



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

BUILDING PERMIT No.: BR20-01-0024
 Date of Application: 01/14/2020

BUILDING PERMIT

BUILDING LOCATION 126 WATERMANS COVE LN CHESTER TAX ACCOUNT 1804125722 SUBDIVISION WATERMAN'S COVE CRITICAL AREA YES ACREAGE 0.238 TAX MAP 0057 GRID 0019 PARCEL 0109 SECTION BLOCK LOT 4 ZONED NC-15 FRONTAGE DEPTH		PROPERTY OWNERS: WATERMAN'S COVE LLC 109 COUNTRY DAY RD CHESTER, MD 21619 HOME PHONE: (410) 643-5005 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$150,000.00		FEES <table border="0"> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>FIRE DIST 1</td> <td>\$798.72</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>BOCA FEE</td> <td>\$226.56</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$180.00</td> <td>SCHOOLS</td> <td>\$7,004.16</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>PARKS & REC</td> <td>\$768.00</td> </tr> </table>		ELECT. ADMIN.	\$10.00	FIRE DIST 1	\$798.72	MHB FEE	\$50.00	BOCA FEE	\$226.56	SPRINKLER	\$150.00	SINGLE LOT	\$55.00	ELECT. PERMIT	\$180.00	SCHOOLS	\$7,004.16	ZONING	\$55.00	PARKS & REC	\$768.00										
ELECT. ADMIN.	\$10.00	FIRE DIST 1	\$798.72																														
MHB FEE	\$50.00	BOCA FEE	\$226.56																														
SPRINKLER	\$150.00	SINGLE LOT	\$55.00																														
ELECT. PERMIT	\$180.00	SCHOOLS	\$7,004.16																														
ZONING	\$55.00	PARKS & REC	\$768.00																														
<table border="0"> <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>WATERMANS COVE LLC 109 COUNTRY DAY RD, CHESTER, MD 21619</td> <td>MHBL 8258</td> <td>(410) 643-5005</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>BRAMBLES ELECTRIC INC.</td> <td>E-#857</td> <td>(443) 496-1961</td> <td>ER-27859</td> </tr> <tr> <td>SPRINKLER</td> <td>BLAZEGUARD</td> <td>MSC 72</td> <td>(410) 549-6313</td> <td>BF97-20</td> </tr> <tr> <td>HVAC</td> <td>WILLIAM H METCALFE & SONS</td> <td>HM#105</td> <td>(301) 868-6330</td> <td>H-0075-20</td> </tr> <tr> <td>PLUMBER</td> <td>BRETT E HADDAWAY & SONS LLC</td> <td>PR#014</td> <td>(410) 643-9744</td> <td>P-0096-20</td> </tr> </tbody> </table>		CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	WATERMANS COVE LLC 109 COUNTRY DAY RD, CHESTER, MD 21619	MHBL 8258	(410) 643-5005		ELECTRICIAN	BRAMBLES ELECTRIC INC.	E-#857	(443) 496-1961	ER-27859	SPRINKLER	BLAZEGUARD	MSC 72	(410) 549-6313	BF97-20	HVAC	WILLIAM H METCALFE & SONS	HM#105	(301) 868-6330	H-0075-20	PLUMBER	BRETT E HADDAWAY & SONS LLC	PR#014	(410) 643-9744	P-0096-20	DESCRIPTION OF WORK: CONSTRUCT 2-STORY SFD WITH ATTACHED GARAGE. 1ST FLOOR 30' X 32' OVERALL INCLUDING 12' X 20' GARAGE, 4' X 18' FRONT PORCH, AND 12' X 18' DECK. 2ND FLOOR 30' X 32' OVERALL. THE ISLANDER MODEL IN REVERSE	
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																													
MHBR	WATERMANS COVE LLC 109 COUNTRY DAY RD, CHESTER, MD 21619	MHBL 8258	(410) 643-5005																														
ELECTRICIAN	BRAMBLES ELECTRIC INC.	E-#857	(443) 496-1961	ER-27859																													
SPRINKLER	BLAZEGUARD	MSC 72	(410) 549-6313	BF97-20																													
HVAC	WILLIAM H METCALFE & SONS	HM#105	(301) 868-6330	H-0075-20																													
PLUMBER	BRETT E HADDAWAY & SONS LLC	PR#014	(410) 643-9744	P-0096-20																													
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) <table border="0"> <tr> <td>UNFIN. BASEMENT: 0</td> <td>FIN BASEMENT: 0</td> </tr> <tr> <td>FIRST FLOOR: 648</td> <td>SECOND FLOOR: 888</td> </tr> <tr> <td>THIRD FLOOR: 0</td> <td>FOURTH FLOOR: 0</td> </tr> <tr> <td>GARAGE: 240</td> <td>CARPORT: 0</td> </tr> <tr> <td>DECK: 216</td> <td>PORCH: 72</td> </tr> <tr> <td>OTHER: 0</td> <td></td> </tr> <tr> <td>TOTAL FLOOR AREA: 2,064</td> <td></td> </tr> </table>		UNFIN. BASEMENT: 0	FIN BASEMENT: 0	FIRST FLOOR: 648	SECOND FLOOR: 888	THIRD FLOOR: 0	FOURTH FLOOR: 0	GARAGE: 240	CARPORT: 0	DECK: 216	PORCH: 72	OTHER: 0		TOTAL FLOOR AREA: 2,064		CONSTRUCTION TYPE: WOOD FRAME <table border="0"> <tr> <td># BEDROOMS: 3</td> <td># BATHROOMS: 3</td> </tr> <tr> <td>ROAD TYPE: COUNTY</td> <td>SPRINKLER: YES</td> </tr> <tr> <td>WATER TYPE PRIVATE</td> <td>SEWER TYPE PUBLIC</td> </tr> <tr> <td>HEATING SYSTEM: HEAT P CENTRAL AIR: YES</td> <td></td> </tr> <tr> <td>FIREPLACE: NONE</td> <td></td> </tr> </table>		# BEDROOMS: 3	# BATHROOMS: 3	ROAD TYPE: COUNTY	SPRINKLER: YES	WATER TYPE PRIVATE	SEWER TYPE PUBLIC	HEATING SYSTEM: HEAT P CENTRAL AIR: YES		FIREPLACE: NONE							
UNFIN. BASEMENT: 0	FIN BASEMENT: 0																																
FIRST FLOOR: 648	SECOND FLOOR: 888																																
THIRD FLOOR: 0	FOURTH FLOOR: 0																																
GARAGE: 240	CARPORT: 0																																
DECK: 216	PORCH: 72																																
OTHER: 0																																	
TOTAL FLOOR AREA: 2,064																																	
# BEDROOMS: 3	# BATHROOMS: 3																																
ROAD TYPE: COUNTY	SPRINKLER: YES																																
WATER TYPE PRIVATE	SEWER TYPE PUBLIC																																
HEATING SYSTEM: HEAT P CENTRAL AIR: YES																																	
FIREPLACE: NONE																																	

