



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

ZONING CERTIFICATE #: Z24-02-0056

Date of Application: 02/15/2024

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803012344	400 FORT POINT LN	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	TATTLE TRUSTEES, PETER & JILLIAN	TAX MAP 0035	BLOCK	PARCEL 0027
OWNER ADDRESS:	PO BOX 719 CENTREVILLE, MD 21617	LOT	SECTION	ZONED CS
HOME PHONE:	(609) 947-4239	CRITICAL AREA YES		ACREAGE 15.08
		SUBDIVISION		
		BUILDING VALUE \$65,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	COASTAL DOCK & PILE INC	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	P.O. Box 124 CHURCH HILL, MD 21623	ELECTRICAL PERMIT #:	
PHONE:	(410) 810-1066	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENCE/AGRICULTURAL	PROPOSED USE:	PIER
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: REPLACE IN KIND FRAMING & DECKING ON EXISTING PILINGS FOR A 5' X 32" WALKWAY OVER MARSH TO 5' X 135' PIER WITH 10' X 20' PLATFORM AND 3' X 12' FINGER PIER. TOTAL LENGTH OF PIER = 145'			

**AGENCY APPROVALS:**

Name	Completed Date
FLOODPLAIN ZONE	05/16/2024 KN
ZONING	05/10/2024 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:**  
 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.  
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION.  
 FLOOD ZONE: AE BFE: 7 ALL ELECTRICAL/MECHANICAL MUST BE ELEVATED TO FPE:9 FEET

ADMINISTRATOR APPROVAL: *Vivian Q. Stanton* DATE APPROVED: 5-24-24



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

ZONING CERTIFICATE #: Z23-04-0133

Date of Application: 04/14/2023

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803043096	425 BLACK DUCK DR	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MICA FARMS WEST LLC	TAX MAP 0034	BLOCK	PARCEL 0057
OWNER ADDRESS:	3930 CHURCH HILL RD CHURCH HILL, MD 21623	LOT 8	SECTION	ZONED CS
HOME PHONE:	(410) 708-0799	CRITICAL AREA YES		ACREAGE 46.39
		SUBDIVISION	CORSICA RIVER ESTATES	
		BUILDING VALUE	\$30,000.00	
		WATER TYPE	PRIVATE	SEWER TYPE PRIVATE

APPLICANT INFORMATION		PERMIT FEES	
NAME:	HEATHERWOOD CONSULTING	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	9879 Fox Hill Ct ELLCOTT CITY, MD 21042	ELECTRICAL PERMIT #: EZ23-04-0133	
PHONE:	(410) 781-8282	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	AGRICULTURE/RESIDENCE	PROPOSED USE: PIER	

MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: CONSTRUCT A 140' X 6' PIER WITH 10' X 20' PLATFORM, 30' X 3' FINGER PIER, (4) PILING, AND (1) BOAT LIFT WITH ASSOCIATED PILES. TOTAL LENGTH OF PIER = 150'

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	04/24/2024 KIMBLE E-1219
FLOODPLAIN ZONE	05/13/2024 KN
ZONING	05/10/2024 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 MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION.  
 FLOOD ZONE: BFE: VE 8 ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 10 FT  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 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.

