



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

BUILDING PERMIT No.: BR23-11-0793

Date of Application: 11/08/2023

BUILDING PERMIT

BUILDING LOCATION 159 NIGHTHAWK DR CHESTER TAX ACCOUNT 1804126338 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.138 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 274 ZONED SMPD FRONTAGE 50 DEPTH 120		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 <table border="0"> <tr> <td>ELECT. PERMIT</td> <td>\$135.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>4SEASNDRRRA</td> <td>\$7,750.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>BOCA FEE</td> <td>\$396.04</td> </tr> </table>		ELECT. PERMIT	\$135.00	SINGLE LOT	\$55.00	ZONING	\$55.00	4SEASNDRRRA	\$7,750.00	ELECT. ADMIN.	\$10.00	SPRINKLER	\$150.00	MHB FEE	\$50.00	BOCA FEE	\$396.04														
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PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1300-23																													
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 76'4" X 39'4" OVERALL TO INCLUDE 10' X 16', 20' X 20'4" (3) CAR GARAGE, 8'x6' FRONT PORCH, AND 12' X 15'2" SCREENED PATIO. SECOND FLOOR 16'5" X 39'4" OVERALL TO INCLUDE LOFT. MODEL - KERR 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: 563 DECK: OTHER: 180 SCREENED PATIO TOTAL FLOOR AREA: 3,564	FIN BASEMENT: SECOND FLOOR: 646 FOURTH FLOOR: CARPOR: PORCH: 48	# 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. 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.

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	11/08/2023
ZONING	MO	11/17/2023
SEDIMENT	TR	09/23/2021
PUB. SEWER	DT	11/08/2023
S.W. MGT.	LN	11/13/2023
ENTRANCE	DP	11/09/2023
FIRE MARSHAL	JB	12/20/2023
BACKFLOW	Ch	11/15/2023

FLOODPLAIN ZONE	KA	11/13/2023
PLUMBING	Ch	11/15/2023
ENV. HEALTH	JEN	11/09/2023
HISTORIC		N/A
SHA		N/A
MECHANICAL	Ch	11/15/2023
ELECTRICAL		11/22/2023
FOOD SERVICE		N/A

DATE APPROVED: 12-21-23

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

BUILDING PERMIT No.: BR23-11-0802
 Date of Application: 11/14/2023

BUILDING PERMIT

BUILDING LOCATION 353 KINGFISHER LN CHESTER TAX ACCOUNT 1804126618 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.179 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 578 ZONED SMPD FRONTAGE 70 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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DESCRIPTION OF WORK: CONSTRUCT 1 STORY SFD 49' X 79'4" OVERALL TO INCLUDE 8'8" X 12'2" & 19'10" X 19'4" GARAGE, 4'2" X 5'10" FRONT PORCH, AND 13'2" X 22' SCREENED PATIO. MODEL: FRANKLIN DD PHASE IV 55+ AGE RESTRICTED COMMUNITY.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 2,963 SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: 511 CARPOR: DECK: PORCH: 311 OTHER: TOTAL FLOOR AREA: 3,785		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: 3 # BATHROOMS: 4 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:
 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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:		
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING <i>HD</i>	11/27/2023	FLOODPLAIN ZONE <i>KN</i> 11/27/2023
FRONT FT	FRONT 20 FT	ZONING <i>RO</i>	12/12/2023	PLUMBING <i>Ch</i> 11/29/2023
SIDE FT	SIDE 5 FT	SEDIMENT <i>TR</i>	09/23/2021	ENV. HEALTH <i>JEN</i> 11/29/2023
REAR FT	REAR 10 FT	PUB. SEWER <i>DT</i>	12/04/2023	HISTORIC N/A
SIDE STREET FT	SIDE STREET FT	S.W. MGT. <i>KN</i>	11/27/2023	SHA N/A
MAX. HGHT FT	MAX. HGHT 40 FT	ENTRANCE <i>DB</i>	12/07/2023	MECHANICAL <i>Ch</i> 11/29/2023
		FIRE MARSHAL <i>JB</i>	12/19/2023	ELECTRICAL 11/27/2023
		BACKFLOW <i>Ch</i>	11/29/2023	FOOD SERVICE N/A

DATE APPROVED: 12-21-23

ADMINISTRATOR APPROVAL: *Kristen 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.: BR23-12-0844
 Date of Application: 12/01/2023

