-5204	
DESCRIPTION OF WORK: CONSTRUCT ADDITION TO EXISTING SFD OF A 12' X 12' COMPOSITE DECK WITH GAPS & STEPS TO GRADE.				
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)			CONSTRUCTION TYPE: OTHER	
UNFIN. BASEMENT:	FIN BASEMENT:	# BEDROOMS:	# BATHROOMS:	
FIRST FLOOR:	SECOND FLOOR:	ROAD TYPE:	SPRINKLER:	
THIRD FLOOR:	FOURTH FLOOR:	WATER TYPE PRIVATE	SEWER TYPE PRIVATE	
GARAGE:	CARPOR:	HEATING SYSTEM:	CENTRAL AIR:	
DECK: 144	PORCH:	FIREPLACE:		
OTHER:				
TOTAL FLOOR AREA: 144				

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	BUILDING HD	03/03/2023	FLOODPLAIN ZONE	N/A		
FRONT	FRONT 50 FT	ZONING JP	03/03/2023	PLUMBING	N/A		
SIDE	SIDE 20/45 FT	SEDIMENT	N/A	ENV. HEALTH JFW	03/07/2023		
REAR	REAR 75 FT	PUB. SEWER	N/A	HISTORIC	N/A		
SIDE STREET	SIDE STREET FT	S.W. MGT.	N/A	SHA	N/A		
MAX. HGHT	MAX. HGHT 35 FT	ENTRANCE	N/A	MECHANICAL	N/A		
		FIRE MARSHAL	N/A	ELECTRICAL	N/A		
		BACKFLOW	N/A	FOOD SERVICE	N/A		

DATE APPROVED: 3-8-23 **ADMINISTRATOR APPROVAL:** *Walter Swinson*



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

BUILDING PERMIT No.: BR22-12-0884

Date of Application: 12/14/2022

BUILDING PERMIT

BUILDING LOCATION 303 TENNESSEE RD STEVENSVILLE TAX ACCOUNT 1804029631 SUBDIVISION KENT ISLAND ESTATES CRITICAL AREA YES ACREAGE 0.495 TAX MAP 0070 GRID 0000 PARCEL 0090 SECTION 3 BLOCK P LOT 14 16 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: MD RESIDENTIAL BY LACROSSE LLC PO BOX 1118 STEVENSVILLE, MD 21666 HOME PHONE: (410) 604-3701 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$211,000.00		FEES <table border="0"> <tr> <td>SCHOOLS</td> <td>\$15,440.49</td> <td>ELECT. PERMIT</td> <td>\$105.00</td> </tr> <tr> <td>FEE IN LIEU - TREE REMOVAL</td> <td>\$350.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>FIRE DIST 9</td> <td>\$1,780.35</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>PARKS & REC</td> <td>\$1,715.61</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>ROADS FEE</td> <td>\$500.00</td> <td>BOCA FEE</td> <td>\$425.64</td> </tr> </table>		SCHOOLS	\$15,440.49	ELECT. PERMIT	\$105.00	FEE IN LIEU - TREE REMOVAL	\$350.00	ZONING	\$55.00	SINGLE LOT	\$55.00	FIRE DIST 9	\$1,780.35	SPRINKLER	\$150.00	PARKS & REC	\$1,715.61	MHB FEE	\$50.00	ELECT. ADMIN.	\$10.00	ROADS FEE	\$500.00	BOCA FEE	\$425.64						
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BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,614 THIRD FLOOR: GARAGE: 430 DECK: OTHER: TOTAL FLOOR AREA: 3,702	FIN BASEMENT: SECOND FLOOR: 1623 FOURTH FLOOR: CARPOR: PORCH: 35	# BEDROOMS: 4 ROAD TYPE: COUNTY WATER TYPE: PRIVATE HEATING SYSTEM: HEAT P CENTRAL AIR: YES FIREPLACE: GAS	# BATHROOMS: 3 SPRINKLER: YES SEWER TYPE: PUBLIC																														

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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 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.