ADMINISTRATOR APPROVAL: *Vivian J. Sunson* DATE APPROVED: 5-24-24



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

BUILDING PERMIT No.: BR24-03-0204

Date of Application: 03/21/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 114 PEREGRINE DR CHESTER  <b>TAX ACCOUNT</b> 1804126403 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.126 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 339 <b>ZONED SMPD</b> <b>FRONTAGE</b> 45 <b>DEPTH</b> 122		<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>MHB FEE</td> <td>\$50.00</td> <td>BOCA FEE</td> <td>\$292.48</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>4SEASNDRRRA</td> <td>\$7,750.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>ELECT. PERMIT</td> <td>\$155.00</td> </tr> </table>		MHB FEE	\$50.00	BOCA FEE	\$292.48	SINGLE LOT	\$55.00	SPRINKLER	\$150.00	4SEASNDRRRA	\$7,750.00	ELECT. ADMIN.	\$10.00	ZONING	\$55.00	ELECT. PERMIT	\$155.00														
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CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																													
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ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 261-4943	ER24-03-0204																													
PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0451-24																													
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 1 STORY SFD. 35' X 80'4" OVERALL TO INCLUDE 19'8" X 20'2" GARAGE, 5' X 4'4" & 6'16'6" FRONT PORCH, AND 10'2" X 18'8" COVERED PATIO.  <b>MODEL:</b> JENKINS II FD (IN REVERSE) PHASE III 55+ AGE RESTRICTED COMMUNITY.																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 1,996 <b>THIRD FLOOR:</b> <b>GARAGE:</b> 398 <b>DECK:</b> <b>OTHER:</b> 190 COVERED PATIO <b>TOTAL FLOOR AREA:</b> 2,658	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 74	<b># BEDROOMS:</b> 2 <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>FIREPLACE:</b> GAS	<b># BATHROOMS:</b> 2 <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> PUBLIC <b>CENTRAL AIR:</b> 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 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**

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 <b>HD</b>	04/04/2024	FLOODPLAIN ZONE <b>KA</b>	04/08/2024
ZONING <b>MO</b>	05/17/2024	PLUMBING <b>CA</b>	04/11/2024
SEDIMENT <b>TR</b>	01/25/2024	ENV. HEALTH <b>JEN</b>	04/08/2024
PUB. SEWER <b>DT</b>	04/03/2024	HISTORIC	N/A
S.W. MGT. <b>KN</b>	04/08/2024	SHA	N/A
ENTRANCE <b>DB</b>	04/04/2024	MECHANICAL <b>CA</b>	04/11/2024
FIRE MARSHAL <b>JB</b>	04/17/2024	ELECTRICAL	03/27/2024
BACKFLOW <b>CA</b>	04/11/2024	FOOD SERVICE	N/A

DATE APPROVED:

5-24-24

ADMINISTRATOR APPROVAL:

*Wendy J. Spinson*



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

BUILDING PERMIT No.: BR24-04-0308  
 Date of Application: 04/24/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 234 PEREGRINE DR CHESTER  <b>TAX ACCOUNT</b> 1804126419 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.126 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 355 <b>ZONED SMPD</b> <b>FRONTAGE</b> 45 <b>DEPTH</b> 122		<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																															
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<b>CONTRACTORS</b>	<b>NAME</b>	<b>LICENSE #</b>	<b>PHONE#</b>	<b>PERMIT#</b>																													
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<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> FIRST FLOOR: 1,906 THIRD FLOOR: GARAGE: 394 DECK: OTHER: 128 COVERED PATIO <b>TOTAL FLOOR AREA:</b> 3,359	<b>FIN BASEMENT:</b> SECOND FLOOR: 901 FOURTH FLOOR: CARPORT: PORCH: 30	<b># BEDROOMS:</b> 4 <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>FIREPLACE:</b> GAS	<b># BATHROOMS:</b> 3 <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> PUBLIC <b>CENTRAL AIR:</b> YES																														

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**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>
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	TD	04/30/2024	FLOODPLAIN ZONE	KA	04/30/2024
ZONING	MO	05/08/2024	PLUMBING	Ch	05/07/2024
SEDIMENT	TR	01/25/2024	ENV. HEALTH	JEN	04/30/2024
PUB. SEWER	DT	05/01/2024	HISTORIC		N/A
S.W. MGT.	KG	04/30/2024	SHA		N/A
ENTRANCE	DE	04/30/2024	MECHANICAL	Ch	05/07/2024
FIRE MARSHAL	DM	05/21/2024	ELECTRICAL		05/06/2024
BACKFLOW	Ch	05/07/2024	FOOD SERVICE		N/A

DATE APPROVED: 5-24-24                      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

