



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

BUILDING PERMIT No.: BR24-06-0494  
 Date of Application: 06/24/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 317 FIVE FARMS DR STEVENSVILLE  <b>TAX ACCOUNT</b> 1804060342 <b>SUBDIVISION</b> QUEEN ANNE COLONY <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.528 <b>TAX MAP</b> 0070 <b>GRID</b> 0000 <b>PARCEL</b> 0067 <b>SECTION</b> <b>BLOCK</b> H <b>LOT</b> 16 <b>ZONED</b> NC-15 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> WALTER, BRIAN & JOAN 13721 BARBERRY WAY SYKESVILLE, MD 21784  <b>HOME PHONE:</b> (410) 707-2041 <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																										
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> RENOVATION/ADDITION TO RESIDENCE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$20,000.00		<b>FEES</b> <b>ELECT. ADMIN.</b> \$10.00 <b>BOCA FEE</b> \$69.56 <b>ELECT. PERMIT</b> \$90.00 <b>ZONING</b> \$55.00 <b>RENOVATION PERMIT FEE</b> \$140.00																										
<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>MHIC</td> <td>AML TOP QUALITY CONSTRUCTION 105 PORT CT, GRASONVILLE, MD 21638</td> <td>100980</td> <td>(443) 786-1797</td> <td></td> </tr> <tr> <td>PLUMBER</td> <td>A ADVANCED LLC DBA JOHN G WEBSTER CO</td> <td>PR-043</td> <td>(202) 439-2687</td> <td>P-1088-24</td> </tr> <tr> <td>HVAC</td> <td>A ADVANCED LLC DBA JOHN G WEBSTER CO</td> <td>HR-460</td> <td>(202) 439-2687</td> <td>H-1025-24</td> </tr> <tr> <td>ELECTRICIAN</td> <td>COVERN ELECTRIC</td> <td>E-1680</td> <td>(443) 239-3465</td> <td>ER24-06-0494</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHIC	AML TOP QUALITY CONSTRUCTION 105 PORT CT, GRASONVILLE, MD 21638	100980	(443) 786-1797		PLUMBER	A ADVANCED LLC DBA JOHN G WEBSTER CO	PR-043	(202) 439-2687	P-1088-24	HVAC	A ADVANCED LLC DBA JOHN G WEBSTER CO	HR-460	(202) 439-2687	H-1025-24	ELECTRICIAN	COVERN ELECTRIC	E-1680	(443) 239-3465	ER24-06-0494
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 11'6" X 11'7-3/4" & 13'6" X 12'4-1/4" (13'6" X 24' OVERALL) ADDITION TO EXISTING SFD TO EXPAND BEDROOMS #2 AND #3. IN EXISTING BEDROOM #1, RELOCATE BATHROOM AND MOVE WALLS OF EXISTING BATHROOM TO CREATE WALK IN CLOSET. MOVE WALLS TO EXPAND EXISTING HALLWAY BATHROOM. CREATE NEW HALLWAY CLOSET. RAISE FLOOR IN EXISTING GREAT ROOM TO MATCH EXISTING FLOOR LEVEL OF DWELLING, REFRAME WINDOWS AT NEW HEIGHTS, AND CREATE LARGER OPENING FROM KITCHEN TO GREAT ROOM AND NEW OPENING FROM GREAT ROOM TO NEW 16' X 12' & 5' X 8" DECK. INSTALL MINI SPLIT IN GREATROOM. REMOVE EXISTING UTILITY ROOM, MOVE EXISTING GARAGE WALL, AND RAISE FLOOR TO CREAT MUDROOM. RECONFIGURE DINING AND KITCHEN AREAS AND INSTALL NEW FIXTURES. REMOVE EXISTING MASONRY FIREPLACE IN LIVING ROOM AND INSTALL NEW GAS FIREPLACE. REPLACE ALL EXISTING DOORS AND WINDOWS.																												
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																										
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 288 <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> 232 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 520	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b>	<b># BEDROOMS:</b> <b>ROAD TYPE:</b> <b>WATER TYPE</b> PRIVATE <b>HEATING SYSTEM:</b> SPLIT SYSTEM <b>FIREPLACE:</b> GAS	<b># BATHROOMS:</b> <b>SPRINKLER:</b> NO <b>SEWER TYPE</b> PRIVATE <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:**  
 OWNER MUST PLANT ( 1 ) 4'-6- TALL CONTAINER GROWN NATIVE TREES. CALL 410-758-4088 FOR INSPECTION. BUFFER MODIFIED LOT. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. SEDIMENT CONTROL DEVICES MUST BE IN PLACE PRIOR TO THE START OF WORK.