MINIMUM YARD REQUIREMENTS		APPROVALS:		OFFICE USE ONLY	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING HD	12/15/2022	FLOODPLAIN ZONE LN	12/16/2022
FRONT FT	FRONT 35 FT	ZONING JP	01/19/2023	PLUMBING CH	01/24/2023
SIDE FT	SIDE 15/35 FT	SEDIMENT AK	02/06/2023	ENV. HEALTH JEN	01/12/2023
REAR FT	REAR 50 FT	PUB. SEWER DT	01/11/2023	HISTORIC	N/A
SIDE STREET FT	SIDE STREET FT	S.W. MGT. LN	12/16/2022	SHA	N/A
MAX. HGHT FT	MAX. HGHT 40 FT	ENTRANCE DB	12/15/2022	MECHANICAL CH	01/24/2023
		FIRE MARSHAL JB	01/09/2023	ELECTRICAL	12/15/2022
		BACKFLOW CH	01/24/2023	FOOD SERVICE	N/A

DATE APPROVED: 3-8-23 ADMINISTRATOR APPROVAL: Vivian J. Simpson



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

BUILDING PERMIT No.: BR22-12-0895

Date of Application: 12/14/2022

BUILDING PERMIT

BUILDING LOCATION 614 MOORINGS CIR STEVENSVILLE TAX ACCOUNT 1804125675 SUBDIVISION BAY BRIDGE COVE CRITICAL AREA NO ACREAGE TAX MAP 0056 GRID 0010 PARCEL 0279 SECTION BLOCK LOT UNIT 53 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 type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE TOWNHOUSE - 4 OR LESS UNITS REVISED PROPOSED USE CONSTRUCTION VALUE \$225,000.00		FEES <table border="0"> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>PARKS & REC</td> <td>\$1,060.00</td> </tr> <tr> <td>FIRE DIST 1</td> <td>\$1,100.00</td> <td>BOCA FEE</td> <td>\$322.56</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>ELECT. PERMIT</td> <td>\$75.00</td> </tr> </table>		SPRINKLER	\$150.00	PARKS & REC	\$1,060.00	FIRE DIST 1	\$1,100.00	BOCA FEE	\$322.56	MHB FEE	\$50.00	ZONING	\$55.00	ELECT. ADMIN.	\$10.00	ELECT. PERMIT	\$75.00														
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BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,489 THIRD FLOOR: GARAGE: 451 DECK: OTHER: TOTAL FLOOR AREA: 2,688	FIN BASEMENT: SECOND FLOOR: 511 FOURTH FLOOR: CARPORT: PORCH: 237	# BEDROOMS: 3 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 3 SPRINKLER: YES SEWER TYPE: PUBLIC CENTRAL 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:
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OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	12/19/2022	FLOODPLAIN ZONE	12/16/2022		
FRONT FT	FRONT 30 FT	ZONING	12/28/2022	PLUMBING	01/06/2023		
SIDE FT	SIDE 10 FT	SEDIMENT	02/19/2021	ENV. HEALTH	12/19/2022		
REAR FT	REAR 15 FT	PUB. SEWER	12/19/2022	HISTORIC	N/A		
SIDE STREET FT	SIDE STREET FT	S.W. MGT	12/16/2022	SHA	N/A		
MAX. HGHT FT	MAX. HGHT 40 FT	ENTRANCE	12/19/2022	MECHANICAL	01/06/2023		
		FIRE MARSHAL	03/07/2023	ELECTRICAL	01/05/2023		
		BACKFLOW	01/06/2023	FOOD SERVICE	N/A		

DATE APPROVED: 3-8-23 ADMINISTRATOR APPROVAL: [Signature]