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:

THE SCHOOL, FIRE, AND PARK LAND IMPACT FEES OF \$8,570.88 HAVE BEEN DEFERRED. NO TEMPORARY OR FINAL OCCUPANCY CERTIFICATE WILL BE ISSUED UNTIL FEES HAVE BEEN PAID. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. QUEEN ANNE'S COUNTY FIRE MARSHAL: THIS PERMIT IS APPROVED SUBJECT TO THE ENCLOSED STATED COMMENTS. NO INSPECTION WILL BE COMPLETED UNLESS APPROVED STAMPED PLANS AND COMMENTS ARE ON SITE. FOR INFORMATION OR TO ARRANGE AN INSPECTION CALL 410-758-4500 EXT. 1144. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT	FRONT 20 FT
SIDE	SIDE 5 FT
REAR	REAR 25 FT
SIDE STREET	SIDE STREET FT
MAX. HGHT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	HD 01/17/2020	FLOODPLAIN ZONE	JK 02/05/2020
ZONING	HLV 01/21/2020	PLUMBING	CG 1/27/20
SEDIMENT	AR 02/06/2020	ENV. HEALTH	JEN 01/27/2020
PUB. SEWER	BD 1/21/20	HISTORIC	N/A
S.W. MGT.	JK 02/05/2020	SHA	N/A
ENTRANCE	DB 01/21/2020	MECHANICAL	CG 1/27/20
FIRE MARSHAL	JM 02/13/2020	ELECTRICAL	01/15/2020
BACKFLOW	CG 1/27/20	FOOD SERVICE	N/A

DATE APPROVED: 2-20-2020

ADMINISTRATOR APPROVAL: Karen J. Sunison



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

BUILDING PERMIT No.: BR20-02-0077

Date of Application: 02/03/2020

BUILDING PERMIT

BUILDING LOCATION 510 QUEENS DR QUEENSTOWN TAX ACCOUNT 1805044375 SUBDIVISION HELEN L BRODEN, ETAL SUB CRITICAL AREA YES ACREAGE 6.156 TAX MAP 0073 GRID 0007 PARCEL 0125 SECTION BLOCK LOT 2 ZONED NC-5 FRONTAGE DEPTH		PROPERTY OWNERS: HIGGINS, JAMES 510 QUEENS DR QUEENSTOWN, MD 21658 HOME PHONE: (443) 988-8560 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE RENOVATION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$10,000.00		FEES RENOVATION \$70.00 ZONING \$55.00 PERMIT FEE	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: ENCLOSE EXISTING 31'6 X 12' DECK TO CREATE 3-SEASON ROOM.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: 0 FIN BASEMENT: 0 FIRST FLOOR: 0 SECOND FLOOR: 0 THIRD FLOOR: 0 FOURTH FLOOR: 0 GARAGE: 0 CARPOR: 0 DECK: 0 PORCH: 378 OTHER: 0 TOTAL FLOOR AREA: 378		# BEDROOMS: # BATHROOMS: ROAD TYPE: COUNTY SPRINKLER: NO WATER TYPE: PRIVATE SEWER TYPE: PRIVATE HEATING SYSTEM: NONE CENTRAL AIR: NO FIREPLACE: NONE	