**OFFICE USE ONLY**

MINIMUM YARD REQUIREMENTS		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	07/24/2024
FRONT	FRONT	ZONING	09/16/2024
SIDE	SIDE	SEDIMENT	N/A
REAR	REAR	PUB. SEWER	07/25/2024
SIDE STREET	SIDE STREET	S.W. MGT.	N/A
MAX. HGHT	MAX. HGHT	ENTRANCE	N/A
		FIRE MARSHAL	N/A
		BACKFLOW	N/A
		FLOODPLAIN ZONE	07/24/2024
		PLUMBING	08/28/2024
		ENV. HEALTH	07/25/2024
		HISTORIC	N/A
		SHA	N/A
		MECHANICAL	08/28/2024
		ELECTRICAL	08/12/2024
		FOOD SERVICE	N/A

DATE APPROVED: 9.23.24                      ADMINISTRATOR APPROVAL: Kristen G. Swinson



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

BUILDING PERMIT No.: BR24-08-0642

Date of Application: 08/15/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 212 WARBLER WAY CHESTER  <b>TAX ACCOUNT</b> 1804126515 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.148 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 474 <b>ZONED</b> SMPD <b>FRONTAGE</b> 57 <b>DEPTH</b> 122		<b>PROPERTY OWNERS:</b> K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (240) 375-4735 <b>APPLICANT:</b> K HOVNIANIAN LOLITA JUSTICE-WATKINS 101 LOG CANOE CIR SUITE C2 STEVENSVILLE MD 21666  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
<b>EXISTING USE</b> VACANT LOT  <b>PROPOSED USE</b> 4SEASONS -SFD  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$195,000.00		<b>FEES</b> <table border="0"> <tr> <td><b>BOCA FEE</b></td> <td>\$404.92</td> <td><b>SPRINKLER</b></td> <td>\$150.00</td> </tr> <tr> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> <td><b>MHB FEE</b></td> <td>\$50.00</td> </tr> <tr> <td><b>ZONING</b></td> <td>\$55.00</td> <td><b>ELECT. PERMIT</b></td> <td>\$135.00</td> </tr> <tr> <td><b>SINGLE LOT</b></td> <td>\$55.00</td> <td><b>4SEASNDRA</b></td> <td>\$7,750.00</td> </tr> </table>		<b>BOCA FEE</b>	\$404.92	<b>SPRINKLER</b>	\$150.00	<b>ELECT. ADMIN.</b>	\$10.00	<b>MHB FEE</b>	\$50.00	<b>ZONING</b>	\$55.00	<b>ELECT. PERMIT</b>	\$135.00	<b>SINGLE LOT</b>	\$55.00	<b>4SEASNDRA</b>	\$7,750.00														
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 39'4" X 76'4" OVERALL TO INCLUDER 20' X 20' & 10' X 16'3" (3) CAR GARAGE, 6' X 7'10" & 6' X 17'4" "L" SHAPED PORCH, AND 12' X 15'2"SCREENED PATIO. SECOND FLOOR 16'5" X 39'4" OVERALL.  KERR ED PHASE III 55+ AGE RESTRICTED COMMUNITY.																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> FIRST FLOOR: 2,127 THIRD FLOOR: GARAGE: 560 DECK: OTHER: 180 - SCREENED PATIO <b>TOTAL FLOOR AREA:</b> 3,675	<b>FIN BASEMENT:</b> SECOND FLOOR: 646 FOURTH FLOOR: CARPORT: PORCH: 162	<b># BEDROOMS:</b> 3 <b>ROAD TYPE:</b> PRIVATE <b>WATER TYPE</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>FIREPLACE:</b> GAS	<b># BATHROOMS:</b> 3 <b>SPRINKLER:</b> YES <b>SEWER TYPE</b> PUBLIC <b>CENTRAL AIR:</b> YES																														

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**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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

