



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

BUILDING PERMIT No.: BR23-04-0298
 Date of Application: 04/27/2023

BUILDING PERMIT

BUILDING LOCATION 215 ALLEGANY RD STEVENSVILLE TAX ACCOUNT 1804045300 SUBDIVISION ROMANCOKE ON THE BAY CRITICAL AREA YES ACREAGE 0.401 TAX MAP 0076 GRID 0000 PARCEL 0053 SECTION 1 BLOCK C LOT 28 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: WATERMANS COVE LLC 109 COUNTRY DAY RD CHESTER, MD 21619 HOME PHONE: (410) 643-5005 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 \$7,000.00		FEES ZONING \$55.00 BOCA FEE \$35.00		
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#
OWNER	OWNER	QAC1000		
DESCRIPTION OF WORK: CONSTRUCT ADDITION TO EXISTING SFD OF A 14' X 20' DECK WITH GAPS.				
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)			CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT:	FIN BASEMENT:	# BEDROOMS:	# BATHROOMS:	
FIRST FLOOR:	SECOND FLOOR:	ROAD TYPE:	SPRINKLER:	
THIRD FLOOR:	FOURTH FLOOR:	WATER TYPE PRIVATE	SEWER TYPE PUBLIC	
GARAGE:	CARPORT:	HEATING SYSTEM:	CENTRAL AIR:	
DECK: 280	PORCH:	FIREPLACE:		
OTHER:				
TOTAL FLOOR AREA: 280				

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:
 FLOOD ZONE: BFE: AE 5 FPE: 7 FEET
 DECK MUST MATCH FIRST FLOOR ELEVATION
 ALL ELECTRICAL MUST COMPLY WITH CURRENT EDITION OF NATIONAL ELECTRIC CODE.
 MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET. USE NC-15 SETBACKS PER 18:1-127 (E). DO NOT CONFLICT WITH STORM WATER MANAGEMENT PLAN TO CURRENT HOUSE. 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 100 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	HD	05/05/2023
ZONING	JP	05/05/2023
SEDIMENT		N/A
PUB. SEWER	Ln	05/11/2023
S.W. MGT.		N/A
ENTRANCE		N/A
FIRE MARSHAL		N/A
BACKFLOW		N/A

FLOODPLAIN ZONE	4/26	05/08/2023
PLUMBING		N/A
ENV. HEALTH	JFW	05/08/2023
HISTORIC		N/A
SHA		N/A
MECHANICAL		N/A
ELECTRICAL		N/A
FOOD SERVICE		N/A

DATE APPROVED: 5-16-23

ADMINISTRATOR APPROVAL: Vnan 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.: BR23-04-0277

Date of Application: 04/19/2023

BUILDING PERMIT

BUILDING LOCATION 147 NIGHTHAWK DR CHESTER TAX ACCOUNT 1804126336 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.165 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 272 ZONED SMPD FRONTAGE 60 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 <table border="0"> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>4SEASNDRRA</td> <td>\$7,750.00</td> <td>ELECT. PERMIT</td> <td>\$135.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$493.76</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> </table>		SINGLE LOT	\$55.00	ZONING	\$55.00	4SEASNDRRA	\$7,750.00	ELECT. PERMIT	\$135.00	BOCA FEE	\$493.76	MHB FEE	\$50.00	ELECT. ADMIN.	\$10.00	SPRINKLER	\$150.00														
SINGLE LOT	\$55.00	ZONING	\$55.00																														
4SEASNDRRA	\$7,750.00	ELECT. PERMIT	\$135.00																														
BOCA FEE	\$493.76	MHB FEE	\$50.00																														
ELECT. ADMIN.	\$10.00	SPRINKLER	\$150.00																														
<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>K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666</td> <td>MHBL#3114</td> <td>(301) 683-6275</td> <td></td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-0514-23</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>ER23-04-0277</td> </tr> <tr> <td>HVAC</td> <td>MCCREA EQUIPMENT COMPANY</td> <td>HM#533</td> <td>(301) 423-6623</td> <td>H-0508-23</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-0497-23</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666	MHBL#3114	(301) 683-6275		SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-0514-23	ELECTRICIAN	TRI-STATE COMMUNICATIONS	E-#817	(301) 261-4943	ER23-04-0277	HVAC	MCCREA EQUIPMENT COMPANY	HM#533	(301) 423-6623	H-0508-23	PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0497-23
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																													
MHBR	K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666	MHBL#3114	(301) 683-6275																														
SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-0514-23																													
ELECTRICIAN	TRI-STATE COMMUNICATIONS	E-#817	(301) 261-4943	ER23-04-0277																													
HVAC	MCCREA EQUIPMENT COMPANY	HM#533	(301) 423-6623	H-0508-23																													
PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0497-23																													
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 49'4" X 73'4" OVERALL TO INCLUDE 19'8" X 34'9" GARAGE, 6' X 30' FRONT PORCH, AND 13' X 13'8" COVERED PATIO. SECOND FLOOR 49'4" X 25'5" OVERALL. MODEL - MYKONOS 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,406 THIRD FLOOR: GARAGE: 548 DECK: OTHER: 182 COVERED PATIO TOTAL FLOOR AREA: 4,418	FIN BASEMENT: SECOND FLOOR: 1102 FOURTH FLOOR: CARPORT: PORCH: 180	# BEDROOMS: 3 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 4 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:
 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. MUST SUBMIT STAMPED TRUSS DRAWINGS PRIOR TO FRAMING INSPECTION. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

