



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

ZONING CERTIFICATE #: Z24-06-0266

Date of Application: 06/18/2024

**ZONING CERTIFICATE**

| TAX ACCOUNT # | STREET ADDRESS   | CITY NAME    |
|---------------|------------------|--------------|
| 1804079671    | 214 BEACHSIDE DR | STEVENSVILLE |

| OWNER INFORMATION |                                            | PROPERTY INFORMATION       |                   |              |
|-------------------|--------------------------------------------|----------------------------|-------------------|--------------|
| OWNER:            | ROSSI, MARK & PATRICIA                     | TAX MAP 0076               | BLOCK B           | PARCEL 0014  |
| OWNER ADDRESS:    | 214 BEACHSIDE DR<br>STEVENSVILLE, MD 21666 | LOT 8                      | SECTION           | ZONED NC-20  |
| HOME PHONE:       | (410) 292-2114                             | CRITICAL AREA YES          |                   | ACREAGE 0.31 |
|                   |                                            | SUBDIVISION TOWER GARDENS  |                   |              |
|                   |                                            | BUILDING VALUE \$15,000.00 |                   |              |
|                   |                                            | WATER TYPE PRIVATE         | SEWER TYPE PUBLIC |              |

| APPLICANT INFORMATION |                                            | PERMIT FEES                                                                                                    |         |
|-----------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------|---------|
| NAME:                 | HEATHERWOOD CONSULTING                     | ZONING FEE: \$55.00                                                                                            | FM FEE: |
| ADDRESS:              | 9879 Fox Hill Ct<br>ELLCOTT CITY, MD 21042 | ELECTRICAL PERMIT #:                                                                                           |         |
| PHONE:                | (443) 308-8027                             | PLUMBING PERMIT #:                                                                                             |         |
|                       |                                            | GAS PERMIT #:                                                                                                  |         |
|                       |                                            | STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL |         |

|                         |                    |
|-------------------------|--------------------|
| EXISTING USE: RESIDENCE | PROPOSED USE: PIER |
|-------------------------|--------------------|

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

**WORK DESCRIPTION:** INSTALL 130' X 6' PIER WITH 10' X 20' PLATFORM, AND (4) PILINGS. BOAT LIFT NOT BEING INSTALLED AT THIS TIME. TOTAL LENGTH OF PIER = 140'

**AGENCY APPROVALS:**

| Name            | Completed Date |
|-----------------|----------------|
| FLOODPLAIN ZONE | 07/10/2024 KN  |
| ZONING          | 07/12/2024 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:**  
 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.  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 FLOOD ZONE:VE BFE: 6 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE:8 FEET  
 OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE AND FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER.  
 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: *Manj Sunson* DATE APPROVED: 8-21-24



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

ZONING CERTIFICATE #: Z24-04-0187

Date of Application: 04/29/2024

**ZONING CERTIFICATE**

| TAX ACCOUNT # | STREET ADDRESS       | CITY NAME   |
|---------------|----------------------|-------------|
| 1805027985    | 37 PROSPECT BAY DR W | GRASONVILLE |

| OWNER INFORMATION |                                               | PROPERTY INFORMATION            |                   |             |
|-------------------|-----------------------------------------------|---------------------------------|-------------------|-------------|
| OWNER:            | WILEY, EDWARD & STEPHANIE                     | TAX MAP 0065                    | BLOCK WEST        | PARCEL 0073 |
| OWNER ADDRESS:    | 37 PROSPECT BAY DR W<br>GRASONVILLE, MD 21638 | LOT 59                          | SECTION 1         | ZONED NC-1  |
| HOME PHONE:       | (443) 286-0873                                | CRITICAL AREA YES               | ACREAGE 1.13      |             |
|                   |                                               | SUBDIVISION PROSPECT PLANTATION |                   |             |
|                   |                                               | BUILDING VALUE \$90,000.00      |                   |             |
|                   |                                               | WATER TYPE PRIVATE              | SEWER TYPE PUBLIC |             |

| APPLICANT INFORMATION   |                                               | PERMIT FEES                                                                                                    |         |
|-------------------------|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------|---------|
| NAME:                   | EDWARD & STEPHANIE WILEY                      | ZONING FEE: \$75.00                                                                                            | FM FEE: |
| ADDRESS:                | 37 Prospect Bay Dr W<br>GRASONVILLE, MD 21638 | ELECTRICAL PERMIT #: EZ24-04-0187                                                                              |         |
| PHONE:                  | (443) 286-0873                                | 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:** REMOVE EXISTING POOL & PAVERS. INSTALL 17' X 38' IRREGULAR SHAPED INGROUND CONCRETE POOL TO INCLUDE 78 SQFT SPA. 612 SQFT OF POOL DECKING TO BE REPLACED.