**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	HD	08/30/2024
ZONING	MC	08/28/2024
SEDIMENT	AB	01/25/2024
PUB. SEWER	DT	08/29/2024
S.W. MGT.	KN	08/28/2024
ENTRANCE	DB	08/28/2024
FIRE MARSHAL	JTB	09/19/2024
BACKFLOW	Ch	08/29/2024

FLOODPLAIN ZONE	KA	08/28/2024
PLUMBING	Ch	08/29/2024
ENV. HEALTH	JEN	08/29/2024
HISTORIC		N/A
SHA		N/A
MECHANICAL	Ch	08/29/2024
ELECTRICAL		08/19/2024
FOOD SERVICE		N/A

DATE APPROVED: 9-23-24

ADMINISTRATOR APPROVAL: Vivian J Swinson



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

BUILDING PERMIT No.: BR24-07-0514  
 Date of Application: 07/01/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 910 BUCKINGHAM DR STEVENSVILLE  <b>TAX ACCOUNT</b> 1804004620 <b>SUBDIVISION</b> BAY CITY <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.542 <b>TAX MAP</b> 0056 <b>GRID</b> 0000 <b>PARCEL</b> 0396 <b>SECTION</b> 1 <b>BLOCK</b> 7 <b>LOT</b> 17P16 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> ADAIR, KEVIN & CAITLIN 910 BUCKINGHAM DR STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (302) 690-4281 <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																										
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> ADDITION TO RESIDENCE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$80,000.00		<b>FEES</b> <b>ZONING</b> \$55.00 <b>ELECT. PERMIT</b> \$135.00 <b>COPIES AND</b> \$20.00 <b>BOCA FEE</b> \$112.76 <b>MISC</b> <b>ELECT. ADMIN.</b> \$10.00																										
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PLUMBER	GLOBAL HVAC T/A GLOBAL MECHANICAL	PN-792	(410) 696-2227	P-1162-24																								
<b>DESCRIPTION OF WORK:</b> REMOVE EXISTING REAR DECK, CHIMNEY, SIDE ENTRY DOOR, CONCRETE STOOP AND PORTION OF REAR WALL. CONSTRUCT 36'6" X 18' ADDITION TO EXISTING SFD OVER NEW CRAWL SPACE TO INCLUDE GREAT ROOM, (1) BEDROOM, AND RELOCATED LAUNDRY AND HOT WATER HEATER. CONSTRUCT 23'4 X 12' DECK OFF OF NEW ADDITION. RELOCATE EXISTING ELECTRIC METER FROM REAR OF HOUSE TO SIDE OF HOUSE. UPDATE HVAC, PLUMBING & ELECTRIC. RELOCATE & RECONFIGURE EXISTING KITCHEN AREA. REMOVE EXISTING CLOSET IN DINING ROOM. CREATE NEW HALF BATH AND HALL CLOSET. REMOVE EXISTING BEDROOM CLOSET AND RECONFIGURE EXISTING FULL BATH TO CREATE MASTER SUITE.																												
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b> UNFIN. BASEMENT: <b>FIN BASEMENT:</b> FIRST FLOOR: 648 <b>SECOND FLOOR:</b> THIRD FLOOR: <b>FOURTH FLOOR:</b> GARAGE: <b>CARPOR:</b> DECK: 280 <b>PORCH:</b> OTHER: <b>TOTAL FLOOR AREA: 928</b>		<b>CONSTRUCTION TYPE: WOOD FRAME</b> <b># BEDROOMS:</b> 1 <b># BATHROOMS:</b> 0 <b>ROAD TYPE:</b> <b>SPRINKLER:</b> NO <b>WATER TYPE</b> PUBLIC <b>SEWER TYPE</b> PUBLIC <b>HEATING SYSTEM:</b> HEAT PUMP CENTRAL AIR: YES <b>FIREPLACE:</b>																										

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**NOTE:** Separate electrical and plumbing permits are required! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered if construction is continuous.