BUILDING PERMIT No.: BR24-04-0307

Date of Application: 04/24/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 253 PEREGRINE DR CHESTER  <b>TAX ACCOUNT</b> 1804126378 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.126 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 314 <b>ZONED</b> SMPD <b>FRONTAGE</b> 45 <b>DEPTH</b> 122		<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 type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" 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><b>MHB FEE</b></td> <td>\$50.00</td> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> </tr> <tr> <td><b>ZONING</b></td> <td>\$55.00</td> <td><b>BOCA FEE</b></td> <td>\$296.72</td> </tr> <tr> <td><b>4SEASNDRRA</b></td> <td>\$7,750.00</td> <td><b>SINGLE LOT</b></td> <td>\$55.00</td> </tr> <tr> <td><b>ELECT. PERMIT</b></td> <td>\$135.00</td> <td><b>SPRINKLER</b></td> <td>\$150.00</td> </tr> </table>		<b>MHB FEE</b>	\$50.00	<b>ELECT. ADMIN.</b>	\$10.00	<b>ZONING</b>	\$55.00	<b>BOCA FEE</b>	\$296.72	<b>4SEASNDRRA</b>	\$7,750.00	<b>SINGLE LOT</b>	\$55.00	<b>ELECT. PERMIT</b>	\$135.00	<b>SPRINKLER</b>	\$150.00														
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 1 STORY SFD. 35' X 80'4" OVERALL TO INCLUDE 19'8 X 20'2" GARAGE, 5' X 4'4" & 6' X 14'4" "L" SHAPED FRONT PORCH, AND 10'2" X 18'8" COVERED PATIO.  <b>MODEL:</b> JENKINS II FD PHASE III 55+ AGE RESTRICTED COMMUNITY.																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> FIRST FLOOR: 1,996 THIRD FLOOR: GARAGE: 398 DECK: OTHER: 190 COVERED PATIO <b>TOTAL FLOOR AREA:</b> 2,711	<b>FIN BASEMENT:</b> SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH: 127	<b># BEDROOMS:</b> 2 <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>FIREPLACE:</b> GAS	<b># BATHROOMS:</b> 2 <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> PUBLIC <b>CENTRAL AIR:</b> 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:**

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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. 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>HD</i>	04/30/2024	FLOODPLAIN ZONE <i>NO</i>	04/30/2024
ZONING <i>MO</i>	05/08/2024	PLUMBING <i>CH</i>	05/07/2024
SEDIMENT <i>TR</i>	01/25/2024	ENV. HEALTH <i>JEN</i>	04/30/2024
PUB. SEWER <i>DT</i>	05/01/2024	HISTORIC	N/A
S.W. MGT <i>KN</i>	04/30/2024	SHA	N/A
ENTRANCE <i>DR</i>	04/30/2024	MECHANICAL <i>CH</i>	05/07/2024
FIRE MARSHAL <i>JTB</i>	05/21/2024	ELECTRICAL	05/06/2024
BACKFLOW <i>CH</i>	05/07/2024	FOOD SERVICE	N/A

DATE APPROVED: 5-24-24

ADMINISTRATOR APPROVAL: *Krnan 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.: BR24-04-0251

Date of Application: 04/05/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 207 WARBLER WAY CHESTER  <b>TAX ACCOUNT</b> 1804126445 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 0.152 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 381 <b>ZONED SMPD</b> <b>FRONTAGE</b> 47.3 <b>DEPTH</b> 122		<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																																
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**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>
<b>FRONT</b> FT <b>FRONT</b> 20 FT	
<b>SIDE</b> FT <b>SIDE</b> 5 FT	
<b>REAR</b> FT <b>REAR</b> 10 FT	
<b>SIDE STREET</b> FT <b>SIDE STREET</b> FT	
<b>MAX. HGHT</b> FT <b>MAX. HGHT</b> 40 FT	

**APPROVALS:**

BUILDING	HD	04/12/2024	FLOODPLAIN ZONE	KA	04/12/2024
ZONING	MO	05/17/2024	PLUMBING	CH	04/16/2024
SEDIMENT	TR	01/25/2024	ENV. HEALTH	JEN	04/15/2024
PUB. SEWER	DT	04/15/2024	HISTORIC		N/A
S.W. MGT.	KN	04/12/2024	SHA		N/A
ENTRANCE	DB	04/12/2024	MECHANICAL	CH	04/16/2024
FIRE MARSHAL	JB	04/24/2024	ELECTRICAL		04/09/2024
BACKFLOW	CH	04/16/2024	FOOD SERVICE		N/A

