



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

BUILDING PERMIT No.: BR23-10-0740

Date of Application: 10/17/2023

BUILDING PERMIT

BUILDING LOCATION 2031 SPANIARD NECK RD CENTREVILLE TAX ACCOUNT 1803126908 SUBDIVISION CRITICAL AREA NO ACREAGE 3.256 TAX MAP 0028 GRID 0014 PARCEL 0149 SECTION BLOCK LOT 2A ZONED CS FRONTAGE DEPTH		PROPERTY OWNERS: MAJCHRZAK, ZACHARY 127 MCKENNEY LN CENTREVILLE, MD 21617 HOME PHONE: (410) 935-9995 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE RESIDENCE PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$375,000.00		FEES <table border="0"> <tr> <td>ZONING</td> <td>\$55.00</td> <td>SCHOOLS</td> <td>\$7,632.00</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>BOCA FEE</td> <td>\$227.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>ROADS FEE</td> <td>\$500.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>PARKS & REC</td> <td>\$848.00</td> </tr> <tr> <td>FIRE DIST 4</td> <td>\$880.00</td> <td>ELECT. PERMIT</td> <td>\$95.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td></td> <td></td> </tr> </table>		ZONING	\$55.00	SCHOOLS	\$7,632.00	MHB FEE	\$50.00	BOCA FEE	\$227.00	ELECT. ADMIN.	\$10.00	ROADS FEE	\$500.00	SINGLE LOT	\$55.00	PARKS & REC	\$848.00	FIRE DIST 4	\$880.00	ELECT. PERMIT	\$95.00	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:

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

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 40 FT
SIDE FT	SIDE 20 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET 40 FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING <i>HD</i>	10/24/2023	FLOODPLAIN ZONE <i>KN</i>	10/24/2023
ZONING <i>KS</i>	10/24/2023	PLUMBING <i>Ch</i>	11/29/2023
SEDIMENT <i>DS</i>	09/29/2023	ENV. HEALTH <i>GHT</i>	11/21/2023
PUB. SEWER	N/A	HISTORIC	N/A
S.W. MGT. <i>KN</i>	10/24/2023	SHA	N/A
ENTRANCE <i>DB</i>	11/27/2023	MECHANICAL <i>Ch</i>	11/29/2023
FIRE MARSHAL <i>JB</i>	12/19/2023	ELECTRICAL	11/06/2023
BACKFLOW <i>Ch</i>	11/29/2023	FOOD SERVICE	N/A

DATE APPROVED: 12.29.23 ADMINISTRATOR APPROVAL: *Karen G. Eason*



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

BUILDING PERMIT No.: BR23-11-0819

Date of Application: 11/21/2023

BUILDING PERMIT

BUILDING LOCATION 315 ALLISON JANE DR STEVENSVILLE TAX ACCOUNT 1804126887 SUBDIVISION ELLENDALE CRITICAL AREA YES ACREAGE TAX MAP 0056 GRID 0011 PARCEL 0020 SECTION BLOCK LOT G-20 ZONED SMPD FRONTAGE DEPTH			PROPERTY OWNERS: RELIABLE DEVELOPMENT 2410 EVERGREEN RD GAMBRILLS, MD 21054 HOME PHONE: (410) 987-0313 APPLICANT: BALDWIN HOMES INC 1049 Md Rt 3 N-F11 GAMBRILLS, MD 21054 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 \$7,500.00			FEES COPIES AND \$10.00 BOCA FEE \$35.00 MISC ZONING \$55.00		
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000					
DESCRIPTION OF WORK: CONSTRUCT ADDITION TO TOWNHOME UNDER CONSTRUCTION OF AN 18' X 12' DECK WITH AN 8' X 10' CONCRETE PATIO UNDERNEATH.					
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)			CONSTRUCTION TYPE: WOOD FRAME		
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: 216 OTHER: TOTAL FLOOR AREA: 216		FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:		# BEDROOMS: ROAD TYPE: WATER TYPE PUBLIC HEATING SYSTEM: FIREPLACE:	
		# BATHROOMS: SPRINKLER: SEWER TYPE PUBLIC CENTRAL AIR:			

