



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

BUILDING PERMIT No.: BC23-08-0091

Date of Application: 08/07/2023

BUILDING PERMIT

| | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| BUILDING LOCATION 610 JOHN POWELL RD CHURCH HILL TAX ACCOUNT 1802024519 SUBDIVISION CRITICAL AREA NO ACREAGE 60.503 TAX MAP 0017 GRID 0007 PARCEL 0146 SECTION BLOCK LOT 2 ZONED AG FRONTAGE DEPTH | | PROPERTY OWNERS: PRICE, WILLIAM 520 JOHN POWELL RD CHURCH HILL, MD 21623 HOME PHONE: (410) 708-0272 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL | |
| EXISTING USE AGRICULTURE PROPOSED USE RENOVATION REVISED PROPOSED USE CONSTRUCTION VALUE \$1,200.00 | | FEES ZONING \$55.00 RENOVATION PERMIT FEE \$35.00 | |
| CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000 ELECTRICIAN WAYNE'S ELECTRIC HEATING & AIR E-201 (410) 739-3801 TP-000068-2023 | | | |
| DESCRIPTION OF WORK: RENOVATION TO EXISTING FARM BUILDING. ADD WALLS TO CREATE 22'10" X 18' NURSERY SUPPLIES ROOM, 7'5" X 7' SEEDS AND POTTING SOIL ROOM, 13'2" X 7'5" PARTS ROOM, 11'3" X 8' TOOLS ROOM, AND 12'2" X 11'3" STORAGE ROOM. USING EXISTING ELECTRIC (TP-000068-2023). | | | |
| BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) | | CONSTRUCTION TYPE: WOOD FRAME | |
| UNFIN. BASEMENT: FIRST FLOOR: 960 THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA: 960 | 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:
 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

| 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 | 08/28/2023 |
| ZONING | 08/28/2023 |
| 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 | 08/30/2023 |
| HISTORIC | N/A |
| SHA | N/A |
| MECHANICAL | N/A |
| ELECTRICAL | N/A |
| FOOD SERVICE | N/A |

DATE APPROVED:

9-14-23

ADMINISTRATOR APPROVAL:

Kieran J. Guinson



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

BUILDING PERMIT No.: BR23-08-0589

Date of Application: 08/16/2023

BUILDING PERMIT

| BUILDING LOCATION 147 WARBLER WAY CHESTER TAX ACCOUNT 1804126452 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.152 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 388 ZONED SMPD FRONTAGE 48.4 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| EXISTING USE VACANT LOT PROPOSED USE 4SEASONS -SFD REVISED PROPOSED USE CONSTRUCTION VALUE \$195,000.00 | | FEES 4SEASNDORRA \$7,750.00 SINGLE LOT \$55.00 ELECT. PERMIT \$135.00 ZONING \$55.00 MHB FEE \$50.00 BOCA FEE \$403.80 SPRINKLER \$150.00 ELECT. ADMIN. \$10.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <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>HVAC</td> <td>MCCREA EQUIPMENT COMPANY, INC</td> <td>HR-616</td> <td>(301) 423-6623</td> <td>H-1013-23</td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-1012-23</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS SERVICES</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>ER23-08-0589</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-1005-23</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 | | HVAC | MCCREA EQUIPMENT COMPANY, INC | HR-616 | (301) 423-6623 | H-1013-23 | SPRINKLER | METROPOLITAN FIRE | MSC-#155 | (301) 868-0005 | BF-1012-23 | ELECTRICIAN | TRI-STATE COMMUNICATIONS SERVICES | E-#817 | (301) 261-4943 | ER23-08-0589 | PLUMBER | BLUESTREAM SERVICES INC | PN#220 | (410) 363-0072 | P-1005-23 |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HVAC | MCCREA EQUIPMENT COMPANY, INC | HR-616 | (301) 423-6623 | H-1013-23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SPRINKLER | METROPOLITAN FIRE | MSC-#155 | (301) 868-0005 | BF-1012-23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECTRICIAN | TRI-STATE COMMUNICATIONS SERVICES | E-#817 | (301) 261-4943 | ER23-08-0589 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PLUMBER | BLUESTREAM SERVICES INC | PN#220 | (410) 363-0072 | P-1005-23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 39' X 76' TO INCLUDE 20'4" X 20' & 10' X 15' (3) CAR GARAGE, 6' X 13'4" & 6' X 14" "L" SHAPED PORCH, AND 12' X 15'2" COVERED PATIO. SECOND FLOOR 16'5" X 39'4" TO INCLUDE LOFT. MODEL-KERR ED WITH LOFT PHASE III 55+ AGE RESTRICTED COMMUNITY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) | | CONSTRUCTION TYPE: WOOD FRAME | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UNFIN. BASEMENT: FIRST FLOOR: 2,127 THIRD FLOOR: GARAGE: 550 DECK: OTHER: 158 COVERED PATIO TOTAL FLOOR AREA: 3,661 | FIN BASEMENT: SECOND FLOOR: 646 FOURTH FLOOR: CARPORT: PORCH: 180 | # 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:

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. 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 | HD | 08/23/2023 |
| ZONING | MO | 09/12/2023 |
| SEDIMENT | NR | 09/23/2021 |
| PUB. SEWER | DT | 08/30/2023 |
| S.W. MGT. | KN | 08/22/2023 |
| ENTRANCE | DB | 08/23/2023 |
| FIRE MARSHAL | JB | 09/06/2023 |
| BACKFLOW | G | 08/30/2023 |

| | | |
|-----------------|-----|------------|
| FLOODPLAIN ZONE | KN | 08/22/2023 |
| PLUMBING | Ch | 08/30/2023 |
| ENV. HEALTH | JEN | 08/24/2023 |
| HISTORIC | | N/A |
| SHA | | N/A |
| MECHANICAL | Ch | 08/30/2023 |
| ELECTRICAL | | 08/23/2023 |
| FOOD SERVICE | | N/A |

DATE APPROVED: 9-14-23

ADMINISTRATOR APPROVAL: Manoj Sunson



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

ZONING CERTIFICATE #: Z23-08-0288

Date of Application: 08/24/2023

ZONING CERTIFICATE

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME |
|---------------|-----------------|------------|
| 1805009278 | 6203 OCEAN GTWY | QUEENSTOWN |

| OWNER INFORMATION | | PROPERTY INFORMATION | | |
|-------------------|------------------------------------------------|---------------------------|--------------------|--------------|
| OWNER: | GLORIA CAMPER HOLLEY, TERESA | TAX MAP 0060 | BLOCK | PARCEL 0067 |
| OWNER ADDRESS: | 6203 OCEAN GATEWAY HWY QUEENSTOWN, MD 21658 | LOT | SECTION | ZONED NC-1 |
| HOME PHONE: | (410) 758-2323 | CRITICAL AREA NO | | ACREAGE 0.34 |
| | | SUBDIVISION | | |
| | | BUILDING VALUE \$4,888.00 | | |
| | | WATER TYPE PRIVATE | SEWER TYPE PRIVATE | |

| APPLICANT INFORMATION | | PERMIT FEES | |
|-----------------------------------------------------------------------------------------------------------|------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------------------------|
| NAME: | GLORIA CAMPER | ZONING FEE: \$55.00 | FM FEE: |
| ADDRESS: | 6203 Ocean Gateway Hwy QUEENSTOWN, MD 21658 | ELECTRICAL PERMIT #: | |
| PHONE: | (410) 758-2323 | 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: 20 FT |
| WORK DESCRIPTION: REMOVE EXISTING 10' X 18' SHED AND REPLACE WITH 10' X 16' PREFAB SHED IN SAME FOOTPRINT | | | |

AGENCY APPROVALS:

| Name | Completed Date |
|-------------|----------------|
| ENV. HEALTH | 09/11/2023 KK |
| S.W. MGT. | 09/06/2023 KN |
| ZONING | 09/11/2023 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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 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.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

ADMINISTRATOR APPROVAL: *Vernon J. Suneson* DATE APPROVED: 9-14-23



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

ZONING CERTIFICATE #: Z23-08-0279

Date of Application: 08/17/2023

ZONING CERTIFICATE

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME |
|---------------|-------------------|-------------|
| 1803037436 | 649 BROOKFIELD DR | CENTREVILLE |

| OWNER INFORMATION | | PROPERTY INFORMATION | | | | |
|-------------------|--------------------------------------------|----------------------|-------------|------------|------------|------|
| OWNER: | HYLAND, JAY & MARIA | TAX MAP | 036G | BLOCK | PARCEL | 0182 |
| OWNER ADDRESS: | 649 BROOKFIELD DR CENTREVILLE, MD 21617 | LOT | 225 | SECTION | ZONED TOWN | |
| HOME PHONE: | | CRITICAL AREA NO | | | ACREAGE | 0.23 |
| | | SUBDIVISION | NORTH BROOK | | | |
| | | BUILDING VALUE | \$50,000.00 | | | |
| | | WATER TYPE | PRIVATE | SEWER TYPE | PRIVATE | |