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

BUILDING PERMIT No.: BR22-12-0894

Date of Application: 12/14/2022

BUILDING PERMIT

BUILDING LOCATION 618 MOORINGS CIR STEVENSVILLE TAX ACCOUNT 1804125675 SUBDIVISION BAY BRIDGE COVE CRITICAL AREA NO ACREAGE TAX MAP 0056 GRID 0010 PARCEL 0279 SECTION BLOCK LOT UNIT 52 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 type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																															
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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>HD</i>	12/19/2022	FLOODPLAIN ZONE <i>AN</i>	12/19/2022
ZONING <i>JP</i>	12/28/2022	PLUMBING <i>CH</i>	01/06/2023
SEDIMENT <i>TR</i>	02/19/2021	ENV. HEALTH <i>JEN</i>	12/19/2022
PUB. SEWER <i>DT</i>	12/19/2022	HISTORIC	N/A
S.W. MGT. <i>KN</i>	12/19/2022	SHA	N/A
ENTRANCE <i>DB</i>	12/19/2022	MECHANICAL <i>CH</i>	01/06/2023
FIRE MARSHAL <i>JB</i>	03/06/2023	ELECTRICAL	01/05/2023
BACKFLOW <i>CH</i>	01/06/2023	FOOD SERVICE	N/A

DATE APPROVED: 3-8-23

ADMINISTRATOR APPROVAL: *Ryan J. Jumper*



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

BUILDING PERMIT No.: BR22-12-0896

Date of Application: 12/14/2022

BUILDING PERMIT

BUILDING LOCATION 610 MOORINGS CIR STEVENSVILLE TAX ACCOUNT 1804125675 SUBDIVISION BAY BRIDGE COVE CRITICAL AREA NO ACREAGE TAX MAP 0056 GRID 0010 PARCEL 0279 SECTION BLOCK LOT UNIT 54 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 type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE TOWNHOUSE - 4 OR LESS UNITS REVISED PROPOSED USE CONSTRUCTION VALUE \$225,000.00		FEES <table border="0"> <tr> <td>ZONING</td> <td>\$55.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>PARKS & REC</td> <td>\$1,337.19</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>BOCA FEE</td> <td>\$381.96</td> </tr> <tr> <td>FIRE DIST 1</td> <td>\$1,387.65</td> <td>ELECT. PERMIT</td> <td>\$75.00</td> </tr> </table>		ZONING	\$55.00	SPRINKLER	\$150.00	MHB FEE	\$50.00	PARKS & REC	\$1,337.19	ELECT. ADMIN.	\$10.00	BOCA FEE	\$381.96	FIRE DIST 1	\$1,387.65	ELECT. PERMIT	\$75.00														
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UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 1,838 SECOND FLOOR: 685 THIRD FLOOR: FOURTH FLOOR: GARAGE: 468 CARPOR: DECK: PORCH: 192 OTHER: TOTAL FLOOR AREA: 3,183		# BEDROOMS: 3 # BATHROOMS: 3 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE: PUBLIC SEWER TYPE: PUBLIC HEATING SYSTEM: GAS 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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

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>JD</i>	12/19/2022	FLOODPLAIN ZONE <i>AN</i>	12/19/2022
ZONING <i>JD</i>	12/28/2022	PLUMBING <i>Ch</i>	01/06/2023
SEDIMENT <i>AR</i>	02/19/2021	ENV. HEALTH <i>JEN</i>	12/19/2022
PUB. SEWER <i>DT</i>	12/19/2022	HISTORIC	N/A
S.W. MGT. <i>KN</i>	12/19/2022	SHA	N/A
ENTRANCE <i>DS</i>	12/19/2022	MECHANICAL <i>Ch</i>	01/06/2023
FIRE MARSHAL <i>JB</i>	03/06/2023	ELECTRICAL	01/05/2023
BACKFLOW <i>Ch</i>	01/06/2023	FOOD SERVICE	N/A

DATE APPROVED:

3-8-23

ADMINISTRATOR APPROVAL:

Phan G Emmonson



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

BUILDING PERMIT No.: BR23-02-0071

Date of Application: 02/01/2023

BUILDING PERMIT

BUILDING LOCATION 117 MERLIN DR CHESTER TAX ACCOUNT 1804126482 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.138 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 418 ZONED SMPD FRONTAGE 50 DEPTH 120		PROPERTY OWNERS: K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666 HOME PHONE: (240) 375-4735 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 \$195,000.00		FEES SINGLE LOT \$55.00 4SEASNDRRRA \$7,750.00 ZONING \$55.00 MHB FEE \$50.00 SPRINKLER \$150.00 BOCA FEE \$322.20 ELECT. ADMIN. \$10.00 ELECT. PERMIT \$135.00																															
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DESCRIPTION OF WORK: CONSTRUCT ONE STORY SFD. 39'4" X 74'4" OVERALL TO INCLUDE 20' X 36' GARAGE, 14'4" X 6' , 13' X 7' L SHAPED PORCH, AND 14' X 19'8" SCREENED PATIO. TAYLOR MODEL 55+ AGE RESTRICTED COMMUNITY																																	
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UNFIN. BASEMENT: FIRST FLOOR: 2,013 THIRD FLOOR: GARAGE: 567 DECK: OTHER: TOTAL FLOOR AREA: 3,021	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH: 441	# BEDROOMS: 2 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# 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 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		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	02/03/2023
FRONT	FRONT	ZONING	02/08/2023
SIDE	SIDE	SEDIMENT	09/23/2021
REAR	REAR	PUB. SEWER	02/06/2023
SIDE STREET	SIDE STREET	S.W. MGT	02/03/2023
MAX. HGHT	MAX. HGHT	ENTRANCE	02/03/2023
		FIRE MARSHAL	03/07/2023
		BACKFLOW	02/17/2023
		FLOODPLAIN ZONE	02/03/2023
		PLUMBING	02/17/2023
		ENV. HEALTH	02/06/2023
		HISTORIC	N/A
		SHA	N/A
		MECHANICAL	02/17/2023
		ELECTRICAL	02/09/2023
		FOOD SERVICE	N/A

DATE APPROVED: 3-8-23 ADMINISTRATOR APPROVAL: [Signature]



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

BUILDING PERMIT No.: BR23-02-0100

Date of Application: 02/16/2023

BUILDING PERMIT

BUILDING LOCATION 181 HARRIER WAY CHESTER TAX ACCOUNT 1804126092 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.149 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 433 ZONED CMPD, SM FRONTAGE 48 DEPTH 122		PROPERTY OWNERS: K HOVNANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666 HOME PHONE: (240) 375-4735 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY DWELLING. FIRST FLOOR 40' X 82' OVERALL TO INCLUDE 20'8" X 43' GARAGE, 19'4" X 6' & 15'8" x 6' "L" SHAPED PORCH, AND 13' X 17'3' SCREENED PATIO. SECOND FLOOR 16' X 40' LOFT MODEL - KALLARNY LOFT 55+ AGE RESTRICTED COMMUNITY																																	
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Conditions:
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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 10 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	HTD	02/21/2023	FLOODPLAIN ZONE	AB	02/21/2023
ZONING	KS	02/21/2023	PLUMBING	LG	02/22/2023
SEDIMENT	AB	06/10/2021	ENV. HEALTH	JEN	02/21/2023
PUB. SEWER	DT	02/22/2023	HISTORIC		N/A
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FIRE MARSHAL	WB	03/07/2023	ELECTRICAL		02/23/2023
BACKFLOW	CH	02/22/2023	FOOD SERVICE		N/A

DATE APPROVED: 3-8-23

ADMINISTRATOR APPROVAL: Kwan 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.: BR23-02-0079

