



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

ZONING CERTIFICATE #: Z21-12-0578

Date of Application: 12/14/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804037782	1205 SHOPPING CENTER RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	JEMAL'S KENT LLC	TAX MAP 0057	BLOCK	PARCEL 0004
OWNER ADDRESS:	702 H ST WASHINGTON, DC 20001	LOT	SECTION	ZONED TC
HOME PHONE:	(202) 740-8119	CRITICAL AREA YES		ACREAGE
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	TOMATO DESIGN STUDIO	ZONING FEE: \$130.00	FM FEE: \$100.00
ADDRESS:		ELECTRICAL PERMIT #:	
PHONE:	(410) 627-5013	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	COMMERCIAL	PROPOSED USE:	USE PERMIT
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT
			HEIGHT: FT
WORK DESCRIPTION: USE PERMIT FOR "TOKYO BAY" 4914 SQFT FOR 10 EMPLOYEES			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	07/26/2023 LA
FIRE MARSHAL	01/27/2022 JM
SANITARY DEPT	01/20/2022 DT
ZONING	01/21/2022 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: MAXIMUM CAPACITY 99 PEOPLE.
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: *Vincent Surason* DATE APPROVED: 7-31-23



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

BUILDING PERMIT No.: BR23-03-0155

Date of Application: 03/09/2023

BUILDING PERMIT

BUILDING LOCATION 206 MALLARD DR STEVENSVILLE TAX ACCOUNT 1804098412 SUBDIVISION MALLARD POND CRITICAL AREA NO ACREAGE 1.09 TAX MAP 0070 GRID 0015 PARCEL 0058 SECTION BLOCK LOT 10 ZONED CS FRONTAGE DEPTH		PROPERTY OWNERS: WERTZ, MICHAEL 206 MALLARD DR STEVENSVILLE, MD 21666 HOME PHONE: (410) 570-6624 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 \$76,000.00		FEES ZONING \$55.00 BOCA FEE \$35.00 ELECT. ADMIN. \$10.00 ELECT. PERMIT \$60.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# MHIC FENCE AND DECK CONNECTION INC MHIC 45780 (410) 507-6514 ELECTRICIAN DESHAIES ELECTRICAL SERVICES LLC 1465 (410) 964-2620 ER23-03-0155			
DESCRIPTION OF WORK: CONSTRUCT ADDITION TO EXISTING SFD OF A 16' X 16' SCREEN PORCH WITH 4' X 4' LANDING AND STEPS TO GRADE.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA: 272	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH: 272	# 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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. MUST COMPLY WITH BOARD OF APPEALS CASE NUMBER BOA-23-05-0152 APPROVED 07/18/2023

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 40 FT
SIDE FT	SIDE 20 FT
REAR FT	REAR 33 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	TD	03/16/2023
ZONING	JF	07/18/2023
SEDIMENT		N/A
PUB. SEWER		N/A
S.W. MGT.		N/A
ENTRANCE		N/A
FIRE MARSHAL		N/A
BACKFLOW		N/A

FLOODPLAIN ZONE	N/A
PLUMBING	N/A
ENV. HEALTH	JFW 03/20/2023
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	07/28/2023
FOOD SERVICE	N/A

DATE APPROVED: 7-31-23

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

BUILDING PERMIT No.: BR23-07-0490

Date of Application: 07/17/2023

BUILDING PERMIT

BUILDING LOCATION 318 MALCOLM DR CENTREVILLE TAX ACCOUNT 1806007910 SUBDIVISION BRIDGETOWN ESTATES CRITICAL AREA NO ACREAGE 0.969 TAX MAP 0047 GRID 0016 PARCEL 0034 SECTION BLOCK LOT 20 ZONED AG, AG FRONTAGE DEPTH		PROPERTY OWNERS: HIMMEL, MARY 318 MALCOLM DR CENTREVILLE, MD 21617 HOME PHONE: (443) 336-3792 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENTIAL PROPOSED USE RENOVATION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$15,000.00		FEES ZONING \$55.00 RENOVATION PERMIT FEE \$105.00	
CONTRACTORS MHIC BAY COUNTRY BUILDERS 2024 HOPE RD, CENTREVILLE, MD 21617		LICENSE # MHIC 87114 PHONE# (410) 490-7325 PERMIT#	
DESCRIPTION OF WORK: CONSTRUCT 20' X 12' SCREENED PORCH OVER EXISTING DECK.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA: 240	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH: 240	# 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:

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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	07/27/2023	FLOODPLAIN ZONE	N/A
FRONT FT	FRONT 40 FT	ZONING	07/27/2023	PLUMBING	N/A
SIDE FT	SIDE 20 FT	SEDIMENT	N/A	ENV. HEALTH	CS 07/28/2023
REAR FT	REAR 50 FT	PUB. SEWER	N/A	HISTORIC	N/A
SIDE STREET FT	SIDE STREET FT	S.W. MGT.	N/A	SHA	N/A
MAX. HGHT FT	MAX. HGHT 40 FT	ENTRANCE	N/A	MECHANICAL	N/A
		FIRE MARSHAL	N/A	ELECTRICAL	N/A
		BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 7-31-23 ADMINISTRATOR APPROVAL: Kiran 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.: BR23-06-0420
 Date of Application: 06/14/2023