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 <i>HD</i>	05/12/2023	FLOODPLAIN ZONE <i>KN</i>	04/24/2023
ZONING <i>JP</i>	04/24/2023	PLUMBING <i>CH</i>	05/03/2023
SEDIMENT <i>MR</i>	09/23/2021	ENV. HEALTH <i>JEN</i>	04/25/2023
PUB. SEWER <i>DT</i>	04/25/2023	HISTORIC	N/A
S.W. MGT. <i>KN</i>	04/24/2023	SHA	N/A
ENTRANCE <i>DB</i>	04/25/2023	MECHANICAL <i>CH</i>	05/03/2023
FIRE MARSHAL <i>JB</i>	05/11/2023	ELECTRICAL	04/20/2023
BACKFLOW <i>CH</i>	05/03/2023	FOOD SERVICE	N/A

DATE APPROVED: 5-16-23

ADMINISTRATOR APPROVAL: *Phan 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.: BR23-04-0279

Date of Application: 04/19/2023

BUILDING PERMIT

BUILDING LOCATION 102 NIGHTHAWK DR CHESTER TAX ACCOUNT 1804126356 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.227 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 292 ZONED SMPD FRONTAGE 62 DEPTH 122		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 RESIDENCE PROPOSED USE 4SEASONS -SFD REVISED PROPOSED USE CONSTRUCTION VALUE \$195,000.00		FEES MHB FEE \$50.00 BOCA FEE \$420.84 ZONING \$55.00 SPRINKLER \$150.00 SINGLE LOT \$55.00 ELECT. ADMIN. \$10.00 ELECT. PERMIT \$135.00 4SEASNDRA \$7,750.00																															
<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>K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666</td> <td>MHBL#3114</td> <td>(301) 683-6275</td> <td></td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-0512-23</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>ER23-04-0279</td> </tr> <tr> <td>HVAC</td> <td>MCCREA EQUIPMENT COMPANY</td> <td>HM#533</td> <td>(301) 423-6623</td> <td>H-0510-3</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-0495-23</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666	MHBL#3114	(301) 683-6275		SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-0512-23	ELECTRICIAN	TRI-STATE COMMUNICATIONS	E-#817	(301) 261-4943	ER23-04-0279	HVAC	MCCREA EQUIPMENT COMPANY	HM#533	(301) 423-6623	H-0510-3	PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0495-23
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																													
MHBR	K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666	MHBL#3114	(301) 683-6275																														
SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-0512-23																													
ELECTRICIAN	TRI-STATE COMMUNICATIONS	E-#817	(301) 261-4943	ER23-04-0279																													
HVAC	MCCREA EQUIPMENT COMPANY	HM#533	(301) 423-6623	H-0510-3																													
PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0495-23																													
DESCRIPTION OF WORK: CONSTRUCT 1 STORY SFD. 19' X 49' OVERALL TO INCLUDE 24' X 27'4" GARAGE, 4'2" X 3'7" FRONT PORCH, AND 13' X 22' SCREENED PATIO. MODEL - FRANKLIN (IN REVERSE) 55+ AGE RESTRICTED COMMUNITY.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,963 THIRD FLOOR: GARAGE: 511 DECK: OTHER: TOTAL FLOOR AREA: 3,779	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH: 305	# BEDROOMS: 3 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 4 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 MUST SUBMIT STAMPED TRUSS DRAWINGS PRIOR TO FRAMING INSPECTION. 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.