**Conditions:**

OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. EXISTING UNPERMITTED SHED MUST BE REMOVED OR PERMITTED PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR INSPECTION.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 15/35 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING	HD	08/12/2024
ZONING	MO	09/11/2024
SEDIMENT		N/A
PUB. SEWER	DT	08/12/2024
S.W. MGT.		N/A
ENTRANCE		N/A
FIRE MARSHAL		N/A
BACKFLOW		N/A

FLOODPLAIN ZONE	N/A
PLUMBING	Ch 09/16/2024
ENV. HEALTH	JEN 08/12/2024
HISTORIC	N/A
SHA	N/A
MECHANICAL	Ch 09/16/2024
ELECTRICAL	09/17/2024
FOOD SERVICE	N/A

DATE APPROVED: 9-23-24

ADMINISTRATOR APPROVAL: Karen J. Stinson



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

BUILDING PERMIT No.: BR24-09-0691

Date of Application: 09/09/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 204 RIVERSHORE RD CHESTERTOWN  <b>TAX ACCOUNT</b> 1802015463 <b>SUBDIVISION</b> REBA L ANTHONY EST <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.509 <b>TAX MAP</b> 0009 <b>GRID</b> 0006 <b>PARCEL</b> 0120 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 6 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>			<b>PROPERTY OWNERS:</b> WAGNER, JOHN & CARIK 204 RIVERSHORE RD CHESTERTOWN, MD 21620  <b>HOME PHONE:</b> (443) 480-1693 <b>APPLICANT:</b>  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> ADDITION TO ACCESSORY BLDG  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$10,000.00			<b>FEES</b> <b>ZONING</b> \$55.00 <b>BOCA FEE</b> \$35.00		
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> <b>OWNER</b> <b>OWNER</b> QAC1000					
<b>DESCRIPTION OF WORK:</b> REMOVE EXISTING 18'3" X 4'9" CONCRETE APRON FROM EXISTING GARAGE & REPLACE WITH 18'3" X 7'9" CONCRETE APRON. CONSTRUCT 11' X 30' ADDITION TO EXISTING GARAGE ON CONCRETE SLAB.					
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>			<b>CONSTRUCTION TYPE:</b> WOOD FRAME		
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> <b>THIRD FLOOR:</b> <b>GARAGE:</b> 330 <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 330		<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b>		<b># BEDROOMS:</b> <b>ROAD TYPE:</b> <b>WATER TYPE</b> PRIVATE <b>HEATING SYSTEM:</b> <b>FIREPLACE:</b>	
		<b># BATHROOMS:</b> <b>SPRINKLER:</b> <b>SEWER TYPE</b> PRIVATE <b>CENTRAL AIR:</b>			

The undersigned hereby certifies and agrees as follows: (1) That he/she is authorized to make this application; (2) that the information is correct; (3) that he/she will comply with all regulations of Queen Anne's County which are applicable thereto; (4) that he/she will perform no work on the above referenced property not specifically described in this application; (5) that he/she grants County Officials the right to enter onto this property for the purpose of inspecting the work permitted and posting notices.

**NOTE:** Separate electrical and plumbing permits are required! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered if construction is continuous.

**Conditions:**

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

OFFICE USE ONLY

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT FT
SIDE 3 FT	SIDE FT
REAR 3 FT	REAR FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT 20 FT	MAX. HGHT FT

**APPROVALS:**

BUILDING	HD	09/13/2024
ZONING	WB	09/16/2024
SEDIMENT		N/A
PUB. SEWER		N/A
S.W. MGT.	KN	09/16/2024
ENTRANCE		N/A
FIRE MARSHAL		N/A
BACKFLOW		N/A

FLOODPLAIN ZONE	N/A
PLUMBING	N/A
ENV. HEALTH	JEN 09/18/2024
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	N/A
FOOD SERVICE	N/A

DATE APPROVED:

9-23-24

ADMINISTRATOR APPROVAL:

*Kuan J. Swinson*





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

BUILDING PERMIT No.: BR24-04-0322  
 Date of Application: 04/29/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 110 KENT POINT RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804012569 <b>SUBDIVISION</b> KENT POINT FARM <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.361 <b>TAX MAP</b> 0080 <b>GRID</b> 0012 <b>PARCEL</b> 0003 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 60 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> BECKER, CHERRI 110 KENT POINT RD STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (443) 336-0735  <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> ADDITION TO RESIDENCE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$45,367.00		<b>FEES</b> <b>ZONING</b> \$55.00 <b>ELECT. PERMIT</b> \$60.00 <b>ELECT. ADMIN.</b> \$10.00 <b>BOCA FEE</b> \$75.80	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> <b>MHIC</b> HIGHPOINT REMODELING INC      MHIC-70339      (410) 456-9981 1418 CORBETT RD, MONKTON, MD 21111 <b>PLUMBER</b> JEFFREY LUND & SONS      PN-576      (410) 507-5344      P-1152-24 <b>ELECTRICIAN</b> LASER LECTRIC LLC      E-000273-2023      (410) 693-3828      ER24-04-0322			
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 10' X 12' BATHROOM ADDITION ON SIDE OF EXISTING DWELLING, 12' X 14' SCREENED PORCH ON REAR OF DWELLING, AND 9' X 38' COVERED PORCH WITH 3' CANTILEVER ON FRONT OF DWELLING.			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 120 <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 630	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 510	<b># BEDROOMS:</b> <b>ROAD TYPE:</b> <b>WATER TYPE</b> PRIVATE <b>HEATING SYSTEM:</b> EXISTING CENTRAL AIR <b>FIREPLACE:</b>	<b># BATHROOMS:</b> 1 <b>SPRINKLER:</b> <b>SEWER TYPE</b> PRIVATE

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:**  
 OWNER MUST PLANT ( 1 ) 4'-6'- TALL CONTAINER GROWN NATIVE TREE FOR PERMIT S23-11-0506 PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR INSPECTION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. USE NC-15 SETBACKS PER 18:1-127 (E) OF COUNTY CODE.

OFFICE USE ONLY

<b>MINIMUM YARD REQUIREMENTS</b>		<b>APPROVALS:</b>			
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	<b>BUILDING</b> HD	07/16/2024	<b>FLOODPLAIN ZONE</b>	N/A
<b>FRONT</b>	<b>FRONT</b>	<b>ZONING</b> MC	08/29/2024	<b>PLUMBING</b> CH	09/16/2024
<b>SIDE</b>	<b>SIDE</b>	<b>SEDIMENT</b>	N/A	<b>ENV. HEALTH</b> CS	07/24/2024
<b>REAR</b>	<b>REAR</b>	<b>PUB. SEWER</b>	N/A	<b>HISTORIC</b>	N/A
<b>SIDE STREET</b>	<b>SIDE STREET</b>	<b>S.W. MGT.</b>	N/A	<b>SHA</b>	N/A
<b>MAX. HGHT</b>	<b>MAX. HGHT</b>	<b>ENTRANCE</b>	N/A	<b>MECHANICAL</b>	N/A
		<b>FIRE MARSHAL</b>	N/A	<b>ELECTRICAL</b>	06/26/2024
		<b>BACKFLOW</b>	N/A	<b>FOOD SERVICE</b>	N/A

DATE APPROVED: 9.23.24      ADMINISTRATOR APPROVAL: Kwan G. Swinson





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

ZONING CERTIFICATE #: Z24-06-0272

Date of Application: 06/25/2024

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804020030	315 BLUNT MARSH LN	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION			
OWNER:	CUTRONEO JR, JOSEPH	TAX MAP	0056	BLOCK	PARCEL 0202
OWNER ADDRESS:	315 BLUNT MARSH LN STEVENSVILLE, MD 21666	LOT 1		SECTION	ZONED CS
HOME PHONE:	(443) 604-2545	CRITICAL AREA	YES		ACREAGE 42.65
		SUBDIVISION			
		BUILDING VALUE	\$85,000.00		
		WATER TYPE	PRIVATE	SEWER TYPE	PRIVATE

APPLICANT INFORMATION		PERMIT FEES	
NAME:	LANE ENGINEERING LLC	ZONING FEE:	\$55.00
ADDRESS:	117 Bay St EASTON, MD 21601	FM FEE:	
PHONE:	(410) 822-8003	ELECTRICAL PERMIT #:	EZ24-06-0272
		PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE: RESIDENCE/AGRICULTURE	PROPOSED USE: PIER
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: REPLACE IN-KIND 40' X 6' WALKWAY TO 206' X 6' PIER WITH 10' X 20' PLATFORM, 12' X 13' FINGER PIER, AND (6) MOORING PILES, AND (1) BOATLIFT WITH ASSOCIATED PILES. INSTALL SECOND BOATLIFT WITH ASSOCIATED PILES. TOTAL LENGTH OF PIER = 206'

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	08/27/2024 CARRION E-1293
FLOODPLAIN ZONE	07/11/2024 KN
ZONING	07/16/2024 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:  
 FLOOD ZONE: AE BFE: 6 FEET FPE:8 FEET ALL ELECTRICAL MUST MEET CURRENT EDITION OF NATIONAL ELECTRIC CODE.  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN, CALL 410-758-4088 FOR INSPECTION.