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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 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	11/21/2023	FLOODPLAIN ZONE	N/A		
FRONT	FRONT	ZONING	11/29/2023	PLUMBING	N/A		
SIDE	SIDE	SEDIMENT	N/A	ENV. HEALTH	11/22/2023		
REAR	REAR	PUB. SEWER	11/21/2023	HISTORIC	N/A		
SIDE STREET	SIDE STREET	S.W. MGT.	11/27/2023	SHA	N/A		
MAX. HGHT	MAX. HGHT	ENTRANCE	N/A	MECHANICAL	N/A		
		FIRE MARSHAL	N/A	ELECTRICAL	N/A		
		BACKFLOW	N/A	FOOD SERVICE	N/A		

DATE APPROVED: 12-29-23 ADMINISTRATOR APPROVAL: [Signature]



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

BUILDING PERMIT No.: BR23-11-0813
 Date of Application: 11/21/2023

BUILDING PERMIT

BUILDING LOCATION 362 ALLISON JANE DR STEVENSVILLE TAX ACCOUNT 1804123069 SUBDIVISION ELLENDALE CRITICAL AREA YES ACREAGE TAX MAP 0056 GRID 0011 PARCEL 0020 SECTION BLOCK LOT H-12 ZONED SMPD FRONTAGE DEPTH		PROPERTY OWNERS: RELIABLE DEVELOPMENT 2410 EVERGREEN RD GAMBRILLS, MD 21054 HOME PHONE: (410) 987-0313 APPLICANT: BALDWIN HOMES INC 1049 Md Rt 3 N-F11 GAMBRILLS, MD 21054 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 \$7,500.00		FEES ZONING \$55.00 COPIES AND MISC \$10.00 BOCA FEE \$35.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: CONSTRUCT ADDITION TO TOWNHOME UNDER CONSTRUCTION OF AN 18' X 12' DECK WITH AN 8' X 10' CONCRETE PATIO UNDERNEATH.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: 216 OTHER: TOTAL FLOOR AREA: 216	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE PUBLIC HEATING SYSTEM: FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE PUBLIC CENTRAL AIR:

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Conditions:
 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 10 FT
SIDE FT	SIDE 3/10 FT
REAR FT	REAR 10 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	TD	11/21/2023
ZONING	KS	11/29/2023
SEDIMENT		N/A
PUB. SEWER	DT	11/21/2023
S.W. MGT.	KN	11/27/2023
ENTRANCE		N/A
FIRE MARSHAL		N/A
BACKFLOW		N/A

FLOODPLAIN ZONE	N/A
PLUMBING	N/A
ENV. HEALTH	JEN 11/22/2023
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	N/A
FOOD SERVICE	N/A

DATE APPROVED: 12-29-23

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.: BR23-11-0818
 Date of Application: 11/21/2023

BUILDING PERMIT

BUILDING LOCATION 340 ALLISON JANE DR STEVENSVILLE TAX ACCOUNT 1804123069 SUBDIVISION ELLENDALE CRITICAL AREA YES ACREAGE TAX MAP 0056 GRID 0011 PARCEL 0020 SECTION BLOCK LOT H-07 ZONED SMPD FRONTAGE DEPTH		PROPERTY OWNERS: RELIABLE DEVELOPMENT 2410 EVERGREEN RD GAMBRILLS, MD 21054 HOME PHONE: (410) 987-0313 APPLICANT: BALDWIN HOMES INC 1049 Md Rt 3 N-F11 GAMBRILLS, MD 21054 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 \$7,500.00		FEES BOCA FEE \$35.00 COPIES AND MISC \$10.00 ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: CONSTRUCT ADDITION TO TOWNHOME UNDER CONSTRUCTION OF AN 18' X 12' DECK WITH A 2' CANTILEVER AND 8' X 10' CONCRETE PATIO UNDERNEATH.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: 216 OTHER: TOTAL FLOOR AREA: 216	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE PUBLIC HEATING SYSTEM: FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE PUBLIC CENTRAL AIR:

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Conditions:
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OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 10 FT
SIDE FT	SIDE 3/10 FT
REAR FT	REAR 10 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	HD	11/21/2023
ZONING	KS	11/29/2023
SEDIMENT		N/A
PUB. SEWER	DT	11/21/2023
S.W. MGT.	KN	11/27/2023
ENTRANCE		N/A
FIRE MARSHAL		N/A
BACKFLOW		N/A