Date of Application: 02/08/2023

BUILDING PERMIT

BUILDING LOCATION 105 BROADWATER DR CHESTER TAX ACCOUNT 1804126064 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.178 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 235 ZONED CMPD FRONTAGE 69 DEPTH 122		PROPERTY OWNERS: K HOVNANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666 HOME PHONE: (240) 375-4735 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 \$195,000.00		FEES <table border="0"> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>4SEASNDRRRA</td> <td>\$7,750.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$135.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$442.36</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> </table>		SINGLE LOT	\$55.00	4SEASNDRRRA	\$7,750.00	ELECT. PERMIT	\$135.00	ZONING	\$55.00	BOCA FEE	\$442.36	ELECT. ADMIN.	\$10.00	SPRINKLER	\$150.00	MHB FEE	\$50.00														
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DESCRIPTION OF WORK: CONSTRUCT 2-STORY SFD. FIRST FLOOR 50' X 63'2" OVERALL TO INCLUDE 20'8 X 21 GARAGE WITH ATTIC STORAGE, AND 8' X 9'1 FRONT PORCH. 2ND FLOOR 15' X 50' OVERALL. SAN SEBASTIAN MODEL WITH LOFT (REVERSED) 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,597 THIRD FLOOR: GARAGE: 429 DECK: OTHER: TOTAL FLOOR AREA: 3,856	FIN BASEMENT: SECOND FLOOR: 750 FOURTH FLOOR: CARPORT: PORCH: 80	# BEDROOMS: 3 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# 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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. 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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

MINIMUM YARD REQUIREMENTS				OFFICE USE ONLY			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	APPROVALS:					
FRONT	FRONT	BUILDING JD	02/13/2023	FLOODPLAIN ZONE KN	02/13/2023		
SIDE	SIDE	ZONING JD	02/13/2023	PLUMBING CG	02/17/2023		
REAR	REAR	SEDIMENT TR	09/23/2021	ENV. HEALTH JEN	02/13/2023		
SIDE STREET	SIDE STREET	PUB. SEWER DT	02/13/2023	HISTORIC	N/A		
MAX. HGHT	MAX. HGHT	S.W. MGT. KN	02/13/2023	SHA	N/A		
		ENTRANCE DB	02/13/2023	MECHANICAL CG	02/17/2023		
		FIRE MARSHAL JB	03/06/2023	ELECTRICAL	02/23/2023		
		BACKFLOW CG	02/17/2023	FOOD SERVICE	N/A		

DATE APPROVED: 3-8-23 ADMINISTRATOR APPROVAL: V. J. G. Ginnison



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

BUILDING PERMIT No.: BC22-09-0115

Date of Application: 09/28/2022

BUILDING PERMIT

BUILDING LOCATION 130 KENT LNDG STEVENSVILLE TAX ACCOUNT 1804104315 SUBDIVISION CRITICAL AREA YES ACREAGE 18.77 TAX MAP 0056 GRID 0005 PARCEL 0349 SECTION BLOCK LOT 2 ZONED UC FRONTAGE DEPTH		PROPERTY OWNERS: KENT LANDING LTD PARTNERSHIP 601 E PRATT ST FL6 BALTIMORE, MD 21202 HOME PHONE: (301) 876-4987 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																										
EXISTING USE VACANT UNIT PROPOSED USE RENOVATION REVISED PROPOSED USE CONSTRUCTION VALUE \$50,000.00		FEES FIRE MARSHAL \$159.20 ZONING \$55.00 FEE RENOVATION \$350.00 ELECT. ADMIN. \$10.00 PERMIT FEE ELECT. PERMIT \$90.00																										
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DESCRIPTION OF WORK: INTERIOR FITOUT FOR BUTCHER SHOP, NEW INTERIOR WALLS, CEILING AND LIGHTING																												
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: OTHER																										
UNFIN. BASEMENT: FIRST FLOOR: 1,990 THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA: 1,990	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH:	# BEDROOMS: ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE: NONE	# BATHROOMS: SPRINKLER: 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:
 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				APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	03/08/2023	FLOODPLAIN ZONE	N/A		
FRONT	FRONT	ZONING	10/05/2022	PLUMBING	CA	01/05/2023	
SIDE	SIDE	SEDIMENT	N/A	ENV. HEALTH	CA	10/06/2022	
REAR	REAR	PUB. SEWER	10/13/2022	HISTORIC		N/A	
SIDE STREET	SIDE STREET	S.W. MGT.	N/A	SHA		N/A	
MAX. HGHT	MAX. HGHT	ENTRANCE	N/A	MECHANICAL	CA	01/05/2023	
		FIRE MARSHAL	11/23/2022	ELECTRICAL		12/13/2022	
		BACKFLOW	N/A	FOOD SERVICE		N/A	

