



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

BUILDING PERMIT No.: BR23-09-0702

Date of Application: 09/29/2023

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 142 KESTREL LN CHESTER  <b>TAX ACCOUNT</b> 1804126371  <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.172 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 307 <b>ZONED</b> SMPD <b>FRONTAGE</b> 60 <b>DEPTH</b> 125		<b>PROPERTY OWNERS:</b> K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (240) 375-4735  <b>APPLICANT:</b>   <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
<b>EXISTING USE</b> VACANT LOT  <b>PROPOSED USE</b> 4SEASONS -SFD  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$195,000.00		<b>FEES</b> <table border="0"> <tr> <td>4SEASNDRRA</td> <td>\$7,750.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>ELECT. PERMIT</td> <td>\$135.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$421.56</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> </table>		4SEASNDRRA	\$7,750.00	SINGLE LOT	\$55.00	ZONING	\$55.00	ELECT. PERMIT	\$135.00	ELECT. ADMIN.	\$10.00	MHB FEE	\$50.00	BOCA FEE	\$421.56	SPRINKLER	\$150.00														
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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. 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. 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>TD</i>	10/04/2023
ZONING <i>NO</i>	11/02/2023
SEDIMENT <i>BT</i>	09/23/2021
PUB. SEWER <i>BT</i>	10/05/2023
S.W. MGT. <i>KN</i>	10/04/2023
ENTRANCE <i>DB</i>	10/10/2023
FIRE MARSHAL <i>JL</i>	11/20/2023
BACKFLOW <i>Ch</i>	10/06/2023

FLOODPLAIN ZONE <i>KN</i>	10/04/2023
PLUMBING <i>Ch</i>	10/06/2023
ENV. HEALTH <i>JEN</i>	10/04/2023
HISTORIC	N/A
SHA	N/A
MECHANICAL <i>Ch</i>	10/06/2023
ELECTRICAL	10/04/2023
FOOD SERVICE	N/A

DATE APPROVED: 11-20-23

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

BUILDING PERMIT No.: BR23-07-0468

Date of Application: 07/05/2023

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 235 BURCHARD SAWMILL RD CHESTERTOWN  <b>TAX ACCOUNT</b> 1807002084  <b>SUBDIVISION</b>  <b>CRITICAL AREA NO</b> <b>ACREAGE</b> 0.498 <b>TAX MAP</b> 0005 <b>GRID</b> 0022 <b>PARCEL</b> 0220 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> <b>ZONED</b> NC-20T <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> VELA MENDEZ, URIEL 235 BURCHARD SAWMILL RD CHESTERTOWN, MD 21620  <b>HOME PHONE:</b> (443) 282-7218  <b>APPLICANT:</b>   <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> ADDITION TO RESIDENCE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$2,000.00		<b>FEES</b> <b>ZONING</b> \$55.00 <b>BOCA FEE</b> \$35.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> <b>OWNER</b> <b>OWNER</b> QAC1000			
<b>DESCRIPTION OF WORK:</b> CONSTRUCT ADDITION TO EXISTING SFD OF A 3' X 4' FRONT LANDING WITH STAIRS TO GRADE, 3' X 4' SIDE DOOR LANDING WITH STEPS TO GRADE, AND ATTACHED 11' X 20' SIDE DECK WITH STEPS TO GRADE.			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> 220 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 244	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 24	<b># BEDROOMS:</b> <b>ROAD TYPE:</b> <b>WATER TYPE</b> PRIVATE <b>HEATING SYSTEM:</b> <b>FIREPLACE:</b>	<b># BATHROOMS:</b> <b>SPRINKLER:</b> <b>SEWER TYPE</b> PRIVATE <b>CENTRAL AIR:</b>

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**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 15/35 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING	07/17/2023
ZONING	11/13/2023
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	CS 11/16/2023
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	N/A
FOOD SERVICE	N/A

DATE APPROVED: 11-20-23                      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

ZONING CERTIFICATE #: Z23-11-0359

Date of Application: 11/01/2023

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804067754	205 TACKLE CIR	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CHESTER RIVER INN GROUP LLC	TAX MAP 0049	BLOCK	PARCEL 0017
OWNER ADDRESS:	100 BRYANS CHANNEL WAY QUEENSTOWN, MD 21658	LOT	SECTION	ZONED KISC
HOME PHONE:		CRITICAL AREA YES		ACREAGE 0.77
		SUBDIVISION		
		BUILDING VALUE \$1,200.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	IVANO SCOTTO	ZONING FEE: \$55.00	FM FEE: \$100.00
ADDRESS:	444 Kent Narrows Way GRASONVILLE, MD 21638	ELECTRICAL PERMIT #:	
PHONE:	(410) 708-5220	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	POORHOUSE PUB	PROPOSED USE:	TEMPORARY TENT
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: 30' X 30' TEMPORARY TENT FOR CHRISTMAS PARTY 12/02/2023 - 12/03/2023			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	11/14/2023 JEN
FIRE MARSHAL	11/15/2023 JM
ZONING	11/14/2023 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:**  
 PER FIRE MARSHAL'S OFFICE, PLEASE LOCATE THE TENT AS CLOSE TO THE TREE AS POSSIBLE. THIS WILL ALLOW FOR INCREASED EXIT DISCHARGE FROM THE EXISTING BUILDING.  
 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.