| APPLICANT INFORMATION | | PERMIT FEES | | | |
|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------|----------------------|-------------------|--------------------|--------------------------------------------------------------------------------------------------------|
| NAME: | KEANO AQUINO | ZONING FEE: | \$55.00 | FM FEE: | \$100.00 |
| ADDRESS: | 649 BROOKFIELD DR CENTREVILLE MD 21617 | ELECTRICAL PERMIT #: | | PLUMBING PERMIT #: | |
| PHONE: | (667) 320-4480 | GAS PERMIT #: | | STAKED? | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL |
| EXISTING USE: | RESIDENCE | PROPOSED USE: | MOBILE FOOD TRUCK | | |
| MINIMUM YARD REQUIREMENTS: | | | | | |
| FRONT: FT | SIDE: FT | REAR: FT | SIDE STREET: FT | HEIGHT: FT | |
| WORK DESCRIPTION: USE PERMIT FOR MANYAMAN KITCHEN/MANYAMAN LLC FOOD TRUCK TO BE USED THROUGHOUT COUNTY. (2) EMPLOYEES | | | | | |

AGENCY APPROVALS:

| Name | Completed Date |
|--------------|----------------|
| ENV. HEALTH | 09/11/2023 LA |
| FIRE MARSHAL | 09/08/2023 JL |
| ZONING | 08/29/2023 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:
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: *V. Man 9 Sumner* DATE APPROVED: *9-14-23*



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

ZONING CERTIFICATE #: Z23-08-0282

Date of Application: 08/21/2023

ZONING CERTIFICATE

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME |
|---------------|--------------------|--------------|
| 1804077903 | 7615 KENT POINT RD | STEVENSVILLE |

| OWNER INFORMATION | PROPERTY INFORMATION |
|----------------------------------------------------------|--------------------------------------------|
| OWNER: DAUSES, DAVID & JODI | TAX MAP 0080 BLOCK PARCEL 0009 |
| OWNER ADDRESS: 101 SOMERSET RD STEVENSVILLE, MD 21666 | LOT 7 SECTION ZONED CS |
| HOME PHONE: (443) 994-4180 | CRITICAL AREA YES ACREAGE 18.49 |
| | SUBDIVISION |
| | BUILDING VALUE \$75,000.00 |
| | WATER TYPE PRIVATE SEWER TYPE PRIVATE |

| APPLICANT INFORMATION | PERMIT FEES |
|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| NAME: DAVID & JODI DAUSES | ZONING FEE: \$75.00 FM FEE: |
| ADDRESS: 101 Somerset Rd STEVENSVILLE, MD 21666 | ELECTRICAL PERMIT #: EZ23-08-0282 |
| PHONE: (443) 994-4180 | PLUMBING PERMIT #: |
| | GAS PERMIT #: |
| | STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL |

| | |
|-------------------------------------|------------------------|
| EXISTING USE: RESIDENCE/AGRICULTURE | PROPOSED USE: POOL/SPA |
|-------------------------------------|------------------------|

| | | | | |
|----------------------------|------------|--------------|-----------------|------------|
| MINIMUM YARD REQUIREMENTS: | | | | |
| FRONT: 40 FT | SIDE: 3 FT | REAR: 100 FT | SIDE STREET: FT | HEIGHT: FT |

WORK DESCRIPTION: INSTALL 20' X 40' INGROUND CONCRETE POOL WITH 8' X 12' SUN LEDGE, 3104 SQFT POOL PATIO, AND 250 SQFT WALKWAYS

| AGENCY APPROVALS: | |
|-------------------|-------------------------|
| Name | Completed Date |
| ELECTRICAL | 08/23/2023 LAWSON E-638 |
| ENV. HEALTH | 08/31/2023 JFW |
| FLOODPLAIN ZONE | 08/30/2023 KN |
| ZONING | 09/07/2023 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: APPROVED FARM PLAN ON FILE.
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
 SWM - MUST FOLLOW APPROVED STORMWATER MANAGEMENT PLAN
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: Kieran J Simpson DATE APPROVED: 9-14-23