**AGENCY APPROVALS:**

| Name            | Completed Date                |
|-----------------|-------------------------------|
| ELECTRICAL      | 08/07/2024 WADE E-000325-2024 |
| ENV. HEALTH     | 08/06/2024 JEN                |
| FLOODPLAIN ZONE | 08/06/2024 KN                 |
| HOA REVIEW      | 08/05/2024 MP                 |
| S.W. MGT.       | 08/06/2024 KN                 |
| ZONING          | 08/12/2024 WB                 |

**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:** LOT COVERAGE CANNOT EXCEED 10,457 SQ FT.  
 FLOOD ZONE: AE 5 FPE:7 FEET  
 ALL ELECTRICAL MUST MEET CURRENT NATIONAL ELECTRIC CODE.  
 ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET  
 ALL POOL EQUIPMENT MUST BE ELEVATED AND ANCHORED.  
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.  
 BUFFER MODIFIED LOT.  
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

ADMINISTRATOR APPROVAL: \_\_\_\_\_ DATE APPROVED: \_\_\_\_\_



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

ZONING CERTIFICATE #: Z24-07-0318

Date of Application: 07/30/2024

### ZONING CERTIFICATE

| TAX ACCOUNT # | STREET ADDRESS       | CITY NAME   |
|---------------|----------------------|-------------|
| 1805027985    | 37 PROSPECT BAY DR W | GRASONVILLE |

| OWNER INFORMATION |                                               | PROPERTY INFORMATION            |                   |              |
|-------------------|-----------------------------------------------|---------------------------------|-------------------|--------------|
| OWNER:            | WILEY, EDWARD & STEPHANIE                     | TAX MAP 0065                    | BLOCK WEST        | PARCEL 0073  |
| OWNER ADDRESS:    | 37 PROSPECT BAY DR W<br>GRASONVILLE, MD 21638 | LOT 59                          | SECTION 1         | ZONED NC-1   |
| HOME PHONE:       | (443) 286-0873                                | CRITICAL AREA YES               |                   | ACREAGE 1.13 |
|                   |                                               | SUBDIVISION PROSPECT PLANTATION |                   |              |
|                   |                                               | BUILDING VALUE                  |                   |              |
|                   |                                               | WATER TYPE PUBLIC               | SEWER TYPE PUBLIC |              |

| APPLICANT INFORMATION                                                 |                                               | PERMIT FEES                                                                                                    |         |
|-----------------------------------------------------------------------|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------|---------|
| NAME:                                                                 | EDWARD & STEPHANIE WILEY                      | ZONING FEE: \$55.00                                                                                            | FM FEE: |
| ADDRESS:                                                              | 37 Prospect Bay Dr W<br>GRASONVILLE, MD 21638 | ELECTRICAL PERMIT #: E224-07-0318                                                                              |         |
| PHONE:                                                                | (443) 286-0873                                | 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:                                                                | 35 FT                                         | SIDE:                                                                                                          | 3 FT    |
| REAR:                                                                 | 100 FT                                        | SIDE STREET:                                                                                                   | FT      |
|                                                                       |                                               | HEIGHT:                                                                                                        | 20 FT   |
| WORK DESCRIPTION: INSTALL 10' X 16' CABANA WITH ELECTRIC ON POOL DECK |                                               |                                                                                                                |         |

**AGENCY APPROVALS:**

| Name            | Completed Date                |
|-----------------|-------------------------------|
| ELECTRICAL      | 08/07/2024 WADE E-000325-2024 |
| ENV. HEALTH     | 08/06/2024 JEN                |
| FLOODPLAIN ZONE | 08/08/2024 KN                 |
| HOA REVIEW      | 08/05/2024 MP                 |
| S.W. MGT.       | 08/06/2024 KN                 |
| ZONING          | 08/12/2024 WB                 |

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: LOT COVERAGE CANNOT EXCEED 10,457 SQ FT.  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 FLOOD ZONE: AE 5 FPE:7 FEET ALL ELECTRIAL MUST MEET CURRENT NATIONAL ELECTRIC CODE. ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET ALL POOL EQUIPMENT MUST BE ELEVATED AND ANCHORED.  
 BUFFER MODIFIED LOT.

