



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

BUILDING PERMIT No.: BR23-12-0868

Date of Application: 12/08/2023

BUILDING PERMIT

BUILDING LOCATION 253 BLAKEFIELD DR CHESTERTOWN TAX ACCOUNT 1807020295 SUBDIVISION BLAKEFIELD CRITICAL AREA NO ACREAGE 1 TAX MAP 0010 GRID 0011 PARCEL 0004 SECTION BLOCK LOT 11 ZONED AG FRONTAGE DEPTH			PROPERTY OWNERS: DIXON, TYLER & SARA PO BOX 123 CHURCH HILL, MD 21623 HOME PHONE: (410) 562-6200 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																																		
EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$250,000.00			FEES <table border="0"> <tr> <td>3 PERCENT</td> <td>\$196.91</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>ADMIN FEE TO</td> <td></td> <td>BALANCE OF</td> <td></td> </tr> <tr> <td>IMPACT FEE</td> <td></td> <td>FIRE DIST 5</td> <td>\$1,234.20</td> </tr> <tr> <td></td> <td></td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>SCHOOLS</td> <td>\$10,703.88</td> <td>ROADS FEE</td> <td>\$500.00</td> </tr> <tr> <td>PARKS & REC</td> <td>\$1,189.32</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>ELECT. PERMIT</td> <td>\$95.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$348.32</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> </table>			3 PERCENT	\$196.91	ZONING	\$55.00	ADMIN FEE TO		BALANCE OF		IMPACT FEE		FIRE DIST 5	\$1,234.20			MHB FEE	\$50.00	SCHOOLS	\$10,703.88	ROADS FEE	\$500.00	PARKS & REC	\$1,189.32	ELECT. ADMIN.	\$10.00	SPRINKLER	\$150.00	ELECT. PERMIT	\$95.00	BOCA FEE	\$348.32	SINGLE LOT	\$55.00
3 PERCENT	\$196.91	ZONING	\$55.00																																		
ADMIN FEE TO		BALANCE OF																																			
IMPACT FEE		FIRE DIST 5	\$1,234.20																																		
		MHB FEE	\$50.00																																		
SCHOOLS	\$10,703.88	ROADS FEE	\$500.00																																		
PARKS & REC	\$1,189.32	ELECT. ADMIN.	\$10.00																																		
SPRINKLER	\$150.00	ELECT. PERMIT	\$95.00																																		
BOCA FEE	\$348.32	SINGLE LOT	\$55.00																																		
<table border="0"> <tr> <td>CONTRACTORS</td> <td>NAME</td> <td>LICENSE #</td> <td>PHONE#</td> <td>PERMIT#</td> </tr> <tr> <td>MHBR</td> <td>JOHN EDWARD DIXON SR.</td> <td>MHBR-7809</td> <td>(410) 490-0172</td> <td></td> </tr> <tr> <td>SPRINKLER</td> <td>FIRE TECH</td> <td>MSC-#268</td> <td>(240) 750-0487</td> <td>BF-0036-24</td> </tr> <tr> <td>ELECTRICIAN</td> <td>DIXON ELECTRIC</td> <td>E-#567</td> <td>(410) 490-0172</td> <td>ER23-12-0868</td> </tr> <tr> <td>HVAC</td> <td>CLEAN AIR HEATING & AIR</td> <td>HM-062</td> <td>(410) 633-8350</td> <td>H-0059-24</td> </tr> <tr> <td>PLUMBER</td> <td>ANYTIME PLUMBING</td> <td>PR-022</td> <td>(410) 438-3856</td> <td>P-0035-24</td> </tr> </table>			CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	JOHN EDWARD DIXON SR.	MHBR-7809	(410) 490-0172		SPRINKLER	FIRE TECH	MSC-#268	(240) 750-0487	BF-0036-24	ELECTRICIAN	DIXON ELECTRIC	E-#567	(410) 490-0172	ER23-12-0868	HVAC	CLEAN AIR HEATING & AIR	HM-062	(410) 633-8350	H-0059-24	PLUMBER	ANYTIME PLUMBING	PR-022	(410) 438-3856	P-0035-24					
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																																	
MHBR	JOHN EDWARD DIXON SR.	MHBR-7809	(410) 490-0172																																		
SPRINKLER	FIRE TECH	MSC-#268	(240) 750-0487	BF-0036-24																																	
ELECTRICIAN	DIXON ELECTRIC	E-#567	(410) 490-0172	ER23-12-0868																																	
HVAC	CLEAN AIR HEATING & AIR	HM-062	(410) 633-8350	H-0059-24																																	
PLUMBER	ANYTIME PLUMBING	PR-022	(410) 438-3856	P-0035-24																																	
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 55' X 56' OVERALL TO INCLUDE 20' X 12' REAR DECK, 33' X 6' FRONT PORCH, AND 22' X 25' GARAGE. SECOND FLOOR 33' X 34' OVERALL.																																					
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)			CONSTRUCTION TYPE: WOOD FRAME																																		
UNFIN. BASEMENT: FIRST FLOOR: 1,122 THIRD FLOOR: GARAGE: 550 DECK: 240 OTHER: TOTAL FLOOR AREA: 3,232		FIN BASEMENT: SECOND FLOOR: 1122 FOURTH FLOOR: CARPORT: PORCH: 198		# BEDROOMS: 3 # BATHROOMS: 3 ROAD TYPE: SPRINKLER: YES WATER TYPE PRIVATE SEWER TYPE PRIVATE HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES 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. AFFORESTATION SIGNS MUST BE IN PLACE PRIOR TO CERTIFICATE OF OCCUPANCY. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN THE SCHOOL, FIRE, AND PARK LAND IMPACT FEES OF \$6,563.70 HAVE BEEN DEFERRED. NO TEMPORARY OR FINAL OCCUPANCY CERTIFICATE WILL BE ISSUED UNTIL FEES HAVE BEEN PAID. 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

