



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

ZONING CERTIFICATE #: Z19-05-0135

Date of Application: 05/16/2019

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804117182	1620 POSTAL RD	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	WILKINSON, CHARLES	TAX MAP 0057	BLOCK	PARCEL 0382
OWNER ADDRESS:	1620 POSTAL RD CHESTER, MD 21619	LOT 8	SECTION	ZONED TC
HOME PHONE:		CRITICAL AREA NO		ACREAGE 0.32
		SUBDIVISION		
		BUILDING VALUE \$30,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	CATALINA POOL BUILDERS LLC	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	836 Ritchie Hwy STE 8 SEVERNA PARK, MD 21146	ELECTRICAL PERMIT #: ER-27321	
PHONE:	(410) 647-7665	PLUMBING PERMIT #: N/A	
		GAS PERMIT #: N/A	
		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: FT	SIDE: 3 FT	REAR: 3 FT	HEIGHT: FT
WORK DESCRIPTION: INSTALL IRREGULAR SHAPED CONCRETE INGROUND POOL 32' X 18' OVERALL.			

**AGENCY APPROVALS:**

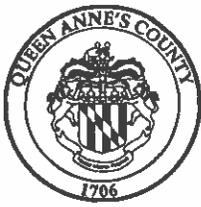
Name	Completed Date
ELECTRICAL	05/17/2019
ENV. HEALTH	05/20/2019 <i>JEN</i>
S.W. MGT.	05/24/2019 <i>JK</i>
ZONING	05/20/2019 <i>HLV</i>

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: **POOL MAY NOT BE CONSTRUCTED IN FOREST RETENTION AREA.**  
 WM LAWSON ELECTRIC E-#638  
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

ADMINISTRATOR APPROVAL: *Vivian J. Swensen* DATE APPROVED: *5-31-19*

ORIGINAL



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Building Permit No: BR18-11- 0321  
 Date of Application: 05/31/2019

**Building Permit**

<b>Building Location:</b> 3017 BENNETT POINT RD QUEENSTOWN  <b>Tax Account:</b> 1805025532 <b>Sewer Account:</b> <b>Subdivision</b> BENNETTS POINT <b>Critical Area</b> YES/LDA <b>Acreage</b> 5.2 <b>Section</b> 2 <b>Block</b> <b>Lot</b> 11 <b>Tax Map</b> 0077 <b>Grid</b> 0011 <b>Parcel</b> 0005 <b>Zoned</b> NC-5 <b>Frontage</b> 0 <b>Depth</b>		<b>Property Owners Name and Address</b> SIMON JONATHAN J SIMON KAREN E KING 8925 CHARRED OAK DR BETHESDA, MD 20817  <b>Home Phone</b> 3016549239 <b>Work Phone</b> <b>Owner of Record Name</b>	
<b>Existing Use</b> RESIDENDE  <b>Proposed Use</b> RENOVATION/ADD		<b>Construction Value</b> \$300,000 <b>Park Fee</b> \$0 <b>Fire Marshal Fee</b> \$150 <b>Zoning Fee</b> \$55.00 <b>Building Fee</b> \$2135.00 <b>School Fee</b> \$0 <b>Fire Fee</b> \$0	
<b>Builder</b> MARINER CUSTOM HOMES LLC <b>Address</b> 2600 LAUREL VIEW CT FALLSTON, MD 21047  <b>Plumber</b> WL STATON PLUMBING SERVICE L <b>Electrician</b> A & J ELECTRIC <b>Mechanical</b> N/A <b>Sprinkler</b> METROPOLITAN FIRE		<b>License No:</b> MHIC97021 <b>Phone:</b> 4432710353  PN#249      4109565934 E-#1522      4106875151 N/A      N/A MSC #155      3018680005	
<b>DESCRIPTION OF WORK</b>		<b>STAKED?</b>	
RENOVATIONS TO EXISTING RESIDENCE TO INCLUDE REMOVE EXTERIOR WALL BETWEEN PORCH AND GARAGE TO EXPAND PORCH/CONVERT TO 16'5 X 25' SCREENED PORCH, ADD LAUNDRY ROOM IN REMAINING PORTION OF GARAGE BAY, REMOVE EX. POWDER ROOM, REMOVE PARTITION WALL IN 2-CAR GARAGE. CONVERT EX. LAUNDRY ROOM TO PANTRY & INSTALL NEW SIZE WINDOW. CONVERT EX. SUNROOM TO KITCHEN. ADD 8' X 28' DECK WITH ARBOR OFF NEW KITCHEN. CONVERT EX. KITCHEN TO DINING RM, NEW C.O. BETWEEN EX. KITCHEN & SUNROOM. REMOVE SPIRAL STAIRCASE. CONVERT EX. MASTER BEDRM TO BEDRM WITH BATHROOM AND NEW HALLWAY TO TV LOUNGE (CONVERTED FROM EX. DRESSING RM). CONVERT EX. IN-LAW SUITE TO MASTER BEDROOM SUITE WITH CATHEDRAL CEILING. CONVERT EX. GARAGE OFF MASTER SUITE TO ART STUDIO/REPLACE GARAGE DOOR WITH WINDOWS. NEW LAYOUT IN LOWER LEVEL. NEW PLUMBING/ELECTRICAL/LIGHTING FIXTURES/HVAC DUCTWORK THROUGHOUT. CONSTRUCT NEW RETAINING WALL 1' X 12', 1' X 5' AND 10' 3' AROUND POOL TERRACE AREA.			
<b>BUILDING DESCRIPTION DIMENSIONS (SQUARE FEET)</b>		<b>CONSTRUCTION TYPE</b> WOODFRAME	
Unfinished Basement 0      Finished Basement 0 First Floor 0      Second Floor 0 Garage 0      Carport 0 Deck 224      Porch 0 Other 0      Fireplace GAS Third Floor 0      Total Floor Area 0	<b>IMPROVEMENTS</b> No. Bedrooms      No. Bathrooms 1 No. Road Ent.      Width      Road Type Water Type WELL WATER      Sewer Type SEPTIC Heat System HEAT PUMP      Central Air YES Sprinkler System 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.			
<b>NOTE:</b>	Separate electrical, mechanical and plumbing permits are required! Electricians, Plumbers and HVAC Contractors 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.		
EXISTING TERRACE STEPS TO BE REMOVED FROM BUFFER BEFORE CERTIFICATE OF OCCUPANCY CAN BE ISSUED 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 & COMMENTS ARE ON SITE. FOR INFORMATION OR TO ARRANGE AN INSPECTION CALL 410-758-4500 EXT 1144.			