ADMINISTRATOR APPROVAL: *Vivian J. Shunson* DATE APPROVED: 8-21-24



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

BUILDING PERMIT No.: BR24-06-0471

Date of Application: 06/13/2024

**BUILDING PERMIT**

| <b>BUILDING LOCATION</b> 154 NIGHTHAWK DR<br>CHESTER<br><br><b>TAX ACCOUNT</b> 1804126348<br><b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND<br><b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.14<br><b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007<br><b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 284<br><b>ZONED SMPD</b> <b>FRONTAGE</b> 50 <b>DEPTH</b> 122                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                     | <b>PROPERTY OWNERS:</b> K HOVNIANIAN'S FOUR SEASONS<br>AT KENT ISLAND II LLC<br>101 LOG CANOE CIR C-2<br>STEVENSVILLE, MD 21666<br><br><b>HOME PHONE:</b> (240) 375-4735<br><br><b>APPLICANT:</b> K HOVNIANIAN<br>LOLITA JUSTICE-WATKINS<br>101 LOG CANOE CIR SUITE C2<br>STEVENSVILLE MD 21666<br><br><b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL |                                                                                                        |              |      |           |        |         |      |                                                                                                     |           |                |  |      |                               |        |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------|------|-----------|--------|---------|------|-----------------------------------------------------------------------------------------------------|-----------|----------------|--|------|-------------------------------|--------|----------------|-----------|-----------|-------------------|----------|----------------|------------|-------------|-----------------------------------|--------|----------------|--------------|---------|-------------------------|--------|----------------|-----------|
| <b>EXISTING USE</b> VACANT LOT<br><br><b>PROPOSED USE</b> 4SEASONS -SFD<br><br><b>REVISED PROPOSED USE</b><br><br><b>CONSTRUCTION VALUE</b> \$195,000.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                     | <b>FEES</b><br><b>ELECT. PERMIT</b> \$135.00 <b>SINGLE LOT</b> \$55.00<br><b>SPRINKLER</b> \$150.00 <b>BOCA FEE</b> \$468.56<br><b>ELECT. ADMIN.</b> \$10.00 <b>4SEASNDRRRA</b> \$7,750.00<br><b>ZONING</b> \$55.00 <b>MHB FEE</b> \$50.00                                                                                                                                                                                   |                                                                                                        |              |      |           |        |         |      |                                                                                                     |           |                |  |      |                               |        |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <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 HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC<br/>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-1002-24</td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-1028-24</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS SERVICES</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>ER24-06-0471</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-1014-24</td> </tr> </tbody> </table> |                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                        | CONTRACTORS  | NAME | LICENSE # | PHONE# | PERMIT# | MHBR | K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC<br>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-1002-24 | SPRINKLER | METROPOLITAN FIRE | MSC-#155 | (301) 868-0005 | BF-1028-24 | ELECTRICIAN | TRI-STATE COMMUNICATIONS SERVICES | E-#817 | (301) 261-4943 | ER24-06-0471 | PLUMBER | BLUESTREAM SERVICES INC | PN#220 | (410) 363-0072 | P-1014-24 |
| CONTRACTORS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | NAME                                                                                                | LICENSE #                                                                                                                                                                                                                                                                                                                                                                                                                    | PHONE#                                                                                                 | PERMIT#      |      |           |        |         |      |                                                                                                     |           |                |  |      |                               |        |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| MHBR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC<br>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-1002-24    |      |           |        |         |      |                                                                                                     |           |                |  |      |                               |        |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| SPRINKLER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | METROPOLITAN FIRE                                                                                   | MSC-#155                                                                                                                                                                                                                                                                                                                                                                                                                     | (301) 868-0005                                                                                         | BF-1028-24   |      |           |        |         |      |                                                                                                     |           |                |  |      |                               |        |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| ELECTRICIAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | TRI-STATE COMMUNICATIONS SERVICES                                                                   | E-#817                                                                                                                                                                                                                                                                                                                                                                                                                       | (301) 261-4943                                                                                         | ER24-06-0471 |      |           |        |         |      |                                                                                                     |           |                |  |      |                               |        |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| PLUMBER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | BLUESTREAM SERVICES INC                                                                             | PN#220                                                                                                                                                                                                                                                                                                                                                                                                                       | (410) 363-0072                                                                                         | P-1014-24    |      |           |        |         |      |                                                                                                     |           |                |  |      |                               |        |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 39'4" X 80'4" OVERALL TO INCLUDE 10' X 6' & 20' X 6' "L" SHAPED PORCH, 10'5" X 14'10" & 20' X 19'11" GARAGE, 14'2" X 19'8" SCREENED/ COVERED PATIO. SECOND FLOOR 39'4" X 36'6" OVERALL.<br><br><b>MODEL:</b> TUSCALOOSA FD (PLANS IN REVERSE) PHASE III<br>55+ AGE RESTRICTED COMMUNITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                        |              |      |           |        |         |      |                                                                                                     |           |                |  |      |                               |        |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                     | <b>CONSTRUCTION TYPE:</b> WOOD FRAME                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                        |              |      |           |        |         |      |                                                                                                     |           |                |  |      |                               |        |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>UNFIN. BASEMENT:</b><br>FIRST FLOOR: 2,008<br>THIRD FLOOR:<br>GARAGE: 570<br>DECK:<br>OTHER: 280 SCREENED PATIO<br><b>TOTAL FLOOR AREA:</b> 4,248                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>FIN BASEMENT:</b><br>SECOND FLOOR: 1210<br>FOURTH FLOOR:<br>CARPORT:<br>PORCH: 180               | <b># BEDROOMS:</b> 5<br><b>ROAD TYPE:</b> PRIVATE<br><b>WATER TYPE:</b> PUBLIC<br><b>HEATING SYSTEM:</b> GAS<br><b>FIREPLACE:</b> GAS                                                                                                                                                                                                                                                                                        | <b># BATHROOMS:</b> 5<br><b>SPRINKLER:</b> YES<br><b>SEWER TYPE:</b> PUBLIC<br><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 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 FT      |
| MAX. HGHT FT        | MAX. HGHT 40 FT     |