DATE APPROVED: 5-24-24                      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.: BR24-04-0268

Date of Application: 04/11/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 237 KINGFISHER LN CHESTER  <b>TAX ACCOUNT</b> 1804126504 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 0.168 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 464 <b>ZONED SMPD</b> <b>FRONTAGE</b> 60 <b>DEPTH</b> 122		<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																															
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 49'4" X 73'4" OVERALL TO INCLUDE 3'2" X 5'8", 6' X 29'8" FRONT PORCH, 13'10 X 13'8" SCREENED/COVERED PATIO, AND 19'8" X 19'8", 10'4" X 18' (3) CAR GARAGE. SECOND FLOOR 25'5" X 49'4" OVERALL WITH LOFT.  <b>MODEL:</b> MYKONOS FD (IN REVERSE) PHASE III 55+ AGE RESTRICTED COMMUNITY.																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b> <b>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b> <b>FIRST FLOOR:</b> 2,406 <b>SECOND FLOOR:</b> 1102 <b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b> <b>GARAGE:</b> 547 <b>CARPOR:</b> <b>DECK:</b> <b>PORCH:</b> 377 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 4,432		<b>CONSTRUCTION TYPE:</b> WOOD FRAME  <b># BEDROOMS:</b> 4 <b># BATHROOMS:</b> 4 <b>ROAD TYPE:</b> COUNTY <b>SPRINKLER:</b> YES <b>WATER TYPE:</b> PUBLIC <b>SEWER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>CENTRAL AIR:</b> YES <b>FIREPLACE:</b> GAS																															

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:**  
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. 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. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

**OFFICE USE ONLY**

MINIMUM YARD REQUIREMENTS				APPROVALS:													
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	<b>BUILDING</b>	<b>ZONING</b>	<b>SEDIMENT</b>	<b>PUB. SEWER</b>	<b>S.W. MGT.</b>	<b>ENTRANCE</b>	<b>FIRE MARSHAL</b>	<b>BACKFLOW</b>	<b>FLOODPLAIN ZONE</b>	<b>PLUMBING</b>	<b>ENV. HEALTH</b>	<b>HISTORIC</b>	<b>SHA</b>	<b>MECHANICAL</b>	<b>ELECTRICAL</b>	<b>FOOD SERVICE</b>
FRONT	FRONT	HD	MO	AL	DT	KN	DB	LB	CH	KN	CH	JEN	N/A	N/A	CH		N/A
FT	20 FT	04/19/2024	05/17/2024	01/25/2024	04/24/2024	04/19/2024	04/22/2024	05/07/2024	04/22/2024	04/19/2024	04/22/2024	04/19/2024	N/A	N/A	04/22/2024	05/20/2024	N/A
SIDE	5 FT																
REAR	10 FT																
FT	FT																
<b>SIDE STREET</b>	<b>SIDE STREET</b>																
FT	FT																
<b>MAX. HGHT</b>	<b>MAX. HGHT</b>																
FT	40 FT																