FLOODPLAIN ZONE	N/A
PLUMBING	N/A
ENV. HEALTH	JEN 11/22/2023
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	N/A
FOOD SERVICE	N/A

DATE APPROVED: 12-29-23

ADMINISTRATOR APPROVAL: *Krnan 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.: BR23-11-0814

Date of Application: 11/21/2023

BUILDING PERMIT

BUILDING LOCATION 358 ALLISON JANE DR STEVENSVILLE TAX ACCOUNT 1804123069 SUBDIVISION ELLENDALE CRITICAL AREA YES ACREAGE TAX MAP 0056 GRID 0011 PARCEL 0020 SECTION BLOCK LOT H-11 ZONED SMPD FRONTAGE DEPTH		PROPERTY OWNERS: RELIABLE DEVELOPMENT 2410 EVERGREEN RD GAMBRILLS, MD 21054 HOME PHONE: (410) 987-0313 APPLICANT: BALDWIN HOMES INC 1049 Md Rt 3 N-F11 GAMBRILLS, MD 21054 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
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CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
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OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

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APPROVALS:

BUILDING	HD	11/21/2023
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SEDIMENT		N/A
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S.W. MGT.	KN	11/27/2023
ENTRANCE		N/A
FIRE MARSHAL		N/A
BACKFLOW		N/A

FLOODPLAIN ZONE	N/A
PLUMBING	N/A
ENV. HEALTH	JEN 11/22/2023
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	N/A
FOOD SERVICE	N/A

DATE APPROVED: 12-29-23 ADMINISTRATOR APPROVAL: Kwan 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.: BR23-11-0816

Date of Application: 11/21/2023

BUILDING PERMIT

BUILDING LOCATION 348 ALLISON JANE DR STEVENSVILLE TAX ACCOUNT 1804123069 SUBDIVISION ELLENDALE CRITICAL AREA YES ACREAGE TAX MAP 0056 GRID 0011 PARCEL 0020 SECTION BLOCK LOT H-09 ZONED SMPD FRONTAGE DEPTH		PROPERTY OWNERS: RELIABLE DEVELOPMENT 2410 EVERGREEN RD GAMBRILLS, MD 21054 HOME PHONE: (410) 987-0313 APPLICANT: BALDWIN HOMES INC 1049 Md Rt 3 N-F11 GAMBRILLS, MD 21054 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
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UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: 216 OTHER: TOTAL FLOOR AREA: 216	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE PUBLIC HEATING SYSTEM: FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE PUBLIC CENTRAL AIR:

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OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 10 FT
SIDE FT	SIDE 3/10 FT
REAR FT	REAR 10 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	TD	11/21/2023
ZONING	FS	11/29/2023
SEDIMENT		N/A
PUB. SEWER	DT	11/21/2023
S.W. MGT.	KN	11/27/2023
ENTRANCE		N/A
FIRE MARSHAL		N/A
BACKFLOW		N/A

FLOODPLAIN ZONE	N/A
PLUMBING	N/A
ENV. HEALTH	JEN 11/22/2023
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	N/A
FOOD SERVICE	N/A

DATE APPROVED: 12-29-23

ADMINISTRATOR APPROVAL: *Kiran G Swinson*



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

BUILDING PERMIT No.: BR23-12-0885

Date of Application: 12/15/2023

BUILDING PERMIT

BUILDING LOCATION 223 BLAKEFIELD DR CHESTERTOWN TAX ACCOUNT 1807020244 SUBDIVISION BLAKEFIELD CRITICAL AREA NO ACREAGE 1 TAX MAP 0010 GRID 0011 PARCEL 0004 SECTION BLOCK LOT 6 ZONED AG FRONTAGE DEPTH			PROPERTY OWNERS: DIXON, TOBIN 802 SHINE SMITH RD SUDLERSVILLE, MD 21668 HOME PHONE: (410) 708-7335 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 \$1,500.00			FEES BOCA FEE \$35.00 ZONING \$55.00		
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000					
DESCRIPTION OF WORK: CONSTRUCT ADDITION TO SFD UNDER CONSTRUCTION OF A 20' X 12' REAR DECK					
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)			CONSTRUCTION TYPE: WOOD FRAME		
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: 240 OTHER: TOTAL FLOOR AREA: 240		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. AFFORESTATION SIGNS MUST BE IN PLACE PRIOR TO CERTIFICATE OF OCCUPANCY.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING HD	12/27/2023	FLOODPLAIN ZONE	N/A		
FRONT FT	FRONT 40 FT	ZONING R0	12/26/2023	PLUMBING	N/A		
SIDE FT	SIDE 20 FT	SEDIMENT	N/A	ENV. HEALTH JEN	12/28/2023		
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: 12-29-23 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.: BR23-11-0830