DATE APPROVED: 3-8-23 ADMINISTRATOR APPROVAL: Ryan J Swinson



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

ZONING CERTIFICATE #: Z23-02-0062

Date of Application: 02/16/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803030830	0 PERLEE RD	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CENTRAL SOD FARMS OF MARYLAND LLC WARPINSKI, WILLIAM	TAX MAP 0052	BLOCK	PARCEL 0093
OWNER ADDRESS:	920 JOHN BROWN RD CENTREVILLE, MD 21617	LOT	SECTION	ZONED AG
HOME PHONE:	(410) 827-5000	CRITICAL AREA NO		ACREAGE 15.03
		SUBDIVISION		
		BUILDING VALUE \$500.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	CENTRAL SOD FARMS OF MARYLAND INC	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	920 John Brown Rd CENTREVILLE, MD 21617	ELECTRICAL PERMIT #:	
PHONE:	(410) 827-5000	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	FARM	PROPOSED USE:	FREESTANDING SIGN
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL 4' X 8' FREESTANDING SIGN. TOTAL SIGN AREA = 32 SQFT. SIGN HEIGHT = 9' . SIGN MESSAGE: "CENTRAL SOD FARMS, INC. RETAIL & WHOLESALE WWW.CENTRALSOD.COM"			

AGENCY APPROVALS:

Name	Completed Date
ZONING	02/28/2023 MO

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.
 ALL FREESTANDING SIGNS SHALL HAVE AN ARCHITECTURAL BASE OR A LANDSCAPED AREA CONSISTING OF LOW SHRUBS, ORNAMENTAL GRASSES OR SIMILAR VEGETATION AT THE BASE OF THE SIGN AT LEAST AS LONG AS THE SIGN FACE AREA & A MINIMUM OF 4TH IN WIDTH, A FREESTANDING SIGN MAY NOT CONSIST OF BARE POLES OR POST ENTERING THE GROUND. SECTION 18:1-81(C) [4]

ADMINISTRATOR APPROVAL: *Wanda J. Emerson* DATE APPROVED: 3-8-23



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

ZONING CERTIFICATE #: Z23-02-0065

Date of Application: 02/17/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805026318	124 WYE RIVER DR	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	BROSNAN, TINA PETER, NICHOLAS	TAX MAP 0073	BLOCK	PARCEL 0076
OWNER ADDRESS:	124 WYE RIVER DR QUEENSTOWN, MD 21658	LOT 18	SECTION	ZONED NC-1
HOME PHONE:	(410) 829-4505	CRITICAL AREA YES		ACREAGE 1.15
		SUBDIVISION SPORTSMANS HALL		
		BUILDING VALUE \$1,500.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	BROSNAN, TINA	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	124 Wye River Dr QUEENSTOWN, MD 21658	ELECTRICAL PERMIT #:	
PHONE:	(410) 829-4505	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENCE	PROPOSED USE:	ACCESSORY STRUCTURE <200SF
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 3 FT	REAR: 3 FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: RE-CONSTRUCT EXISTING 16' X 12' SHED INCLUDING NEW SUBFLOOR, WALLS, SIDING, AND ROOF. EXISTING FOUNDATION BLOCK TO REMAIN.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	03/06/2023 KK
S.W. MGT.	03/01/2023 KN
ZONING	02/28/2023 MO

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:
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 60% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING.
 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.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Vernon J. Johnson* DATE APPROVED: 3-8-23