DATE APPROVED: 5-24-24 ADMINISTRATOR APPROVAL: Vranj Shinson



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

BUILDING PERMIT No.: BR24-04-0293

Date of Application: 04/18/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 104 SKIMMER LN CHESTER  <b>TAX ACCOUNT</b> 1804126543 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.232 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 502 <b>ZONED SMPD</b> <b>FRONTAGE</b> 51 <b>DEPTH</b> 124		<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><b>MHB FEE</b></td> <td>\$50.00</td> <td><b>BOCA FEE</b></td> <td>\$421.32</td> </tr> <tr> <td><b>ZONING</b></td> <td>\$55.00</td> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> </tr> <tr> <td><b>SINGLE LOT</b></td> <td>\$55.00</td> <td><b>SPRINKLER</b></td> <td>\$150.00</td> </tr> <tr> <td><b>4SEASNDRA</b></td> <td>\$7,750.00</td> <td><b>ELECT. PERMIT</b></td> <td>\$135.00</td> </tr> </table>		<b>MHB FEE</b>	\$50.00	<b>BOCA FEE</b>	\$421.32	<b>ZONING</b>	\$55.00	<b>ELECT. ADMIN.</b>	\$10.00	<b>SINGLE LOT</b>	\$55.00	<b>SPRINKLER</b>	\$150.00	<b>4SEASNDRA</b>	\$7,750.00	<b>ELECT. PERMIT</b>	\$135.00														
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PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0533-24																													
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 1 STORY SFD, 49'4" 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/COVERED PATIO.  <b>MODEL:</b> FRANKLIN FD (IN REVERSE) 55+ AGE RESTRICTED COMMUNITY																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> FIRST FLOOR: 2,963 THIRD FLOOR: GARAGE: 511 DECK: OTHER: 290 SCREENED PATIO <b>TOTAL FLOOR AREA:</b> 3,785	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPORT:</b> <b>PORCH:</b> 21	<b># BEDROOMS:</b> 3 <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>FIREPLACE:</b> GAS	<b># BATHROOMS:</b> 4 <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> PUBLIC <b>CENTRAL AIR:</b> 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:**  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. 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

**OFFICE USE ONLY**

<b>MINIMUM YARD REQUIREMENTS</b>				<b>APPROVALS:</b>			
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	BUILDING	04/26/2024	FLOODPLAIN ZONE	04/26/2024		
FRONT FT	FRONT 20 FT	ZONING	05/10/2024	PLUMBING	04/30/2024		
SIDE FT	SIDE 20 FT	SEDIMENT	01/25/2024	ENV. HEALTH	04/26/2024		
REAR FT	REAR 10 FT	PUB. SEWER	04/29/2024	HISTORIC	N/A		
SIDE STREET FT	SIDE STREET 20 FT	S.W. MGT.	04/26/2024	SHA	N/A		
MAX. HGHT FT	MAX. HGHT 40 FT	ENTRANCE	04/26/2024	MECHANICAL	04/30/2024		
		FIRE MARSHAL	05/21/2024	ELECTRICAL	04/23/2024		
		BACKFLOW	04/30/2024	FOOD SERVICE	N/A		

DATE APPROVED: 5-24-24                      ADMINISTRATOR APPROVAL: Vron J. Emerson



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

BUILDING PERMIT No.: BC24-03-0021

Date of Application: 03/14/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 226 GHANDI LN STEVENSVILLE  <b>TAX ACCOUNT</b> 1804124642  <b>SUBDIVISION</b> <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 44.912 <b>TAX MAP</b> 0040 <b>GRID</b> 0017 <b>PARCEL</b> 0003 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 3 <b>ZONED CS</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> 2101 LOVE POINT RD LLC PASSEN, SELVIN 2101 LOVE POINT RD STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (410) 604-2122  <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> AGRICULTURE  <b>PROPOSED USE</b> NEW BLDG  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$18,000.00		<b>FEES</b> <b>ELECT. ADMIN.</b> \$10.00 <b>BOCA FEE</b> \$96.00 <b>ELECT. PERMIT</b> \$100.00 <b>ZONING</b> \$55.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> <b>OWNER</b> <b>OWNER</b> QAC1000 <b>ELECTRICIAN</b> JJ CLOW & SONS ELECTRIC                      E-#155                      (410) 827-6447                      EC24-03-0024			
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 20' X 40' COOL BOX METAL STORAGE BUILDING ON 30' X 50' CONCRETE PAD.			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> METAL FRAME	
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> <b>OTHER:</b> 800 <b>TOTAL FLOOR AREA:</b> 800	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b>	<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:**  
 APPROVED FARM PLAN ON FILE BUFFER ESTABLISHMENT NOT REQUIRED OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