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:
 EXISITNG ELECTRIC

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 20 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	<i>ZAC</i>	02/07/2020	FLOODPLAIN ZONE	N/A
ZONING	<i>SP</i>	02/07/2020	PLUMBING	N/A
SEDIMENT		N/A	ENV. HEALTH	<i>GSH</i> 02/13/2020
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	N/A
BACKFLOW		N/A	FOOD SERVICE	N/A

DATE APPROVED: 2-20-2020 ADMINISTRATOR APPROVAL: *Vivian J. Swisen*



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

ZONING CERTIFICATE #: Z19-12-0356

Date of Application: 12/23/2019

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804037782	1200 SHOPPING CENTER RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	JEMAL'S KENT LLC	TAX MAP 0057	BLOCK	PARCEL 0004
OWNER ADDRESS:	702 H ST WASHINGTON, DC 20001	LOT	SECTION	ZONED TC
HOME PHONE:		CRITICAL AREA YES		ACREAGE 4.63
		SUBDIVISION		
		BUILDING VALUE \$8,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	GABLE SIGNS & GRAPHICS	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	7440 Fort Smallwood Rd BALTIMORE, MD 21226	ELECTRICAL PERMIT #:	
PHONE:	(410) 255-6400	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: SHOPPING CENTER	PROPOSED USE: FREESTANDING SIGN
-------------------------------	---------------------------------

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

WORK DESCRIPTION: INSTALL DOUBLE-FACED ILLUMINATED FREESTANDING SIGN PYLON FOR TENNANTS AT CHESTER PLACE
 SIGN AREA 8' X 20' OVERALL.
 SIGN HEIGHT 20'
 TOTAL SIGN AREA 233.91 SQ FT

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	02/13/2020
ZONING	12/31/2019 <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:
 JOHN WALTON E-#416
 ALL FREESTANDING SIGNS SHALL HAVE AN ARCHITECTURAL BASE OR A LANDSCAPED AREA COSISTING OF LOW SHRUBS, ORNAMENTA GRASSES OR SIMULAR VEGETATAION AT THE BASE OF THE SIGN AT LEAST AS LONG AS THE SIGN FACE AREA & A MINIMUM OF 4TH IN WIDTH, A FREEESTANDING SIGN MAY NOT CONSIST OF BARE POLES OR POST ENTERING THE GROUND. SECTION 18:1-81(C) [4]

ADMINISTRATOR APPROVAL: *Ronan J Simpson* DATE APPROVED: 2-20-2020



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

ZONING CERTIFICATE #: Z19-12-0342

Date of Application: 12/04/2019

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804050711	526 BROADCREEK DR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SAXMAN, HARRY & DONNA	TAX MAP 0056	BLOCK 24	PARCEL 0413
OWNER ADDRESS:	526 BROADCREEK DR STEVENSVILLE, MD 21666	LOT 20	SECTION 2	ZONED NC-20
HOME PHONE:		CRITICAL AREA YES		ACREAGE 0.52
		SUBDIVISION BAY CITY		
		BUILDING VALUE \$8,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	RICK AYELLA	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	9879 Fox Hill Ct ELLCOTT CITY, MD 21042	ELECTRICAL PERMIT #: N/A		
PHONE:	(410) 781-8282	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: PIER		
MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT
WORK DESCRIPTION: CONSTRUCT 6' X 70' PIER WITH 10' X 20' PLATFORM AND 3' X 5' WALKWAY OVER MARSH. OVERALL LENGTH OF PIER = 80'				

AGENCY APPROVALS:

Name	Completed Date
HOA REVIEW	01/13/2020
ZONING	01/13/2020 <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: OWNER MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN

ANY ELECTRICAL WORK ADDED TO THIS STRUCTURE WILL REQUIRE AN APPROVED QUEEN ANNE'S COUNTY ELECTRICAL PERMIT AND / INSPECTION BY THE MIDDLE DEPARTMENT INSPECTION AGENCY.

A PIER CANNOT EXTEND INTO A BODY OF WATER A DISTANCE GREATER THAN 150 FT NOR CAN A PIER EXCEED ONE-QUARTER THE DIS OF A WATERWAY. OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE OR FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER. OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE AND FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER.

ADMINISTRATOR APPROVAL: *Kiran J. Sunson* DATE APPROVED: *2-20-2020*