BUILDING PERMIT

BUILDING LOCATION 203 RIVERSIDE DR CHESTER TAX ACCOUNT 1804061810 SUBDIVISION CRITICAL AREA YES ACREAGE 0.338 TAX MAP 0057 GRID 0020 PARCEL 0124 SECTION BLOCK LOT ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: MULLINIX, STEVE 706 WAGNER FARM RD MILLERSVILLE, MD 21108 HOME PHONE: (410) 305-4911 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE DEMOLITION REVISED PROPOSED USE CONSTRUCTION VALUE \$20,000.00		FEES DEMOLITION PERMIT FEE \$50.00 ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: DEMOLISH EXISTING SFD			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: DEMO	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA:	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE PRIVATE 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:
 BUFFER MODIFIED LOT. NO IMPACT FEE CREDIT. FLOOD ZONE: BFE; AE 5 ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET 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 FT
SIDE FT	SIDE FT
REAR FT	REAR FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT FT

APPROVALS:

BUILDING	HD	12/06/2023
ZONING	KS	12/05/2023
SEDIMENT		N/A
PUB. SEWER	DT	12/13/2023
S.W. MGT.		N/A
ENTRANCE		N/A
FIRE MARSHAL		N/A
BACKFLOW		N/A

FLOODPLAIN ZONE	AN	12/05/2023
PLUMBING		N/A
ENV. HEALTH	JFW	12/11/2023
HISTORIC		N/A
SHA		N/A
MECHANICAL		N/A
ELECTRICAL		N/A
FOOD SERVICE		N/A

DATE APPROVED: 12-21-23

ADMINISTRATOR APPROVAL: *Pravin G Swanson*



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

BUILDING PERMIT No.: BR23-05-0317

Date of Application: 05/03/2023

BUILDING PERMIT

BUILDING LOCATION 1732 BATTS NECK RD STEVENSVILLE TAX ACCOUNT 1804059239 SUBDIVISION CRITICAL AREA NO ACREAGE 1.24 TAX MAP 0063 GRID 0008 PARCEL 0055 SECTION BLOCK LOT ZONED NC-1T FRONTAGE DEPTH		PROPERTY OWNERS: TURNER, LULA 440 E FEDERAL ST C/O BRAXTON MCNEILL BALTIMORE, MD 21202 HOME PHONE: APPLICANT: JAMES FISHER 140 Wisteria Ln STEVENSVILLE, MD 21666 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE MOBILE HOME REVISED PROPOSED USE CONSTRUCTION VALUE \$30,000.00		FEES ZONING \$55.00 MHB FEE \$50.00 MODULAR OR \$75.00 ELECT. PERMIT \$60.00 MANUFACTURED HOME FEE ELECT. ADMIN. \$10.00 SINGLE LOT \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000 ELECTRICIAN GREGORY ROBERTS ELECTRICAL E-#735 (410) 253-0356 ER23-05-0317 PLUMBER R H PERKINSON INC PR#001 (410) 643-7473 P-0771-23			
DESCRIPTION OF WORK: INSTALL 76'3" X 14' USED SINGLE WIDE MOBILE TRAILER IN SAME LOCATION.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: MANUFACTURED (TRAILER OR DOUBLEWIDE)	
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 1,064 SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPOR: DECK: PORCH: OTHER: TOTAL FLOOR AREA: 1,064		# BEDROOMS: # BATHROOMS: ROAD TYPE: SPRINKLER: WATER TYPE PRIVATE SEWER TYPE PRIVATE HEATING SYSTEM: GAS CENTRAL AIR: NO FIREPLACE:	

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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:
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. less than 5000 SQFT of disturbance IMPACT FEE CREDIT - DEMO BR20-04-0275
 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	05/10/2023	FLOODPLAIN ZONE	KN	05/15/2023
FRONT FT	FRONT 35 FT	ZONING	JP	05/11/2023	PLUMBING	CA	12/12/2023
SIDE FT	SIDE 20 FT	SEDIMENT	DS	05/11/2023	ENV. HEALTH	JEN	12/12/2023
REAR FT	REAR 50 FT	PUB. SEWER		N/A	HISTORIC		N/A
SIDE STREET FT	SIDE STREET FT	S.W. MGT.	KN	05/15/2023	SHA		N/A
MAX. HGHT FT	MAX. HGHT 40 FT	ENTRANCE	DB	05/11/2023	MECHANICAL		N/A
		FIRE MARSHAL		N/A	ELECTRICAL		08/18/2023
		BACKFLOW		N/A	FOOD SERVICE		N/A

DATE APPROVED: 12-21-23 ADMINISTRATOR APPROVAL: Vivian G. Swinson



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

ZONING CERTIFICATE #: Z23-10-0355

Date of Application: 10/27/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802018489	500 PRIMROSE POINT FARM LN	CHESTERTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	GRAY, KENNETH & LAURA	TAX MAP 0009	BLOCK	PARCEL 0092
OWNER ADDRESS:	500 PRIMROSE POINT LN CHESTERTOWN, MD 21620	LOT	SECTION	ZONED CS
HOME PHONE:	(410) 708-3208	CRITICAL AREA YES		ACREAGE 20.00
		SUBDIVISION		
		BUILDING VALUE \$100,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	SOUTH FORK STUDIO	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	10810 Cliff Rd CHESTERTOWN, MD 21620	ELECTRICAL PERMIT #: Z23-10-0355	
PHONE:	(410) 778-1098	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: RESIDENCE	PROPOSED USE: POOL/SPA
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MINIMUM YARD REQUIREMENTS:				
FRONT: 50 FT	SIDE: 3 FT	REAR: 100 FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: INSTALL 18' X 36' INGROUND CONCRETE POOL WITH 1596 SQFT OF CONCRETE DECKING AND POOL EQUIPMENT PAD.