**MINIMUM YARD REQUIREMENTS**

Accessory Structure		Principal Structure	
Front	Ft	Front	Ft 50
Side	Ft	Side	Ft 20
Rear	Ft	Rear	Ft 100
Side St	Ft	Side St	Ft
Max Hgt	Ft	Max Hgt	Ft 40

**OFFICE USE ONLY**

**APPROVALS**

Building	RAC 2/5/19	Floodplain Zone	N/A
Zoning	JP 2/7/19	Plumbing	P42419 5/7/19
Sediment	N/A	Sanitation	JFW 2/8/19
Public Sewer	N/A	SHA	N/A
SWM	N/A	Mechanical	N/A
Entrance	N/A	Electrical	ER26847 2/7/19
Fire Marshal	JM 5/4/19	Food Service	N/A
		Backflow No.	BF42519 5/7/19

DATE APPROVED

5-31-19

ADMINISTRATOR

Vernon J. Simpson

ORIGINAL



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 Department of Planning and Zoning  
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ZONING CERTIFICATE #: Z19-05-0134

Date of Application: 05/16/2019

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804041321	728 DIXON DR	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: BRINKERHOFF, STEVEN	TAX MAP 0048 BLOCK BB PARCEL 0144
OWNER ADDRESS: 728 DIXON DR STEVENSVILLE, MD 21666	LOT 15 SECTION ZONED NC-15
HOME PHONE: (571) 294-0005	CRITICAL AREA NO ACREAGE 0.34
	SUBDIVISION CLOVERFIELDS
	BUILDING VALUE \$30,000.00
	WATER TYPE PUBLIC SEWER TYPE PUBLIC

APPLICANT INFORMATION	PERMIT FEES
NAME: CATALINA POOL BUILDERS LLC	ZONING FEE: \$75.00 FM FEE:
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**AGENCY APPROVALS:**

Name	Completed Date
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ENV. HEALTH	05/20/2019 JEN
HOA REVIEW	05/30/2019 CPOA
S.W. MGT.	05/30/2019 JK
SANITARY DEPT	05/22/2019 JH
ZONING	05/23/2019 HLW

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Conditions: WM LAWSON ELECTRIC E-#638
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ADMINISTRATOR APPROVAL: *Thomas G. Swinson* DATE APPROVED: 5-31-19

ORIGINAL