**OFFICE USE ONLY**

<b>MINIMUM YARD REQUIREMENTS</b>		<b>APPROVALS:</b>			
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	<b>BUILDING</b> HD	05/21/2024	<b>FLOODPLAIN ZONE</b> KN	08/08/2024
<b>FRONT</b> 35 FT	<b>FRONT</b> FT	<b>ZONING</b> MO	04/11/2024	<b>PLUMBING</b>	N/A
<b>SIDE</b> 10 FT	<b>SIDE</b> FT	<b>SEDIMENT</b> JP	04/03/2024	<b>ENV. HEALTH</b> KK	04/11/2024
<b>REAR</b> 100 FT	<b>REAR</b> FT	<b>PUB. SEWER</b>	N/A	<b>HISTORIC</b>	N/A
<b>SIDE STREET</b> FT	<b>SIDE STREET</b> FT	<b>S.W. MGT.</b>	N/A	<b>SHA</b>	N/A
<b>MAX. HGHT</b> 135 FT	<b>MAX. HGHT</b> FT	<b>ENTRANCE</b>	N/A	<b>MECHANICAL</b>	N/A
		<b>FIRE MARSHAL</b>	N/A	<b>ELECTRICAL</b>	04/04/2024
		<b>BACKFLOW</b>	N/A	<b>FOOD SERVICE</b>	N/A

**DATE APPROVED:** 5-24-24                      **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.: BR24-04-0272  
 Date of Application: 04/12/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 129 ALLEGANY RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804118367 <b>SUBDIVISION</b> ROMANCOKE ON THE BAY <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 0.283 <b>TAX MAP</b> 0076 <b>GRID</b> 0000 <b>PARCEL</b> 0053 <b>SECTION</b> <b>BLOCK</b> C <b>LOT</b> 5 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> MCVEIGH, KEVIN 129 ALLEGANY RD STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (202) 412-7771 <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> ACCESSORY STRUCTURE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$11,740.00		<b>FEES</b> <b>BOCA FEE</b> \$35.00 <b>ZONING</b> \$55.00	
<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> REMOVE EXISTING 160 SQFT SHED. INSTALL 12' X 22' PRE-FAB SHED ON EXISTING DRIVEWAY			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> OTHER	
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> <b>OTHER:</b> 264 <b>TOTAL FLOOR AREA:</b> 264	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b>	<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> PUBLIC <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:**  
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. 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. MUST REMOVE EXISTING 10' X 16' SHED PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR INSPECTION. BUFFER MODIFIED LOT. 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.

**OFFICE USE ONLY**

MINIMUM YARD REQUIREMENTS		APPROVALS:			
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	<b>BUILDING</b> HD	04/25/2024	<b>FLOODPLAIN ZONING</b> KN	04/26/2024
<b>FRONT</b> 35 FT	<b>FRONT</b> FT	<b>ZONING</b> RO	05/02/2024	<b>PLUMBING</b>	N/A
<b>SIDE</b> 3 FT	<b>SIDE</b> FT	<b>SEDIMENT</b>	N/A	<b>ENV. HEALTH</b> CS	04/30/2024
<b>REAR</b> 100 FT	<b>REAR</b> FT	<b>PUB. SEWER</b> AZ	05/17/2024	<b>HISTORIC</b>	N/A
<b>SIDE STREET</b> FT	<b>SIDE STREET</b> FT	<b>S.W. MGT.</b> KN	04/26/2024	<b>SHA</b>	N/A
<b>MAX. HGHT</b> 20 FT	<b>MAX. HGHT</b> FT	<b>ENTRANCE</b>	N/A	<b>MECHANICAL</b>	N/A
		<b>FIRE MARSHAL</b>	N/A	<b>ELECTRICAL</b>	N/A
		<b>BACKFLOW</b>	N/A	<b>FOOD SERVICE</b>	N/A

