



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

BUILDING PERMIT No.: BR21-07-0606

Date of Application: 07/19/2021

BUILDING PERMIT

BUILDING LOCATION 400 GREENWOOD CREEK LN GRASONVILLE TAX ACCOUNT 1805022088 SUBDIVISION PROSPECT PLANTATION CRITICAL AREA YES ACREAGE 5.01 TAX MAP 0065 GRID 0024 PARCEL 0055 SECTION BLOCK EAST LOT 3 ZONED NC-5 FRONTAGE DEPTH		PROPERTY OWNERS: DIAKOULAS HARRIETT FLYNN TRUSTEE DIAKOULAS TRUSTEE, KONSTATINE HOME PHONE: (410) 490-7660 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 \$60,000.00		FEES ZONING \$55.00 ELECT. PERMIT \$60.00 BOCA FEE \$160.96 ELECT. ADMIN. \$10.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000 ELECTRICIAN DIXON ELECTRIC E-#567 (410) 490-0172 ER-28856 PLUMBER JW SHEPHERD INC PR#5522 (410) 827-6778 1557			
DESCRIPTION OF WORK: CONSTRUCT 38' X 15' REAR ADDITION TO DWELLING, 12' X 40' SCREENED PORCH, 527 SQ FT DECK AND 117 SQ FT BREEZEWAY TO ATTACH HOUSE AND SCREENED PORCH ADDITION.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 570 SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPOR: DECK: 527 PORCH: 513 OTHER: TOTAL FLOOR AREA: 1,727		# BEDROOMS: # BATHROOMS: ROAD TYPE: COUNTY SPRINKLER: NO WATER TYPE: PRIVATE SEWER TYPE: PRIVATE HEATING SYSTEM: EXISTING CENTRAL AIR: NO 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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. MUST COMPLY WITH APPROVED BUFFER ESTABLISHMENT PLAN PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR INSPECTION.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE		BUILDING <i>HD</i>	09/12/2023	FLOODPLAIN ZONE <i>N</i>	09/11/2023
FRONT	FT	FRONT	35 FT	ZONING <i>KS</i>	08/05/2021	PLUMBING <i>CG</i>	08/11/2021
SIDE	FT	SIDE	20 FT	SEDIMENT	N/A	ENV. HEALTH <i>gjt</i>	10/12/2021
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	07/23/2021
				BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 9-21-23 **ADMINISTRATOR APPROVAL:** *Kiran J. Johnson*



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

BUILDING PERMIT No.: BR23-08-0602

Date of Application: 08/17/2023

BUILDING PERMIT

BUILDING LOCATION 2911 COX NECK RD E CHESTER TAX ACCOUNT 1804094417 SUBDIVISION SOUTHWINDS CRITICAL AREA YES ACREAGE 1.2 TAX MAP 0071 GRID 0001 PARCEL 0006 SECTION 2 BLOCK LOT 41 ZONED NC-1 FRONTAGE DEPTH		PROPERTY OWNERS: SCUDERI, ALBERT 2911 E COX NECK RD CHESTER, MD 21619 HOME PHONE: (240) 372-3174 APPLICANT: STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE RENOVATION/ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$400,000.00		FEES RENOVATION \$700.00 BOCA FEE \$261.56 PERMIT FEE ELECT. ADMIN. \$10.00 ZONING \$55.00 ELECT. PERMIT \$160.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000 ELECTRICIAN BAY VIEW ELECTRIC AND CONTRACTING E-1166 (443) 610-6893 ER23-08-0602 PLUMBER RH PERKINSON PR#001 (410) 643-7473 P-1059-23 HVAC SHORELINE COMFORT LLC HM-585 (410) 739-4232 H-1004-23			
DESCRIPTION OF WORK: FIRST FLOOR ADDITION TO RESIDENCE TO INCLUDE; 25' 10" X 13'8" MASTER BEDROOM, 28'4" X 30' GARAGE , 15' X 6'7" GARAGE EXTENSION, 13'2" X 5'7" FRONT PORTICO. 16' X 44'4" REAR SCREEN PORCH OVER EXISTING PAVERS. FIRST FLOOR RENOVATIONS TO INCLUDE; CONVERT EXISTING 1ST FLOOR STORAGE 12' X 13'2" INTO OFFICE AND NEW BATHROOM. CONVERT 1ST FLOOR HALLWAY/CLOSET TO BUTLER PANTRY AND STUDY, CONVERT EXISTING DINING ROOM, KITCHEN AND BREAKFAST ROOM INTO GREATROOM. ADDITION TO 2ND FLOOR TO INCLUDE: 6' X 16' DECK OFF EXISTING REC ROOM, 16' X 44' DECK OVER TOP NEW REAR PORCH. RECONFIGURE EXSITNG MSASTER BATH AND DRESSING AREA.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 545 SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: 942 CARPOR: DECK: 800 PORCH: 710 OTHER: TOTAL FLOOR AREA: 2,997		# BEDROOMS: 1 # BATHROOMS: 2 ROAD TYPE: COUNTY SPRINKLER: WATER TYPE PRIVATE SEWER TYPE PRIVATE HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE:	