BUILDING PERMIT

BUILDING LOCATION 106 WARBLER WAY CHESTER TAX ACCOUNT 1804126463 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.1468 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 399 ZONED SMPD FRONTAGE 56.3 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 MHB FEE \$50.00 ELECT. ADMIN. \$10.00 SPRINKLER \$150.00 BOCA FEE \$397.96 ELECT. PERMIT \$135.00 4SEASNDRRA \$7,750.00 SINGLE LOT \$55.00 ZONING \$55.00																															
<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-0754-23</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS SERVICES</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>ER23-06-0420</td> </tr> <tr> <td>HVAC</td> <td>MCCREA EQUIPMENT COMPANY</td> <td>HM#533</td> <td>(301) 423-6623</td> <td>H-0737-23</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-0749-23</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-0754-23	ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 261-4943	ER23-06-0420	HVAC	MCCREA EQUIPMENT COMPANY	HM#533	(301) 423-6623	H-0737-23	PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0749-23
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																													
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SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-0754-23																													
ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 261-4943	ER23-06-0420																													
HVAC	MCCREA EQUIPMENT COMPANY	HM#533	(301) 423-6623	H-0737-23																													
PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0749-23																													
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 76'4" X 39'4" OVERALL TO INCLUDE 20' X 20'4", 10' X 15' (3 CAR) GARAGE, 6' X 8' FRONT PORCH, AND 12' X 15'2" SCREENED PATIO. SECOND FLOOR 16'5" X 39'4" OVERALL. MODEL-KERR (PLANS IN REVERSE) 55+ AGE RESTRICTED COMMUNITY PHASE III																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 2,143 SECOND FLOOR: 646 THIRD FLOOR: FOURTH FLOOR: GARAGE: 563 CARPOR: DECK: PORCH: 48 OTHER: 180 SCREENED PATIO TOTAL FLOOR AREA: 3,580		CONSTRUCTION TYPE: WOOD FRAME # 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:
 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. 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 10 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	HD	07/27/2023	FLOODPLAIN ZONE	KA	06/15/2023
ZONING	JP	06/16/2023	PLUMBING	CA	06/20/2023
SEDIMENT	AR	09/23/2021	ENV. HEALTH	JEN	06/20/2023
PUB. SEWER	KRT	06/21/2023	HISTORIC		N/A
S.W. MGT.	KRJ	06/15/2023	SHA		N/A
ENTRANCE	DB	06/15/2023	MECHANICAL	CA	06/20/2023
FIRE MARSHAL	JB	07/25/2023	ELECTRICAL		06/16/2023
BACKFLOW	CA	06/20/2023	FOOD SERVICE		N/A

DATE APPROVED:

7-31-23

ADMINISTRATOR APPROVAL:

Kevin J. Ginnison



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

BUILDING PERMIT No.: BR23-06-0418

Date of Application: 06/14/2023

BUILDING PERMIT

BUILDING LOCATION 126 MERLIN DR CHESTER TAX ACCOUNT 1804126492 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.126 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 428 ZONED SMPD FRONTAGE 45 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 VACANT LOT PROPOSED USE 4SEASONS -SFD REVISED PROPOSED USE CONSTRUCTION VALUE \$195,000.00		FEES <table border="0"> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>ELECT. PERMIT</td> <td>\$135.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$288.16</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>4SEASNDRRA</td> <td>\$7,750.00</td> </tr> </table>		MHB FEE	\$50.00	ELECT. ADMIN.	\$10.00	SPRINKLER	\$150.00	ELECT. PERMIT	\$135.00	BOCA FEE	\$288.16	SINGLE LOT	\$55.00	ZONING	\$55.00	4SEASNDRRA	\$7,750.00														
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DESCRIPTION OF WORK: CONSTRUCT 1 STORY SFD. 35' X 80'4" OVERALL TO INCLUDE 18'7" X 20'2" GARAGE, 5' X 6'4" PORCH, AND 10'2" X 18'8" SCREENED PATIO. MODEL - JENKINS II (PLANS IN REVERSE) PHASE III 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,996 THIRD FLOOR: GARAGE: 398 DECK: OTHER: 180 SCREENED PATIO TOTAL FLOOR AREA: 2,604	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH: 30	# 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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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				APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	ZONING	FLOODPLAIN ZONE	PLUMBING	ENV. HEALTH	HISTORIC
FRONT	FRONT	HTD	JP	06/14/2023	06/20/2023	JEN	N/A
SIDE	SIDE	07/27/2023	06/15/2023	09/23/2021	06/20/2023		N/A
REAR	REAR	09/23/2021	06/21/2023	06/14/2023	06/20/2023		N/A
SIDE STREET	SIDE STREET	06/21/2023	06/15/2023	06/15/2023	06/16/2023		N/A
MAX. HGHT	MAX. HGHT	06/15/2023	07/25/2023	06/20/2023			N/A
		07/25/2023	06/20/2023				N/A
		06/20/2023					N/A

DATE APPROVED: 7-31-23 ADMINISTRATOR APPROVAL: [Signature]