**DATE APPROVED:** 5-24-24                      **ADMINISTRATOR APPROVAL:** Vivian Stinson



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

BUILDING PERMIT No.: BR24-04-0328

Date of Application: 04/29/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 1129 OLD LOVE POINT RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804078276 <b>SUBDIVISION</b> FOSTER-PIERSON LANDS <b>CRITICAL AREA NO</b> ACREAGE 3.06 <b>TAX MAP 0048</b> GRID 0012 PARCEL 0116 <b>SECTION</b> BLOCK LOT 3 <b>ZONED NC-15</b> FRONTAGE DEPTH		<b>PROPERTY OWNERS:</b> BALDEA, MICHAEL & EVELYN 801 BRANDY FARM LN GAMBRILLS, MD 21054  <b>HOME PHONE:</b> (410) 279-5550 <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> RENOVATION  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$6,421.00		<b>FEES</b> <b>ZONING</b> \$55.00 <b>RENOVATION PERMIT FEE</b> \$44.95	
<b>CONTRACTORS</b> MHIC		<b>NAME</b> AMERICAN CEDAR & MILLWORK INC 1129 OLD LOVE POINT RD, STEVENSVILLE, MD 21666  <b>LICENSE #</b> MHIC-137383 <b>PHONE#</b> (302) 381-8095 <b>PERMIT#</b>	
<b>DESCRIPTION OF WORK:</b> RENOVATION TO EXISTING SFD TO INSTALL 12' SLIDING DOOR IN REAR WALL OF LIVING ROOM.			
<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> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b>	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPORT:</b> <b>PORCH:</b>	<b># BEDROOMS:</b> <b>ROAD TYPE:</b> <b>WATER TYPE PRIVATE</b> <b>HEATING SYSTEM: EXISTING CENTRAL AIR:</b> <b>FIREPLACE:</b>	<b># BATHROOMS:</b> <b>SPRINKLER:</b> <b>SEWER TYPE PRIVATE</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:**

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.

**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	05/10/2024
ZONING	MO	05/17/2024
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	JEN 05/10/2024
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	N/A
FOOD SERVICE	N/A

DATE APPROVED: 5-24-24

ADMINISTRATOR APPROVAL: Vranj Ginson









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

BUILDING PERMIT No.: BR24-03-0207

Date of Application: 03/21/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 505 KENTMORR RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804025407 <b>SUBDIVISION</b> KENTMORR AIRPARK <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 0.229 <b>TAX MAP</b> 0070 <b>GRID</b> 0001 <b>PARCEL</b> 0024 <b>SECTION</b> <b>BLOCK</b> E <b>LOT</b> 15 17 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> WATERMAN REALTY COMPANY INC 109 COUNTRY DAY RD CHESTER, MD 21619  <b>HOME PHONE:</b> (410) 643-5005  <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> \$150,000.00		<b>FEES</b> <table border="0"> <tr> <td><b>ZONING</b></td> <td>\$55.00</td> <td><b>FIRE DIST 9</b></td> <td>\$908.60</td> </tr> <tr> <td><b>SINGLE LOT</b></td> <td>\$55.00</td> <td><b>ELECT. PERMIT</b></td> <td>\$155.00</td> </tr> <tr> <td><b>SCHOOLS</b></td> <td>\$7,880.04</td> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> </tr> <tr> <td><b>BOCA FEE</b></td> <td>\$233.24</td> <td><b>SPRINKLER</b></td> <td>\$150.00</td> </tr> <tr> <td><b>PARKS &amp; REC</b></td> <td>\$875.56</td> <td><b>MHB FEE</b></td> <td>\$50.00</td> </tr> <tr> <td><b>ROADS FEE</b></td> <td>\$500.00</td> <td></td> <td></td> </tr> </table>		<b>ZONING</b>	\$55.00	<b>FIRE DIST 9</b>	\$908.60	<b>SINGLE LOT</b>	\$55.00	<b>ELECT. PERMIT</b>	\$155.00	<b>SCHOOLS</b>	\$7,880.04	<b>ELECT. ADMIN.</b>	\$10.00	<b>BOCA FEE</b>	\$233.24	<b>SPRINKLER</b>	\$150.00	<b>PARKS &amp; REC</b>	\$875.56	<b>MHB FEE</b>	\$50.00	<b>ROADS FEE</b>	\$500.00								
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PLUMBER	BRETT E HADDAWAY & SONS LLC	PR#014	(410) 643-9744	P-0478-24																													
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 32' X 34' OVERALL TO INCLUDE 14' X 22' GARAGE AND 6' X 18' FRONT PORCH. SECOND FLOOR 32' X 34' OVERALL.																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> FIRST FLOOR: 672 THIRD FLOOR: GARAGE: 308 DECK: OTHER: <b>TOTAL FLOOR AREA:</b> 2,068	<b>FIN BASEMENT:</b> SECOND FLOOR: 980 FOURTH FLOOR: CARPORT: PORCH: 108	<b># BEDROOMS:</b> 3 <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> HEAT PUMP CENTRAL AIR: YES <b>FIREPLACE:</b> NONE	<b># BATHROOMS:</b> 3 <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> PUBLIC <b>AIR:</b> 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:**