**APPROVALS:**

|                        |            |
|------------------------|------------|
| BUILDING <i>HD</i>     | 07/11/2024 |
| ZONING <i>MO</i>       | 07/09/2024 |
| SEDIMENT <i>TR</i>     | 01/25/2024 |
| PUB. SEWER <i>DT</i>   | 07/08/2024 |
| S.W. MGT. <i>KN</i>    | 07/01/2024 |
| ENTRANCE <i>DB</i>     | 06/28/2024 |
| FIRE MARSHAL <i>JB</i> | 07/16/2024 |
| BACKFLOW <i>CH</i>     | 08/19/2024 |

|                           |            |
|---------------------------|------------|
| FLOODPLAIN ZONE <i>TA</i> | 07/01/2024 |
| PLUMBING <i>h</i>         | 08/19/2024 |
| ENV. HEALTH <i>JEN</i>    | 07/02/2024 |
| HISTORIC                  | N/A        |
| SHA                       | N/A        |
| MECHANICAL <i>h</i>       | 08/19/2024 |
| ELECTRICAL                | 06/26/2024 |
| FOOD SERVICE              | N/A        |

DATE APPROVED: 7-21-24

ADMINISTRATOR APPROVAL: *Vron 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.: BC24-07-0055

Date of Application: 07/19/2024

**BUILDING PERMIT**

|                                                                                                                                                                                                                                                                                                                                                                          |         |                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                         |  |               |         |                 |         |               |         |        |         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------|---------|-----------------|---------|---------------|---------|--------|---------|
| <b>BUILDING LOCATION</b> 5630 MAIN ST<br>QUEENSTOWN<br><br><b>TAX ACCOUNT</b> 1805051096<br><br><b>SUBDIVISION</b><br><br><b>CRITICAL AREA NO</b> <b>ACREAGE</b> 13.57<br><b>TAX MAP</b> 058F <b>GRID</b> 0023 <b>PARCEL</b> 0225<br><b>SECTION</b> <b>BLOCK</b> <b>LOT</b><br><b>ZONED GPRN</b> <b>FRONTAGE</b> <b>DEPTH</b>                                            |         |                                                                                                         | <b>PROPERTY OWNERS:</b> PRICE, ROBERT & ANDREW<br>923 TERPSICHORE ST<br>NEW ORLEANS, LA 70130<br><br><b>HOME PHONE:</b><br><br><b>APPLICANT:</b> CROWN CASTLE<br>KAREN CANCRO<br>1200 MACARTHUR BLVD SUITE 240<br>MAHWAH NJ 07430<br><br><b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL |                                                                                                                                                                                                                         |  |               |         |                 |         |               |         |        |         |
| <b>EXISTING USE TOWER</b><br><br><b>PROPOSED USE ANTENNA</b><br><br><b>REVISED PROPOSED USE</b><br><br><b>CONSTRUCTION VALUE</b> \$24,000.00                                                                                                                                                                                                                             |         |                                                                                                         | <b>FEES</b><br><table border="0"> <tr> <td>ELECT. PERMIT</td> <td>\$60.00</td> <td>ANTENNAS/TOWERS</td> <td>\$75.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> </table>                                                                                                                                    |                                                                                                                                                                                                                         |  | ELECT. PERMIT | \$60.00 | ANTENNAS/TOWERS | \$75.00 | ELECT. ADMIN. | \$10.00 | ZONING | \$55.00 |
| ELECT. PERMIT                                                                                                                                                                                                                                                                                                                                                            | \$60.00 | ANTENNAS/TOWERS                                                                                         | \$75.00                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                         |  |               |         |                 |         |               |         |        |         |