Date of Application: 11/28/2023

BUILDING PERMIT

BUILDING LOCATION 102 KESTREL LN CHESTER TAX ACCOUNT 1804126362 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.188 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 298 ZONED SMPD FRONTAGE 66 DEPTH 125		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 ELECT. PERMIT \$135.00 4SEASNDRRRA \$7,750.00 SINGLE LOT \$55.00 ZONING \$55.00 MHB FEE \$50.00 SPRINKLER \$150.00 ELECT. ADMIN. \$10.00 BOCA FEE \$404.92																															
<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>HVAC</td> <td>MCCREA EQUIPMENT COMPANY, INC</td> <td>HR-616</td> <td>(301) 423-6623</td> <td>H-1375-23</td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-1388-23</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS SERVICES</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>ER23-11-0830</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-1379-23</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		HVAC	MCCREA EQUIPMENT COMPANY, INC	HR-616	(301) 423-6623	H-1375-23	SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-1388-23	ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 261-4943	ER23-11-0830	PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1379-23
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ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 261-4943	ER23-11-0830																													
PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1379-23																													
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 39'4" X 76'4" OVERALL TO INCLUDE 20' X 20' & 10' X 16'3" (3) CAR GARAGE, 6' X 13'4" X 6' X 14' "L" SHAPED PORCH, AND 12' X 15'2" SCREENED/COVERED PATIO. SECOND FLOOR 16'5" X 39'4" WITH LOFT. MODEL: KERR ED (PLANS IN REVERSE) PHASE III 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 2,127 SECOND FLOOR: 646 THIRD FLOOR: FOURTH FLOOR: GARAGE: 560 CARPOR: DECK: PORCH: 162 OTHER: 180 SCREENED/COVERED PATIO TOTAL FLOOR AREA: 3,675		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: 3 ROAD TYPE: BATHROOMS: 3 WATER TYPE: PUBLIC SPRINKLER: YES HEATING SYSTEM: GAS SEWER TYPE: PUBLIC FIREPLACE: GAS 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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. 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 20 FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING <i>HD</i>	12/04/2023	FLOODPLAIN ZONE <i>KD</i>	12/04/2023
ZONING <i>RO</i>	12/06/2023	PLUMBING <i>Ch</i>	12/12/2023
SEDIMENT <i>TR</i>	09/23/2021	ENV. HEALTH <i>JEN</i>	12/04/2023
PUB. SEWER <i>DT</i>	12/05/2023	HISTORIC	N/A
S.W. MGT <i>KN</i>	12/04/2023	SHA	N/A
ENTRANCE <i>DS</i>	12/04/2023	MECHANICAL <i>Ch</i>	12/12/2023
FIRE MARSHAL <i>WL</i>	12/27/2023	ELECTRICAL	12/04/2023
BACKFLOW <i>Ch</i>	12/12/2023	FOOD SERVICE	N/A

DATE APPROVED: 12-29-23

ADMINISTRATOR APPROVAL: *Kieran 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.: BR23-11-0833

