



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

BUILDING PERMIT No.: BR24-02-0086

Date of Application: 02/06/2024

BUILDING PERMIT

BUILDING LOCATION 103 KESTREL LN CHESTER TAX ACCOUNT 1804126361 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.227 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 297 ZONED SMPD FRONTAGE 72 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>ZONING</td> <td>\$55.00</td> <td>4SEASNDRRRA</td> <td>\$7,750.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$421.32</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>ELECT. PERMIT</td> <td>\$155.00</td> </tr> </table>		ZONING	\$55.00	4SEASNDRRRA	\$7,750.00	SPRINKLER	\$150.00	MHB FEE	\$50.00	BOCA FEE	\$421.32	SINGLE LOT	\$55.00	ELECT. ADMIN.	\$10.00	ELECT. PERMIT	\$155.00														
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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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. 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. EV CHARGING STATION REQUIRED.

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>	02/14/2024	FLOODPLAIN ZONE <i>HD</i>	02/15/2024
ZONING <i>MO</i>	02/22/2024	PLUMBING <i>Ch</i>	02/14/2024
SEDIMENT <i>TK</i>	01/25/2024	ENV. HEALTH <i>JEN</i>	02/14/2024
PUB. SEWER <i>ST</i>	02/20/2024	HISTORIC	N/A
S.W. MGT. <i>KN</i>	02/15/2024	SHA	N/A
ENTRANCE <i>DS</i>	02/13/2024	MECHANICAL <i>Ch</i>	02/14/2024
FIRE MARSHAL <i>JM</i>	02/29/2024	ELECTRICAL	02/09/2024
BACKFLOW <i>Ch</i>	02/14/2024	FOOD SERVICE	N/A

DATE APPROVED: 3-11-24

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.: BR24-02-0097
 Date of Application: 02/12/2024

BUILDING PERMIT

BUILDING LOCATION 203 PEREGRINE DR CHESTER TAX ACCOUNT 1804126389 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.202 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 325 ZONED SMPD FRONTAGE 55 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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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:
 EV CHARGING STATION REQUIRED. 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. 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				APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE			BUILDING <i>HD</i>	02/14/2024	FLOODPLAIN ZONE <i>KN</i>	02/15/2024
FRONT	FRONT	20 FT		ZONING <i>MO</i>	02/22/2024	PLUMBING <i>Ch</i>	02/27/2024
SIDE	SIDE	5 FT		SEDIMENT <i>AV</i>	09/23/2021	ENV. HEALTH <i>JEN</i>	02/14/2024
REAR	REAR	10 FT		PUB. SEWER <i>DT</i>	02/20/2024	HISTORIC	N/A
SIDE STREET	SIDE STREET	FT		S.W. MGT. <i>KN</i>	02/15/2024	SHA	N/A
MAX. HGHT	MAX. HGHT	40 FT		ENTRANCE <i>DB</i>	02/13/2024	MECHANICAL <i>Ch</i>	02/27/2024
				FIRE MARSHAL <i>JM</i>	02/29/2024	ELECTRICAL	02/21/2024
				BACKFLOW <i>Ch</i>	02/27/2024	FOOD SERVICE	N/A

DATE APPROVED: 3-11-24 ADMINISTRATOR APPROVAL: *Kiran 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.: BC24-01-0005

Date of Application: 01/23/2024

BUILDING PERMIT

BUILDING LOCATION 172 BLUE RIBBON LN GRASONVILLE TAX ACCOUNT 1805051584 SUBDIVISION CRITICAL AREA YES ACREAGE 28.39 TAX MAP 0065 GRID 0012 PARCEL 0056 SECTION BLOCK LOT 1 ZONED CS FRONTAGE DEPTH			PROPERTY OWNERS: TALISMAN THERAPEUTIC RIDING INC 300 TALISMAN FARM CIR GRASONVILLE, MD 21638 HOME PHONE: (443) 239-9400 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
EXISTING USE AGRICULTURE PROPOSED USE RENOVATION TO FARM BLDG REVISED PROPOSED USE CONSTRUCTION VALUE \$40,000.00			FEES ELECT. PERMIT \$160.00 ZONING \$55.00 ELECT. ADMIN. \$10.00 RENOVATION \$280.00 PERMIT FEE		
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000 ELECTRICIAN RJ BEASLEY ELECTRIC E-#900 (410) 604-3950 EC24-01-0005 PLUMBER LINDY J JONES & SONS PR-6486 (410) 643-5160 P-0253-24 HVAC W. SCOTT JONES MECHANICAL HM-121 (410) 643-4555 H-0252-24			DESCRIPTION OF WORK: RENOVATION TO EXISTING 75' X 24' POLE BARN (Z24-01-0019) TO CREATE (2) 13' X 11' CONDITIONED ROOMS FOR STORAGE AND STAFF USE ONLY, (1) 3'9" X 11' UTILITY ROOM, AND (1) 5' X 11' BATHROOM.		
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 1,800 SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPOR: DECK: PORCH: OTHER: TOTAL FLOOR AREA: 1,800			CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: # BATHROOMS: 1 ROAD TYPE: SPRINKLER: NO 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:
 NOT APPROVED FOR PUBLIC OCCUPANCY. 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	02/01/2024	FLOODPLAIN ZONE	N	02/01/2024
FRONT	FRONT	ZONING	MO	02/05/2024	PLUMBING	Ch	02/21/2024
SIDE	SIDE	SEDIMENT		N/A	ENV. HEALTH	GJH	02/02/2024
REAR	REAR	PUB SEWER		N/A	HISTORIC		N/A
SIDE STREET	SIDE STREET	S.W. MGT.		N/A	SHA		N/A
MAX. HGHT	MAX. HGHT	ENTRANCE		N/A	MECHANICAL	Ch	02/21/2024
		FIRE MARSHAL		N/A	ELECTRICAL		02/07/2024
		BACKFLOW		N/A	FOOD SERVICE		N/A