| ELECT. ADMIN.                                                                                                                                                                                                                                                                                                                                                            | \$10.00 | ZONING                                                                                                  | \$55.00                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                         |  |               |         |                 |         |               |         |        |         |
| <b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b><br><b>GENERAL</b> ADVANCED COMMUNICATIONS                      MD-03112340    (443) 559-5662<br>TECHNOLOGY<br>7110 GOLDEN RING RD STE 101, BALTIMORE, MD 21221<br><b>ELECTRICIAN</b> ATLANTIC POWER & LIGHT                      E-#893                      (443) 231-5309    EC24-07-0055 |         |                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                         |  |               |         |                 |         |               |         |        |         |
| <b>DESCRIPTION OF WORK:</b> REMOVE (12) ANTENNAS AND (6) RADIOS AT MOUNTED AT 167' AND INSTALL (9) ANTENNAS, (6) RADIOS, AND MOUNT MODIFICATION AT 167' FOR VERIZON ON EXISTING 167' TOWER.                                                                                                                                                                              |         |                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                         |  |               |         |                 |         |               |         |        |         |
| <b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>                                                                                                                                                                                                                                                                                                                  |         |                                                                                                         | <b>CONSTRUCTION TYPE:</b> OTHER                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                         |  |               |         |                 |         |               |         |        |         |
| <b>UNFIN. BASEMENT:</b><br><b>FIRST FLOOR:</b><br><b>THIRD FLOOR:</b><br><b>GARAGE:</b><br><b>DECK:</b><br><b>OTHER:</b><br><b>TOTAL FLOOR AREA:</b>                                                                                                                                                                                                                     |         | <b>FIN BASEMENT:</b><br><b>SECOND FLOOR:</b><br><b>FOURTH FLOOR:</b><br><b>CARPOR:</b><br><b>PORCH:</b> |                                                                                                                                                                                                                                                                                                                                                                | <b># BEDROOMS:</b><br><b>ROAD TYPE:</b><br><b>WATER TYPE PRIVATE</b><br><b>HEATING SYSTEM:</b><br><b>FIREPLACE:</b><br><br><b># BATHROOMS:</b><br><b>SPRINKLER:</b><br><b>SEWER TYPE PRIVATE</b><br><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:**  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. BOARD OF APPEALS CASE CU305 APPROVED 4/24/2000 TOWER HEIGHT 175FT. MUST COMPLY WITH CURRENT EDITION OF NATIONAL ELECTRICAL.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| <b>ACCESSORY STRUCTURE</b>          | <b>PRINCIPLE STRUCTURE</b>          |
| 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 <i>HD</i> | 07/30/2024 | FLOODPLAIN ZONE | N/A        |
| ZONING <i>WB</i>   | 08/01/2024 | PLUMBING        | N/A        |
| SEDIMENT           | N/A        | ENV. HEALTH     | N/A        |
| PUB. SEWER         | N/A        | HISTORIC        | N/A        |
| S.W. MGT.          | N/A        | SHA             | N/A        |
| ENTRANCE           | N/A        | MECHANICAL      | N/A        |
| FIRE MARSHAL       | N/A        | ELECTRICAL      | 08/14/2024 |
| BACKFLOW           | N/A        | FOOD SERVICE    | N/A        |