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. OWNER TO REMOVE 1489 SQ' OF LOT COVERAGE PRIOR TO CERTIFICATE OF OCCUPANCY. REMOVAL SECURED BY CDA 09-14-2023. OWNER MUST PLANT (2) 4'-6" TALL CONTAINER GROWN NATIVE TREES FOR TREE REMOVAL PRIOR TO CERTIFICATE OF OCCUPANCY. ONE TREE REMOVED FOR CONSTRUCTION AND ONE TREE FOR PERMIT S23-07-0298. CALL 410-758-4088 FOR INSPECTION MUST COMPLY WITH APPROVED BUFFER ESTABLISHMENT PLAN PRIOR TO CERTIFICATE OF OCCUPANCY

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING <i>HD</i>	08/24/2023
FRONT FT FRONT 35 FT		ZONING <i>KS</i>	09/18/2023
SIDE FT SIDE 15/35 FT		SEDIMENT	N/A
REAR FT REAR 100 FT		PUB. SEWER	N/A
SIDE STREET FT SIDE STREET FT		S.W. MGT.	N/A
MAX. HGHT FT MAX. HGHT 40 FT		ENTRANCE	N/A
		FIRE MARSHAL	N/A
		BACKFLOW	N/A
		FLOODPLAIN ZONE <i>AD</i>	09/20/2023
		PLUMBING <i>CH</i>	09/12/2023
		ENV. HEALTH <i>LV</i>	09/12/2023
		HISTORIC	N/A
		SHA	N/A
		MECHANICAL <i>CH</i>	09/12/2023
		ELECTRICAL	08/29/2023
		FOOD SERVICE	N/A

DATE APPROVED: 9-21-23 ADMINISTRATOR APPROVAL: *Karen 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.: BR23-08-0636
 Date of Application: 08/31/2023

BUILDING PERMIT

BUILDING LOCATION 145 BROADWATER DR CHESTER TAX ACCOUNT 1804126072 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.137 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 243 ZONED CMPD FRONTAGE 53.3 DEPTH 122		PROPERTY OWNERS: STEINFELDT, EILEEN 145 BROADWATER DR CHESTER, MD 21619 HOME PHONE: (443) 496-0043 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENTIAL PROPOSED USE ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$10,000.00		FEES ZONING \$55.00 BOCA FEE \$35.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: CONSTRUCT 10' X 21' SCREEN PORCH ON SLAB. USING EXISTING RECEPTACLE AND LIGHT.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA: 210	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH: 210	# BEDROOMS: ROAD TYPE: WATER TYPE PUBLIC HEATING SYSTEM: FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE PUBLIC 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:
 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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE		BUILDING HD	09/13/2023	FLOODPLAIN ZONE	N/A
FRONT	FT	FRONT	20 FT	ZONING MO	09/15/2023	PLUMBING	N/A
SIDE	FT	SIDE	5 FT	SEDIMENT	N/A	ENV. HEALTH JEN	09/13/2023
REAR	FT	REAR	10 FT	PUB. SEWER DT	09/14/2023	HISTORIC	N/A
SIDE STREET	FT	SIDE STREET	FT	S.W. MGT. KN	09/14/2023	SHA	N/A
MAX. HGHT	FT	MAX. HGHT	20 FT	ENTRANCE	N/A	MECHANICAL	N/A
				FIRE MARSHAL	N/A	ELECTRICAL	N/A
				BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 9.21.23 **ADMINISTRATOR APPROVAL:** Kieran J Swinson



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

ZONING CERTIFICATE #: Z23-08-0285

Date of Application: 08/17/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804094417	2911 COX NECK RD E	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SCUDERI, ALBERT	TAX MAP 0071	BLOCK	PARCEL 0006
OWNER ADDRESS:	2911 E COX NECK RD CHESTER, MD 21619	LOT 41	SECTION 2	ZONED NC-1
HOME PHONE:	(240) 372-3174	CRITICAL AREA YES		ACREAGE 1.20
		SUBDIVISION SOUTHWINDS		
		BUILDING VALUE \$139,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	COASTAL POOLS	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	6608 Ocean Gtwy QUEENSTOWN, MD 21658	ELECTRICAL PERMIT #: EZ23-08-0285	
PHONE:	(410) 827-0888	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENCE	PROPOSED USE: POOL/SPA	
MINIMUM YARD REQUIREMENTS:			
FRONT:	35 FT	SIDE:	3 FT
REAR:	100 FT	SIDE STREET:	FT
HEIGHT:	20 FT		
WORK DESCRIPTION: INSTALL 32' X 26' GUNITE POOL (932 SQ') WOOD DECKING AROUND POOL TO BE APPLIED FOR WHEN DESIGN COMPLETE.			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	09/06/2023 CLOWE E-155
ENV. HEALTH	09/12/2023 KK
FLOODPLAIN ZONE	09/19/2023 KN
HOA REVIEW	08/24/2023 KL
S.W. MGT.	09/11/2023 KN
ZONING	09/18/2023 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:
DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
OWNER MUST REMOVE 1489 SQ' OF LOT COVERAGE PRIOR TO CERTIFICATE OF OCCUPANY. CDA-09-14-2023.
OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
MUST COMPLY WITH APPROVED BUFFER ESTABLISHMENT PLAN. CALL 410-758-4088 FOR INSPECTION.

ADMINISTRATOR APPROVAL: *Theresa J. Johnson* DATE APPROVED: 9-21-23