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 20 FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING <i>HD</i>	05/01/2023	FLOODPLAIN ZONE <i>Kn</i>	04/24/2023
ZONING <i>JP</i>	04/24/2023	PLUMBING <i>Ch</i>	05/03/2023
SEDIMENT <i>JR</i>	09/23/2021	ENV. HEALTH <i>JEN</i>	04/24/2023
PUB. SEWER <i>DT</i>	04/25/2023	HISTORIC	N/A
S.W. MGT. <i>KN</i>	04/24/2023	SHA	N/A
ENTRANCE <i>DB</i>	04/24/2023	MECHANICAL <i>Ch</i>	05/03/2023
FIRE MARSHAL <i>JB</i>	05/11/2023	ELECTRICAL	04/20/2023
BACKFLOW <i>Ch</i>	05/03/2023	FOOD SERVICE	N/A

DATE APPROVED: 5-16-23 ADMINISTRATOR APPROVAL: *Karen 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.: BR23-04-0278

Date of Application: 04/19/2023

BUILDING PERMIT

BUILDING LOCATION 143 NIGHTHAWK DR CHESTER TAX ACCOUNT 1804126335 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.165 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 271 ZONED SMPD FRONTAGE DEPTH		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 SPRINKLER \$150.00 SINGLE LOT \$55.00 BOCA FEE \$420.84 4SEASNDRRA \$7,750.00 ELECT. PERMIT \$135.00 ZONING \$55.00 ELECT. ADMIN. \$10.00 MHB FEE \$50.00																															
<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>K HOVNANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666</td> <td>MHBL#3114</td> <td>(301) 683-6275</td> <td></td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-0499-23</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>ER23-04-0278</td> </tr> <tr> <td>HVAC</td> <td>MCCREA EQUIPMENT COMPANY</td> <td>HM#533</td> <td>(301) 423-6623</td> <td>H-0509-23</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-0493-23</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	K HOVNANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666	MHBL#3114	(301) 683-6275		SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-0499-23	ELECTRICIAN	TRI-STATE COMMUNICATIONS	E-#817	(301) 261-4943	ER23-04-0278	HVAC	MCCREA EQUIPMENT COMPANY	HM#533	(301) 423-6623	H-0509-23	PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0493-23
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																													
MHBR	K HOVNANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666	MHBL#3114	(301) 683-6275																														
SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-0499-23																													
ELECTRICIAN	TRI-STATE COMMUNICATIONS	E-#817	(301) 261-4943	ER23-04-0278																													
HVAC	MCCREA EQUIPMENT COMPANY	HM#533	(301) 423-6623	H-0509-23																													
PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0493-23																													
DESCRIPTION OF WORK: CONSTRUCT 1 STORY SFD. 49' X 79' OVERALL TO INCLUDE 24' X 27'4" GARAGE, 4'2" X 3'7" FRONT PORCH, AND 13' X 22' SCREENED PATIO. MODEL - FRANKLIN 55+ AGE RESTRICTED COMMUNITY PHASE 3																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,963 THIRD FLOOR: GARAGE: 511 DECK: OTHER: TOTAL FLOOR AREA: 3,779	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH: 305	# BEDROOMS: 3 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 4 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:

LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. 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. MUST SUBMIT STAMPED TRUSS DRAWINGS PRIOR TO FRAMING INSPECTION.

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	TD	05/12/2023
ZONING	JP	04/24/2023
SEDIMENT	AR	09/23/2021
PUB. SEWER	DT	04/25/2023
S.W. MGT.	KN	04/24/2023
ENTRANCE	DB	04/24/2023
FIRE MARSHAL	JB	05/11/2023
BACKFLOW	Ch	05/03/2023

FLOODPLAIN ZONE	KN	04/24/2023
PLUMBING	Ch	05/03/2023
ENV. HEALTH	JEN	04/24/2023
HISTORIC		N/A
SHA		N/A
MECHANICAL	Ch	05/03/2023
ELECTRICAL		04/20/2023
FOOD SERVICE		N/A

DATE APPROVED: 5-16-23

ADMINISTRATOR APPROVAL: Vivian J Swinson



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

ZONING CERTIFICATE #: Z23-05-0160

Date of Application: 05/02/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1806000835	462 HAYDEN RD	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	COOK, HOWARD	TAX MAP 0037	BLOCK	PARCEL 0013
OWNER ADDRESS:	604 HAYDEN RD CENTREVILLE, MD 21617	LOT 2	SECTION	ZONED AG
HOME PHONE:		CRITICAL AREA NO		ACREAGE 214.94
		SUBDIVISION		
		BUILDING VALUE \$40,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	JACOB COOK	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	512 Hayden Rd CENTREVILLE, MD 21617	ELECTRICAL PERMIT #:	
PHONE:		PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE: AGRICULTURAL/RESIDENCE		PROPOSED USE: FARM BLDG	
MINIMUM YARD REQUIREMENTS:			
FRONT: 35 FT	SIDE: 10 FT	REAR: 10 FT	HEIGHT: 135 FT
WORK DESCRIPTION: CONSTRUCT 30' X 40' POLE BARN WITH 10' X 30' LEAN TO FOR FARM STORAGE.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	05/11/2023 CS
SOIL CONSERVATION - PERMITTING	05/05/2023 AR
ZONING	05/11/2023 KS

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.
 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.