Date of Application: 11/28/2023

BUILDING PERMIT

BUILDING LOCATION 347 KINGFISHER LN CHESTER TAX ACCOUNT 1804126619 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.179 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 579 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																															
EXISTING USE VACANT LOT PROPOSED USE 4SEASONS -SFD REVISED PROPOSED USE CONSTRUCTION VALUE \$195,000.00		FEES <table border="0"> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$135.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>4SEASNDRRRA</td> <td>\$7,750.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$421.32</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> </table>		SINGLE LOT	\$55.00	ZONING	\$55.00	ELECT. PERMIT	\$135.00	SPRINKLER	\$150.00	ELECT. ADMIN.	\$10.00	4SEASNDRRRA	\$7,750.00	BOCA FEE	\$421.32	MHB FEE	\$50.00														
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BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,963 THIRD FLOOR: GARAGE: 511 DECK: OTHER: 290 SCREENED PATIO TOTAL FLOOR AREA: 3,785		<table border="0"> <tr> <td># BEDROOMS: 3</td> <td># BATHROOMS: 4</td> </tr> <tr> <td>ROAD TYPE: COUNTY</td> <td>SPRINKLER: YES</td> </tr> <tr> <td>WATER TYPE: PUBLIC</td> <td>SEWER TYPE: PUBLIC</td> </tr> <tr> <td>HEATING SYSTEM: GAS</td> <td>CENTRAL AIR: YES</td> </tr> <tr> <td>FIREPLACE: GAS</td> <td></td> </tr> </table>		# 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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Conditions:
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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>HD</i>	12/04/2023	FLOODPLAIN ZONE <i>KA</i>	12/04/2023
ZONING <i>KO</i>	12/12/2023	PLUMBING <i>Ch</i>	12/12/2023
SEDIMENT <i>AR</i>	09/23/2021	ENV. HEALTH <i>JEN</i>	12/04/2023
PUB. SEWER <i>DT</i>	12/05/2023	HISTORIC	N/A
S.W. MGT. <i>KN</i>	12/04/2023	SHA	N/A
ENTRANCE <i>DB</i>	12/04/2023	MECHANICAL <i>Ch</i>	12/12/2023
FIRE MARSHAL <i>JM</i>	12/27/2023	ELECTRICAL	12/04/2023
BACKFLOW <i>Ch</i>	12/12/2023	FOOD SERVICE	N/A

DATE APPROVED: 12-29-23

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.: BR23-11-0831

Date of Application: 11/28/2023

BUILDING PERMIT

BUILDING LOCATION 103 PEREGRINE DR CHESTER TAX ACCOUNT 1804126399 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.182 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 335 ZONED SMPD FRONTAGE 66 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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BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,143 THIRD FLOOR: GARAGE: 567 DECK: OTHER: 180 SCREENED/COVERED PATIO TOTAL FLOOR AREA: 2,938	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH: 48	# 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:

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. 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 20 FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING <i>THD</i>	12/04/2023	FLOODPLAIN ZONE <i>KN</i>	12/04/2023
ZONING <i>RO</i>	12/06/2023	PLUMBING <i>STEN</i>	12/12/2023
SEDIMENT <i>TR</i>	09/23/2021	ENV. HEALTH <i>JEN</i>	12/04/2023
PUB. SEWER <i>DT</i>	12/05/2023	HISTORIC	N/A
S.W. MGT. <i>KN</i>	12/04/2023	SHA	N/A
ENTRANCE <i>DB</i>	12/04/2023	MECHANICAL <i>Ch</i>	12/12/2023
FIRE MARSHAL <i>JM</i>	12/27/2023	ELECTRICAL	12/04/2023
BACKFLOW <i>Ch</i>	12/12/2023	FOOD SERVICE	N/A

DATE APPROVED: 12-29-23

ADMINISTRATOR APPROVAL: Krnan G Ewinson



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

ZONING CERTIFICATE #: Z23-12-0394

Date of Application: 12/12/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805031923	276 HICKORY RIDGE DR	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SOUTH, DAVID & BARBARA	TAX MAP 059A	BLOCK	PARCEL 0165
OWNER ADDRESS:	276 HICKORY RIDGE DR QUEENSTOWN, MD 21658	LOT	SECTION	ZONED NC-1
HOME PHONE:	(410) 310-0379	CRITICAL AREA YES		ACREAGE 1.28
		SUBDIVISION HICKORY RIDGE		
		BUILDING VALUE \$2,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	DAVID & BARBARA SOUTH	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	276 Hickory Ridge Dr QUEENSTOWN, MD 21658	ELECTRICAL PERMIT #:	
PHONE:	(410) 310-0379	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: INSTALL 10' X 16' SHED.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	12/21/2023 GJH
S.W. MGT.	12/21/2023 KN
ZONING	12/21/2023 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:
 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.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 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.

ADMINISTRATOR APPROVAL: *Kieran J. Stinson* DATE APPROVED: 12-29-23