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

APPROVALS:

BUILDING	HD	12/22/2023
ZONING	RO	12/22/2023
SEDIMENT	DS	12/22/2023
PUB. SEWER		N/A
S.W. MGT.	KN	12/21/2023
ENTRANCE	DB	12/22/2023
FIRE MARSHAL	LB	01/16/2024
BACKFLOW	CH	01/11/2024

FLOODPLAIN ZONE	KN	12/21/2023
PLUMBING	CH	01/11/2024
ENV. HEALTH	JEN	12/22/2023
HISTORIC		N/A
SHA		N/A
MECHANICAL	CH	01/11/2024
ELECTRICAL		01/16/2024
FOOD SERVICE		N/A

DATE APPROVED: 1-30-24

ADMINISTRATOR APPROVAL: Kiran J. Ginson



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

ZONING CERTIFICATE #: Z23-12-0397

Date of Application: 12/13/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803043568	740 DULIN CLARK RD	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	FIELDS, JAMES & NICOLE	TAX MAP 0043	BLOCK	PARCEL 0116
OWNER ADDRESS:	740 DULIN CLARK RD CENTREVILLE, MD 21617	LOT 2	SECTION	ZONED NC-2
HOME PHONE:	(410) 218-9583	CRITICAL AREA NO		ACREAGE 2.92
		SUBDIVISION		
		BUILDING VALUE \$70,000.00		
		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 #: EZ23-12-0397	
PHONE:	(302) 396-0534	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENCE	PROPOSED USE: POOL/SPA	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 3 FT	REAR: 3 FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: REMOVE EXISTING POOL AND POOL PATIO. INSTALL 39' X 18' INGROUND CONCRETE POOL WITH 1098 SQFT PATIO/WALKWAY AND 4' X 8' EQUIPMENT PAD.			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	01/05/2024 CLOWE-155
ENV. HEALTH	01/03/2023 GJH
S.W. MGT.	01/02/2024 KN
ZONING	12/28/2023 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.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Vnanj Givison* DATE APPROVED: *1-30-24*



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

ZONING CERTIFICATE #: Z23-11-0365

Date of Application: 11/06/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804063503	1563 3B POSTAL RD SUITE A2/A3	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	RAINBOW PLAZA LLC	TAX MAP 0057	BLOCK	PARCEL 0193
OWNER ADDRESS:	116 S PINEY RD 208 CHESTER, MD 21619	LOT	SECTION	ZONED TC
HOME PHONE:		CRITICAL AREA NO		ACREAGE
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	DIDONATO PROPERTY MANAGEMENT	ZONING FEE: \$130.00	FM FEE: \$100.00
ADDRESS:	116 South Piney Rd CHESTER, MD 21619	ELECTRICAL PERMIT #:	
PHONE:	(410) 604-0020	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	VACANT COMMERCIAL	PROPOSED USE: USE PERMIT	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: USE PERMIT FOR "ISLAND SKINCARE" 340 SQFT (1) EMPLOYEE			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	12/14/2023 JEN
FIRE MARSHAL	01/12/2024 JL
SANITARY DEPT	12/19/2023 DT
ZONING	12/14/2023 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:

FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: Vivian J. Sunson DATE APPROVED: 1-30-24