DATE APPROVED: 8-21-24                      ADMINISTRATOR APPROVAL: *Vincent Swinson*





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

BUILDING PERMIT No.: BR24-06-0470

Date of Application: 06/13/2024

**BUILDING PERMIT**

| <b>BUILDING LOCATION</b> 211 WARBLER WAY<br>CHESTER<br><br><b>TAX ACCOUNT</b> 1804126444<br><b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND<br><b>CRITICAL AREA YES</b> <b>ACREAGE</b> 0.152<br><b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007<br><b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 380<br><b>ZONED</b> SMPD <b>FRONTAGE</b> 52 <b>DEPTH</b> 122                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                | <b>PROPERTY OWNERS:</b> K HOVNIANIAN'S FOUR SEASONS<br>AT KENT ISLAND II LLC<br>101 LOG CANOE CIR C-2<br>STEVENSVILLE, MD 21666<br><br><b>HOME PHONE:</b> (240) 375-4735<br><b>APPLICANT:</b> K HOVNIANIAN<br>LOLITA JUSTICE-WATKINS<br>101 LOG CANOE CIR SUITE C2<br>STEVENSVILLE MD 21666<br><br><b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL |                                                                                                        |              |      |           |        |         |      |                                                                                                     |           |                |  |      |                               |        |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------|------|-----------|--------|---------|------|-----------------------------------------------------------------------------------------------------|-----------|----------------|--|------|-------------------------------|--------|----------------|-----------|-----------|-------------------|----------|----------------|------------|-------------|-----------------------------------|--------|----------------|--------------|---------|-------------------------|--------|----------------|-----------|
| <b>EXISTING USE</b> VACANT LOT<br><br><b>PROPOSED USE</b> 4SEASONS -SFD<br><br><b>REVISED PROPOSED USE</b><br><br><b>CONSTRUCTION VALUE</b> \$195,000.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                | <b>FEES</b><br><b>ZONING</b> \$55.00 <b>MHB FEE</b> \$50.00<br><b>BOCA FEE</b> \$396.04 <b>ELECT. PERMIT</b> \$135.00<br><b>4SEASNDRRRA</b> \$7,750.00 <b>SINGLE LOT</b> \$55.00<br><b>ELECT. ADMIN.</b> \$10.00 <b>SPRINKLER</b> \$150.00                                                                                                                                                                               |                                                                                                        |              |      |           |        |         |      |                                                                                                     |           |                |  |      |                               |        |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <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 HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC<br/>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-1001-24</td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-1030-24</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS SERVICES</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>ER24-06-0470</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-1016-24</td> </tr> </tbody> </table> |                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                        | CONTRACTORS  | NAME | LICENSE # | PHONE# | PERMIT# | MHBR | K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC<br>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-1001-24 | SPRINKLER | METROPOLITAN FIRE | MSC-#155 | (301) 868-0005 | BF-1030-24 | ELECTRICIAN | TRI-STATE COMMUNICATIONS SERVICES | E-#817 | (301) 261-4943 | ER24-06-0470 | PLUMBER | BLUESTREAM SERVICES INC | PN#220 | (410) 363-0072 | P-1016-24 |
| CONTRACTORS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | NAME                                                                                                           | LICENSE #                                                                                                                                                                                                                                                                                                                                                                                                                | PHONE#                                                                                                 | PERMIT#      |      |           |        |         |      |                                                                                                     |           |                |  |      |                               |        |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| MHBR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC<br>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-1001-24    |      |           |        |         |      |                                                                                                     |           |                |  |      |                               |        |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| SPRINKLER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | METROPOLITAN FIRE                                                                                              | MSC-#155                                                                                                                                                                                                                                                                                                                                                                                                                 | (301) 868-0005                                                                                         | BF-1030-24   |      |           |        |         |      |                                                                                                     |           |                |  |      |                               |        |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| ELECTRICIAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | TRI-STATE COMMUNICATIONS SERVICES                                                                              | E-#817                                                                                                                                                                                                                                                                                                                                                                                                                   | (301) 261-4943                                                                                         | ER24-06-0470 |      |           |        |         |      |                                                                                                     |           |                |  |      |                               |        |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| PLUMBER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | BLUESTREAM SERVICES INC                                                                                        | PN#220                                                                                                                                                                                                                                                                                                                                                                                                                   | (410) 363-0072                                                                                         | P-1016-24    |      |           |        |         |      |                                                                                                     |           |                |  |      |                               |        |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 39'4" X 76'4" OVERALL TO INCLUDE 20' X 20' & 10' X 16' GARAGE, 6' X 8' FRONT PORCH, AND 12' X 15'2" SCREENED PATIO. SECOND FLOOR 16'5" X 39'4" OVERALL.<br><br><b>MODEL:</b> KERR FDS (IN REVERSE) PHASE III<br>55+ AGE RESTRICTED COMMUNITY.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                        |              |      |           |        |         |      |                                                                                                     |           |                |  |      |                               |        |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                | <b>CONSTRUCTION TYPE:</b> WOOD FRAME                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                        |              |      |           |        |         |      |                                                                                                     |           |                |  |      |                               |        |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>UNFIN. BASEMENT:</b><br><b>FIRST FLOOR:</b> 2,127<br><b>THIRD FLOOR:</b><br><b>GARAGE:</b> 563<br><b>DECK:</b><br><b>OTHER:</b> 180 SCREENED PATIO<br><b>TOTAL FLOOR AREA:</b> 3,564                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>FIN BASEMENT:</b><br><b>SECOND FLOOR:</b> 646<br><b>FOURTH FLOOR:</b><br><b>CARPOR:</b><br><b>PORCH:</b> 48 | <b># BEDROOMS:</b> 3<br><b>ROAD TYPE:</b> PRIVATE<br><b>WATER TYPE:</b> PUBLIC<br><b>HEATING SYSTEM:</b> GAS<br><b>FIREPLACE:</b> GAS                                                                                                                                                                                                                                                                                    | <b># BATHROOMS:</b> 3<br><b>SPRINKLER:</b> YES<br><b>SEWER TYPE:</b> PUBLIC<br><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  |                            | APPROVALS:                        |                                      |
|----------------------------|----------------------------|-----------------------------------|--------------------------------------|
| <b>ACCESSORY STRUCTURE</b> | <b>PRINCIPLE STRUCTURE</b> | <b>BUILDING</b> HD 07/11/2024     | <b>FLOODPLAIN ZONE</b> NO 07/01/2024 |
| <b>FRONT</b> FT            | <b>FRONT</b> 10 FT         | <b>ZONING</b> MO 07/11/2024       | <b>PLUMBING</b> CH 08/19/2024        |
| <b>SIDE</b> FT             | <b>SIDE</b> 5 FT           | <b>SEDIMENT</b> TR 01/25/2024     | <b>ENV. HEALTH</b> JEN 07/02/2024    |
| <b>REAR</b> FT             | <b>REAR</b> 20 FT          | <b>PUB. SEWER</b> DT 07/08/2024   | <b>HISTORIC</b> N/A                  |
| <b>SIDE STREET</b> FT      | <b>SIDE STREET</b> FT      | <b>S.W. MGT.</b> KN 07/01/2024    | <b>SHA</b> N/A                       |
| <b>MAX. HGHT</b> FT        | <b>MAX. HGHT</b> 40 FT     | <b>ENTRANCE</b> DB 06/28/2024     | <b>MECHANICAL</b> CH 08/19/2024      |
|                            |                            | <b>FIRE MARSHAL</b> JB 07/16/2024 | <b>ELECTRICAL</b> 06/26/2024         |
|                            |                            | <b>BACKFLOW</b> CH 08/19/2024     | <b>FOOD SERVICE</b> N/A              |

DATE APPROVED: 8-21-24 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 #: Z24-07-0297