ADMINISTRATOR APPROVAL: *V. Anan J. Swanson* DATE APPROVED: 5-16-23



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

ZONING CERTIFICATE #: Z23-04-0154

Date of Application: 04/26/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804018842	404 QUEEN ANNE CLUB DR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MASCIARELLI TRUSTEE, STEVEN & OLGA	TAX MAP 0070	BLOCK A	PARCEL 0061
OWNER ADDRESS:	404 QUEEN ANNE CLUB DR STEVENSVILLE, MD 21666	LOT 35	SECTION	ZONED NC-15
HOME PHONE:	(410) 798-4400	CRITICAL AREA YES		ACREAGE 0.41
		SUBDIVISION QUEENANNE COLONY		
		BUILDING VALUE \$5,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES			
NAME:	STEVEN & OLGA MASCIARELLI TRUSTEE	ZONING FEE: \$55.00	FM FEE:		
ADDRESS:	404 Queen Anne Club Dr STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:			
PHONE:	(410) 798-4400	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:	35 FT	SIDE:	3 FT	REAR:	100 FT
		SIDE STREET:	FT	HEIGHT:	20 FT
WORK DESCRIPTION: INSTALL 10' X 16' PREFAB SHED.					

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	05/05/2023 JFW
HOA REVIEW	04/27/2023
S.W. MGT.	05/04/2023 KN
ZONING	05/04/2023 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.
 BUFFER EXEMPT.
 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.
 OWNER MUST PLANT (1) 4'-6" TALL CONTAINER GROWN NATIVE TREES WITHIN 45 DAYS. CALL 410-758-4088 FOR INSPECTION.

ADMINISTRATOR APPROVAL: *Arden Johnson* DATE APPROVED: 5-16-23



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

ZONING CERTIFICATE #: Z23-04-0145

Date of Application: 04/24/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804093151	1707 MAIN ST	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CHESAPEAKE OUTDOORS LLC	TAX MAP 0057	BLOCK	PARCEL 0474
OWNER ADDRESS:	201 THOMAS RD CENTREVILLE, MD 21617	LOT 3	SECTION	ZONED TC
HOME PHONE:	(410) 604-0446	CRITICAL AREA YES		ACREAGE 1.93
		SUBDIVISION		
		BUILDING VALUE \$0.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	BIG EARL'S SEAFOOD	ZONING FEE: \$55.00	FM FEE: \$100.00
ADDRESS:	13797 Ocean Gateway QUEEN ANNE, MD 21659	ELECTRICAL PERMIT #:	
PHONE:	(410) 364-9243	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	CHESAPEAKE OUTDOORS	PROPOSED USE:	TEMPORARY TRAILER
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: TEMPORARY FOOD TRAILER "BIG EARL'S SEAFOOD" NO ELECTRIC POWERED BY GAS			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	05/05/2023 SH
FIRE MARSHAL	05/05/2023 JM
SANITARY DEPT	05/02/2023 DT
ZONING	05/02/2023 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:
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: *Manoj Sunson* DATE APPROVED: 5-16-23



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

ZONING CERTIFICATE #: Z23-03-0100

Date of Application: 03/21/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1806001378	2510 RUTHSBURG RD	CENTREVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: KOPEC, RONALD & TRACY	TAX MAP 0047 BLOCK PARCEL 0010
OWNER ADDRESS: 2510 RUTHSBURG RD CENTREVILLE, MD 21617	LOT 1 SECTION ZONED AG
HOME PHONE: (410) 935-3448	CRITICAL AREA NO ACREAGE 30.50
	SUBDIVISION RICHARD SCIPIONE LANDS
	BUILDING VALUE \$46,620.00
	WATER TYPE PRIVATE SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME: DIAMOND STATE POLE BUILDINGS	ZONING FEE: \$55.00 FM FEE:
ADDRESS: 7288 Dupont Hwy S FELTON, DE 19943	ELECTRICAL PERMIT #:
PHONE: (302) 387-1710	PLUMBING PERMIT #:
	GAS PERMIT #:
	STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE: AGRICULTURAL/RESIDENCE	PROPOSED USE: FARM BLDG
MINIMUM YARD REQUIREMENTS:	
FRONT: 35 FT	SIDE: 10 FT REAR: 10 FT SIDE STREET: FT HEIGHT: 135 FT
WORK DESCRIPTION: CONSTRUCT 30' X 52' TRACTOR STORAGE BUILDING	

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	04/06/2023 GJH
SOIL CONSERVATION - PERMITTING	03/23/2023 AR
ZONING	03/30/2023 KS

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.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 PER ENVIRONMENTAL HEALTH, NO DRIVEWAY THROUGH SEWAGE DISPOSAL AREA, GJH.

ADMINISTRATOR APPROVAL: *Vivian Johnson* DATE APPROVED: 5-16-23