DATE APPROVED: 3-11-24

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 #: Z23-03-0107

Date of Application: 03/24/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804017307	113 TOUHEY DR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	FIGLIOTTI, MICHAEL	TAX MAP 0076	BLOCK P	PARCEL 0065
OWNER ADDRESS:	113 TOUHEY DR STEVENSVILLE, MD 21666	LOT 19	SECTION 2	ZONED NC-20
HOME PHONE:	(585) 484-7344	CRITICAL AREA NO		ACREAGE 0.46
		SUBDIVISION ROMANCOKE ON THE BAY		
		BUILDING VALUE \$1,200.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	MICHAEL FIGLIOTTI	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	113 Touhey Dr STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:		
PHONE:	(585) 484-7344	PLUMBING PERMIT #:		
		GAS PERMIT #:		
		STAKED?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	RESIDENTIAL	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 A 10' X 7' PREFAB SHED				

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	05/15/2023 JFW
S.W. MGT.	02/16/2024 KN
SKI	05/16/2023 LG
ZONING	05/11/2023 JP

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.
 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.
 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.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

ADMINISTRATOR APPROVAL: *Walter J. Surson* DATE APPROVED: 3-11-24



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

ZONING CERTIFICATE #: Z24-02-0034

Date of Application: 02/01/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805021774	102 ICE HOUSE POINT DR	QUEENSTOWN

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: GRAY, GEORGE & ANN	TAX MAP 0077 BLOCK PARCEL 0004
OWNER ADDRESS: 4500 CHESAPEAKE ST NW WASHINGTON, DC 20016	LOT 28 SECTION 1 ZONED NC-5
HOME PHONE: (617) 869-5154	CRITICAL AREA YES ACREAGE 6.02
	SUBDIVISION BENNETTS POINT
	BUILDING VALUE \$16,000.00
	WATER TYPE PRIVATE SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME: GEORGE & ANN GRAY	ZONING FEE: \$75.00 FM FEE:
ADDRESS: 4500 Chesapeake St NW WASHINGTON, DC 20016	ELECTRICAL PERMIT #: EZ24-02-0034
PHONE: (617) 869-5154	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: 35 FT SIDE: 3 FT REAR: 100 FT SIDE STREET: FT HEIGHT: FT	
WORK DESCRIPTION: INSTALL 7'3" X 7'3" HOT TUB ON 8.75' X 11.5" GRAVEL BASE.	

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	02/15/2024 KLEPPINGER E-282
ENV. HEALTH	02/16/2024 JEN
FLOODPLAIN ZONE	02/16/2024 KN
ZONING	02/20/2024 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 ESTABLISHMENT PLAN. CALL 410-758-4088 FOR INSPECTION.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.

ADMINISTRATOR APPROVAL: *Vivian J. Sumner* DATE APPROVED: 3-11-24



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

ZONING CERTIFICATE #: Z24-01-0011

Date of Application: 01/11/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805021952	3202 BENNETT POINT RD	QUEENSTOWN

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: HOORAZAR, NILOUFAR TEKMEN, AHMET	TAX MAP 0077 BLOCK PARCEL 0004 LOT 44 SECTION 1 ZONED NC-5
OWNER ADDRESS: 2709 36TH ST NW WASHINGTON, DC	CRITICAL AREA YES ACREAGE 5.13 SUBDIVISION BENNETT POINT
HOME PHONE:	BUILDING VALUE \$75,000.00 WATER TYPE PRIVATE SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME: HOORAZAR, NILOOUFAR	ZONING FEE: \$75.00 FM FEE:
ADDRESS: 2709 36TH ST NW WASHINGTON, DC	ELECTRICAL PERMIT #: EZ24-01-0011
PHONE:	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
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MINIMUM YARD REQUIREMENTS:				
FRONT: 35 FT	SIDE: 3 FT	REAR: 100 FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: RENOVATE AND EXTEND EXISTING POOL AND CONCRETE DECKING. POOL SIZE TO INCREASE TO 26' X 60' INCLUDING 8' X 16' INSET SPA WITH 1015 SQ' PAVER DECKING

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	03/08/2024 LEMERE E-1612
ENV. HEALTH	01/23/2024 GJH
S.W. MGT.	01/19/2024 KN
ZONING	02/01/2024 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:

MUST COMPLY WITH APPROVED BUFFER ESTABLISHMENT PLAN. CALL 410-758-4088 WHEN PLANTED. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Arnell Sunson* DATE APPROVED: 3-11-24