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	12/04/2023 CLOW E-155
ENV. HEALTH	11/13/2023 CS
FLOODPLAIN ZONE	11/14/2023 KN
S.W. MGT.	11/07/2023 KN
ZONING	12/20/2023 RO

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:
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
 FLOOD ZONE: BFE: AE 7
 ANY/ ALL POOL EQUIPMENT MUST BE ANCHORED OR ELEVATED TO FPE: 9 FEET
 ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 9 FEET

ADMINISTRATOR APPROVAL: *Vivian J Swanson* DATE APPROVED: 12-21-23



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

ZONING CERTIFICATE #: Z23-10-0354

Date of Application: 10/27/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802018489	500 PRIMROSE POINT FARM LN	CHESTERTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	GRAY, KENNETH & LAURA	TAX MAP 0009	BLOCK	PARCEL 0092
OWNER ADDRESS:	500 PRIMROSE POINT LN CHESTERTOWN, MD 21620	LOT	SECTION	ZONED CS
HOME PHONE:	(410) 708-3208	CRITICAL AREA YES		ACREAGE 20.00
		SUBDIVISION		
		BUILDING VALUE \$10,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	SOUTH FORK STUDIO	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	10810 Cliff Rd CHESTERTOWN, MD 21620	ELECTRICAL PERMIT #: EZ23-10-0354	
PHONE:	(410) 778-1098	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	RESIDENCE	PROPOSED USE: POOL/SPA	
MINIMUM YARD REQUIREMENTS:			
FRONT:	50 FT	SIDE:	3 FT
REAR:	100 FT	SIDE STREET:	FT
		HEIGHT:	FT
WORK DESCRIPTION: INSTALL 7' X 7' CONCRETE HOT TUB			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	12/05/2023 CLOW E-155
ENV. HEALTH	11/13/2023 CS
FLOODPLAIN ZONE	11/14/2023 KN
S.W. MGT.	11/07/2023 KN
ZONING	12/20/2023 RO

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:

EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
 FLOOD ZONE: BFE: AE 7
 ANY/ ALL POOL EQUIPMENT MUST BE ANCHORED OR ELEVATED TO FPE: 9 FEET
 ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE:9 FEET
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION.

ADMINISTRATOR APPROVAL: *Vernon G. Gunnison* DATE APPROVED: *12-21-23*



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

ZONING CERTIFICATE #: Z23-09-0322

Date of Application: 09/26/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805010195	416 COVE RD	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CARNEY, TIMOTHY	TAX MAP	BLOCK	PARCEL
OWNER ADDRESS:	416 COVE RD QUEENSTOWN, MD 21658	LOT	SECTION	ZONED
HOME PHONE:	(443) 994-0473	CRITICAL AREA NO		ACREAGE 1.00
		SUBDIVISION	QUEEN ANNE ON THE WYE	
		BUILDING VALUE	\$40,000.00	
		WATER TYPE	PRIVATE	SEWER TYPE PRIVATE

APPLICANT INFORMATION		PERMIT FEES	
NAME:	SHORELINE SOLUTIONS	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	278 Granny Branch Rd CHURCH HILL, MD 21623	ELECTRICAL PERMIT #:	
PHONE:	(410) 924-7432	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	RESIDENCE	PROPOSED USE:	PIER
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: REMOVE EXISTING PIER AND REPLACE IN-KIND WITH A 30' X 6' WALKWAY TO 70' X 6' PIER WITH 12' X 52' PLATFORM AND 5 MOORING POLES. TOTAL LENGTH OF PIER = 82'			

AGENCY APPROVALS:

Name	Completed Date
FLOODPLAIN ZONE	10/24/2023 KN
ZONING	12/01/2023 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.
 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.
 A PIER CANNOT EXTEND INTO A BODY OF WATER A DISTANCE GREATER THAN 150 FT NOR CAN A PIER EXCEED ONE-QUARTER THE DISTANCE OF A WATERWAY. OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE OR FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER.
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION.
 FLOOD ZONE: BFE: AE 5 ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET

ADMINISTRATOR APPROVAL: *Vincent Surson* DATE APPROVED: 12-21-23