ADMINISTRATOR APPROVAL: *Manoj Sunson* DATE APPROVED: 11-20-23



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

ZONING CERTIFICATE #: Z23-10-0330

Date of Application: 10/05/2023

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1806011721	132 NATURAL DR	CENTREVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: LIPPHARD, JEAN	TAX MAP 0038      BLOCK      PARCEL 0004
OWNER ADDRESS: 132 NATURAL DR CENTREVILLE, MD 21617	LOT 4      SECTION      ZONED NC-2
HOME PHONE:	CRITICAL AREA NO      ACREAGE 7.06
	SUBDIVISION LANDS OF J TAYLOR JR
	BUILDING VALUE \$118,243.00
	WATER TYPE PRIVATE      SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME: JEAN LIPPHARD	ZONING FEE: \$55.00      FM FEE:
ADDRESS: 132 Natural Dr 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	SIDE STREET: FT      HEIGHT: 135 FT
WORK DESCRIPTION: CONSTRUCT 70' X 120' PRIVATE RIDING ARENA.	

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	10/23/2023 CS
SOIL CONSERVATION - PERMITTING	10/31/2023 AR
ZONING	10/18/2023 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:**  
 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: *Wren J. Stinson*      DATE APPROVED: 11-20-23



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

BUILDING PERMIT No.: BR23-10-0711

Date of Application: 10/04/2023

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 1620 BURRISVILLE RD CENTREVILLE  <b>TAX ACCOUNT</b> 1803020398 <b>SUBDIVISION</b> <b>CRITICAL AREA NO</b> <b>ACREAGE</b> 1.02 <b>TAX MAP</b> 0028 <b>GRID</b> 0004 <b>PARCEL</b> 0043 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> <b>ZONED</b> NC-1 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> GARDNER, JEFFREY & JENNIFER 104 RIVER RD CHESTERTOWN, MD 21620  <b>HOME PHONE:</b> (410) 490-3290 <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> VACANT LOT  <b>PROPOSED USE</b> SINGLE FAMILY DWELLING  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$250,000.00		<b>FEES</b> <b>ZONING</b> \$55.00 <b>SCHOOLS</b> \$9,373.05 <b>BOCA FEE</b> \$324.68 <b>PARKS &amp; REC</b> \$1,041.45 <b>ELECT. ADMIN.</b> \$10.00 <b>SPRINKLER</b> \$150.00 <b>ELECT. PERMIT</b> \$95.00 <b>FIRE DIST 4</b> \$1,080.75 <b>SINGLE LOT</b> \$55.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> <b>OWNER</b> OWNER                      QAC1000 <b>PLUMBER</b> WARD PLUMBING                      PR-018                      (410) 438-3317    P-1248-23 <b>SPRINKLER</b> METROPOLITAN FIRE                      MSC-#155                      (301) 868-0005    BF-1429-23 <b>HVAC</b> ARCTEC AIR HEATING & COOLING                      HM#382                      (302) 629-7129    H-1167-23 <b>ELECTRICIAN</b> GARRETT GERMAN & SONS INC                      E-#571                      (410) 758-0225    ER23-10-0711			
<b>DESCRIPTION OF WORK:</b> CONSTRUCT A ONE STORY SFD 67' X 54'1" OVERALL TO INCLUDE 23'8" X 28' GARAGE, 18'6" X 8' FRONT PORCH, AND 30'2" X 10 SCREEN PORCH			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
<b>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b> <b>FIRST FLOOR:</b> 1,965 <b>SECOND FLOOR:</b> <b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b> <b>GARAGE:</b> 662 <b>CARPORT:</b> <b>DECK:</b> <b>PORCH:</b> 449 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 3,076		<b># BEDROOMS:</b> 3 <b># BATHROOMS:</b> 2 <b>ROAD TYPE:</b> COUNTY <b>SPRINKLER:</b> YES <b>WATER TYPE:</b> PRIVATE <b>SEWER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> HEAT PUMP CENTRAL AIR: YES <b>FIREPLACE:</b>	

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.**

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 LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. SWM - MUST FOLLOW APPROVED 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.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>
<b>FRONT</b> FT	<b>FRONT</b> 35 FT
<b>SIDE</b> FT	<b>SIDE</b> 20 FT
<b>REAR</b> FT	<b>REAR</b> 50 FT
<b>SIDE STREET</b> FT	<b>SIDE STREET</b> FT
<b>MAX. HGHT</b> FT	<b>MAX. HGHT</b> 40 FT

**APPROVALS:**

BUILDING <i>HD</i>	10/11/2023	FLOODPLAIN ZONE <i>KN</i>	10/11/2023
ZONING <i>KS</i>	10/11/2023	PLUMBING <i>Ch</i>	11/06/2023
SEDIMENT <i>TR</i>	10/10/2023	ENV. HEALTH <i>GH</i>	11/06/2023
PUB. SEWER	N/A	HISTORIC	N/A
S.W. MGT. <i>KN</i>	11/20/2023	SHA	N/A
ENTRANCE <i>DB</i>	10/11/2023	MECHANICAL <i>Ch</i>	11/06/2023
FIRE MARSHAL <i>LB</i>	11/09/2023	ELECTRICAL	10/05/2023
BACKFLOW <i>CS</i>	11/06/2023	FOOD SERVICE	N/A

DATE APPROVED: 11-20-23

ADMINISTRATOR APPROVAL: *Kevin J. Simpson*