Date of Application: 07/09/2024

### ZONING CERTIFICATE

| TAX ACCOUNT # | STREET ADDRESS  | CITY NAME    |
|---------------|-----------------|--------------|
| 1804113349    | 115 CAT TAIL CT | STEVENSVILLE |

| OWNER INFORMATION                                        | PROPERTY INFORMATION                   |
|----------------------------------------------------------|----------------------------------------|
| OWNER: WELLS, GARTH & CHRISTINE                          | TAX MAP 0048    BLOCK    PARCEL 0157   |
| OWNER ADDRESS: 115 CAT TAIL CT<br>STEVENSVILLE, MD 21666 | LOT 10    SECTION 2    ZONED SMPD      |
| HOME PHONE: (301) 910-0222                               | CRITICAL AREA NO    ACREAGE 0.25       |
|                                                          | SUBDIVISION MALLARD RUN                |
|                                                          | BUILDING VALUE \$4,000.00              |
|                                                          | WATER TYPE PUBLIC    SEWER TYPE PUBLIC |

| APPLICANT INFORMATION                                                       | PERMIT FEES                                                                                                    |
|-----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| NAME: GARTH & CHRISTINE WELLS                                               | ZONING FEE: \$55.00    FM FEE:                                                                                 |
| ADDRESS: 115 Cat Tail Ct<br>STEVENSVILLE, MD 21666                          | ELECTRICAL PERMIT #:                                                                                           |
| PHONE: (301) 910-0222                                                       | 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: CONSTRUCT 10' X 12' PREFAB SHED ON 12' X 14' GRAVEL BASE. |                                                                                                                |

**AGENCY APPROVALS:**

| Name          | Completed Date |
|---------------|----------------|
| ENV. HEALTH   | 07/25/2024 JEN |
| S.W. MGT.     | 07/24/2024 KN  |
| SANITARY DEPT | 07/25/2024 DT  |
| ZONING        | 08/12/2024 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:**  
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN  
 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.

ADMINISTRATOR APPROVAL: *Vivian J. Swanson*    DATE APPROVED: 8-21-24



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

ZONING CERTIFICATE #: Z24-06-0252

Date of Application: 06/12/2024

**ZONING CERTIFICATE**

| TAX ACCOUNT # | STREET ADDRESS      | CITY NAME    |
|---------------|---------------------|--------------|
| 1804011597    | 936 MONROE MANOR RD | STEVENSVILLE |

| OWNER INFORMATION |                                               | PROPERTY INFORMATION      |                   |              |
|-------------------|-----------------------------------------------|---------------------------|-------------------|--------------|
| OWNER:            | GILMER, ROBERT & DEBORAH                      | TAX MAP 0049              | BLOCK B           | PARCEL 0034  |
| OWNER ADDRESS:    | 936 MONROE MANOR RD<br>STEVENSVILLE, MD 21666 | LOT 66 67                 | SECTION           | ZONED NC-15  |
| HOME PHONE:       | (410) 643-2609                                | CRITICAL AREA YES         |                   | ACREAGE 0.07 |
|                   |                                               | SUBDIVISION CLOVERFIELDS  |                   |              |
|                   |                                               | BUILDING VALUE \$5,100.00 |                   |              |
|                   |                                               | WATER TYPE PUBLIC         | SEWER TYPE PUBLIC |              |

| APPLICANT INFORMATION                     |                                               | PERMIT FEES                                                                                                    |                                    |
|-------------------------------------------|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------|------------------------------------|
| NAME:                                     | ROBERT & DEBORAH GILMER                       | ZONING FEE: \$55.00                                                                                            | FM FEE:                            |
| ADDRESS:                                  | 936 Monroe Manor Rd<br>STEVENSVILLE, MD 21666 | ELECTRICAL PERMIT #:                                                                                           |                                    |
| PHONE:                                    | (410) 643-2609                                | PLUMBING PERMIT #:                                                                                             |                                    |
|                                           |                                               | GAS PERMIT #:                                                                                                  |                                    |
|                                           |                                               | STAKED? <input type="checkbox"/> YES <input checked="" 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 14' SHED. |                                               |                                                                                                                |                                    |

**AGENCY APPROVALS:**

| Name        | Completed Date |
|-------------|----------------|
| ENV. HEALTH | 07/02/2024 JEN |
| HOA REVIEW  | 06/26/2024 MP  |
| S.W. MGT.   | 07/11/2024 KN  |
| ZONING      | 08/12/2024 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:**

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.  
 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.

ADMINISTRATOR APPROVAL: *Vivian J. Swanson*      DATE APPROVED: *8-21-24*