ADMINISTRATOR APPROVAL: Vincent Sumner DATE APPROVED: 9-23-24



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

ZONING CERTIFICATE #: Z24-08-0348

Date of Application: 08/16/2024

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803030644	221 CLAIBORNE FIELDS DR	CENTREVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: TILLBERRY, LAURA & MICHAEL	TAX MAP 0036      BLOCK      PARCEL 0066
OWNER ADDRESS: 221 CLAIBORNE FIELDS DRIVE Centreville, MD 21617	LOT 78      SECTION      ZONED AG
HOME PHONE: (443) 878-7447	CRITICAL AREA NO      ACREAGE 1.00
	SUBDIVISION CLAIBORNE FIELDS
	BUILDING VALUE \$8,600.00
	WATER TYPE PRIVATE      SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME: LAURA & MICHAEL TILLBERRY	ZONING FEE: \$55.00      FM FEE:
ADDRESS: 221 Claiborne Fields Drive Centreville, MD 21617	ELECTRICAL PERMIT #:
PHONE: (443) 878-7447	PLUMBING PERMIT #:
	GAS PERMIT #:
	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE: RESIDENCE	PROPOSED USE: ACCESSORY STRUCTURE <200SF
MINIMUM YARD REQUIREMENTS:	
FRONT: FT      SIDE: 3 FT      REAR: 3 FT      SIDE STREET: FT      HEIGHT: 20 FT	
WORK DESCRIPTION: INSTALL 8' X 16' PREFAB SHED ON 10' X 18' CONCRETE BASE	

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	08/30/2024 JEN
S.W. MGT.	08/29/2024 KN
ZONING	09/11/2024 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:**

OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 ANY ELECTRICAL WORK ADDED TO THIS STRUCTURE WILL REQUIRE AN APPROVED QUEEN ANNE'S COUNTY ELECTRICAL PERMIT AND AN INSPECTION BY THE MIDDLE DEPARTMENT INSPECTION AGENCY.  
 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.  
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

ADMINISTRATOR APPROVAL: *Vivian J Swanson*      DATE APPROVED: 9.23-24



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

ZONING CERTIFICATE #: Z24-07-0306

Date of Application: 07/17/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804106466	107 REBECCA LN	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: DANIELS, GARY & ANNETTE	TAX MAP 0048    BLOCK    PARCEL 0041
OWNER ADDRESS: 107 REBECCA LN STEVENSVILLE, MD 21666	LOT 3    SECTION    ZONED NC-15
HOME PHONE: (443) 988-5796	CRITICAL AREA NO    ACREAGE 0.36
	SUBDIVISION SUNNYFIELDS
	BUILDING VALUE
	WATER TYPE PUBLIC    SEWER TYPE PUBLIC

APPLICANT INFORMATION	PERMIT FEES
NAME: GARY & ANNETTE DANIELS	ZONING FEE: \$55.00    FM FEE:
ADDRESS: 107 Rebecca Ln STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:
PHONE: (443) 988-5796	PLUMBING PERMIT #:
	GAS PERMIT #:
	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE: RESIDENCE	PROPOSED USE: ACCESSORY STRUCTURE <200SF
MINIMUM YARD REQUIREMENTS:	
FRONT: FT    SIDE: 3 FT    REAR: 3 FT	SIDE STREET: FT    HEIGHT: 20 FT
WORK DESCRIPTION: INSTALL 10' X 15' PRE-FAB SHED	

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	08/08/2024 JEN
S.W. MGT.	08/08/2024 KN
SANITARY DEPT	08/07/2024 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:**

DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.  
 ANY ELECTRICAL WORK ADDED TO THIS STRUCTURE WILL REQUIRE AN APPROVED QUEEN ANNE'S COUNTY ELECTRICAL PERMIT AND AN INSPECTION BY THE MIDDLE DEPARTMENT INSPECTION AGENCY.  
 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.  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL:

*V. Morgan Simpson*

DATE APPROVED:

9-23-24