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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. EV CHARGING STATION REQUIRED. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. OWNER MUST PLANT (7) 4'-6" TALL CONTAINER GROWN NATIVE TREES PRIOR TO CERTIFICATE OF OCCUPANCY FOR S24-03-0103. CALL 410-758-4088 FOR INSPECTION. NON-CONFORMING LOT; USE NC-8 SETBACKS PER 18:1-127 (E).

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 25 FT
SIDE FT	SIDE 8/18 FT
REAR FT	REAR 35 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING	HD	04/16/2024	FLOODPLAIN ZONE	KA	04/08/2024
ZONING	RD	05/16/2024	PLUMBING	Ch	04/18/2024
SEDIMENT	DS	05/09/2024	ENV. HEALTH	CS	04/10/2024
PUB. SEWER	TC	04/15/2024	HISTORIC		N/A
S.W. MGT.	KN	04/10/2024	SHA		N/A
ENTRANCE	BP	04/08/2024	MECHANICAL	Ch	04/18/2024
FIRE MARSHAL	JB	05/07/2024	ELECTRICAL		04/10/2024
BACKFLOW	Ch	04/18/2024	FOOD SERVICE		N/A

DATE APPROVED: 5-24-24

ADMINISTRATOR APPROVAL: Vivian J. Stinson





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

ZONING CERTIFICATE #: Z24-04-0155

Date of Application: 04/11/2024

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804038266	300 CONGRESSIONAL DR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MOXLEY, JOSEPH & JENNIFER	TAX MAP 0070	BLOCK 0	PARCEL 0073
OWNER ADDRESS:	300 CONGRESSIONAL DR STEVENSVILLE, MD 21666	LOT 12	SECTION	ZONED NC-15
HOME PHONE:	(410) 533-8903	CRITICAL AREA YES		ACREAGE 0.50
		SUBDIVISION QUEEN ANNE COLONY		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$55.00      FM FEE:
ADDRESS:	ELECTRICAL PERMIT #:
PHONE:	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: 35 FT      HEIGHT: 20 FT	
WORK DESCRIPTION: INSTALL 10' X 10' SHED.	

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	04/19/2024
S.W. MGT.	04/23/2024
ZONING	05/02/2024

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.  
 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: *Vnan J Swinson*      DATE APPROVED: 5-24-24



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

ZONING CERTIFICATE #: Z24-04-0149

Date of Application: 04/09/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804117689	910 KENTMORR RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KENTMORR MARINA PROPERTIES LLC MCARDLE, PETE	TAX MAP 0070	BLOCK	PARCEL 0024
OWNER ADDRESS:	910 KENTMORR RD STEVENSVILLE, MD 21666	LOT 19	SECTION	ZONED KISC
HOME PHONE:	(410) 643-0029	CRITICAL AREA YES		ACREAGE 4.08
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	KENTMORR MARINA PROPERTIES LLC	ZONING FEE: \$55.00	FM FEE: \$100.00
ADDRESS:	910 Kentmorr Rd STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #: EZ24-04-0149	
PHONE:	(410) 643-0029	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	MARINA/RESTAURANT	PROPOSED USE:	TEMPORARY TRAILER
MINIMUM YARD REQUIREMENTS:			
FRONT:	35 FT	SIDE:	10 FT
REAR:	50 FT	SIDE STREET:	FT
		HEIGHT:	45 FT
WORK DESCRIPTION: INSTALL TEMPORARY STRUCTURE (OUTDOOR BAR) FOR SEASONAL USE (MAY-OCTOBER 2024).			

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	04/26/2024 DAVIS E-606
ENV. HEALTH	05/20/2024 LA
FIRE MARSHAL	04/16/2024 JM
FLOODPLAIN ZONE	05/06/2024 KN
ZONING	04/10/2024 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:  
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: Karan G Swanson DATE APPROVED: 5-24-24