



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

ZONING CERTIFICATE #: Z20-12-0498

Date of Application: 12/11/2020

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804003446	800 CASTLE MARINA RD	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	K HOVNANIAN'S FOUR SEASONS AT KENT ISLAND II LLC	TAX MAP 0049	BLOCK	PARCEL 0007
OWNER ADDRESS:	101 CHESTER STATION LN CHESTER, MD 21619	LOT	SECTION	ZONED CMPD, SM
HOME PHONE:	(240) 375-4735	CRITICAL AREA YES		ACREAGE 173.56
		SUBDIVISION FOUR SEASONS AT KENT ISLAND		
		BUILDING VALUE \$5,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$55.00 FM FEE:
ADDRESS:	ELECTRICAL PERMIT #: EC-50700
PHONE:	PLUMBING PERMIT #:
	GAS PERMIT #:
EXISTING USE: FOUR SEASONS	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
PROPOSED USE: TEMPORARY TRAILER	
MINIMUM YARD REQUIREMENTS:	
FRONT: FT SIDE: FT REAR: FT SIDE STREET: FT HEIGHT: FT	
WORK DESCRIPTION: INSTALL 8' X 28' TEMPORARY CONSTRUCTION TRAILER FOR K HOVNANIAN.	

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	12/21/2020
ENV. HEALTH	12/29/2020 <i>JEN</i>
FIRE MARSHAL	12/29/2020 <i>JCM</i>
SANITARY DEPT	12/21/2020 <i>BAD</i>
ZONING	12/28/2020 <i>JP</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:

ADMINISTRATOR APPROVAL: *Vivian J. Surrison* DATE APPROVED: *12-31-2020*



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OWNER ADDRESS:	101 CHESTER STATION LN CHESTER, MD 21619	LOT	SECTION	ZONED CMPD, SM
HOME PHONE:	(240) 375-4735	CRITICAL AREA YES		ACREAGE 173.56
		SUBDIVISION FOUR SEASONS AT KENT ISLAND		
		BUILDING VALUE \$5,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

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NAME:	ZONING FEE: \$55.00 FM FEE:
ADDRESS:	ELECTRICAL PERMIT #: EC-50700
PHONE:	PLUMBING PERMIT #:
	GAS PERMIT #:
	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE: FOUR SEASONS	PROPOSED USE: TEMPORARY TRAILER
MINIMUM YARD REQUIREMENTS:	
FRONT: FT SIDE: FT REAR: FT SIDE STREET: FT HEIGHT: FT	
WORK DESCRIPTION: INSTALL 8' X 28' TEMPORARY CONSTRUCTION TRAILER FOR K HOVNANIAN.	

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Conditions:

ADMINISTRATOR APPROVAL: *Vivian J. Simpson* DATE APPROVED: 12-31-2020



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

BUILDING PERMIT No.: BR20-12-1003

Date of Application: 12/14/2020

BUILDING PERMIT

BUILDING LOCATION 123 INDEPENDENCE CT CENTREVILLE TAX ACCOUNT 1806013767 SUBDIVISION MEADOW BROOK ESTATES CRITICAL AREA NO ACREAGE 1.3 TAX MAP 0046 GRID 0023 PARCEL 0032 SECTION BLOCK LOT 45 ZONED AG FRONTAGE DEPTH		PROPERTY OWNERS: RICE, JAMES 123 INDEPENDENCE CT CENTREVILLE, MD 21617 HOME PHONE: APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
EXISTING USE RESIDENCE PROPOSED USE ACCESSORY STRUCTURE REVISED PROPOSED USE CONSTRUCTION VALUE \$2,000.00		FEES ZONING \$55.00 BOCA FEE \$35.00		
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#
OWNER	OWNER	QAC1000		
DESCRIPTION OF WORK: INSTALL 12' X 20' PRE-FAB SHED.				
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)			CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: 0	FIN BASEMENT: 0	# BEDROOMS:	# BATHROOMS:	
FIRST FLOOR: 0	SECOND FLOOR: 0	ROAD TYPE: COUNTY	SPRINKLER: NO	
THIRD FLOOR: 0	FOURTH FLOOR: 0	WATER TYPE: PRIVATE	SEWER TYPE: PRIVATE	
GARAGE: 0	CARPOR: 0	HEATING SYSTEM: NONE	CENTRAL AIR: NO	
DECK: 0	PORCH: 0	FIREPLACE: NONE		
OTHER: 240				
TOTAL FLOOR AREA: 240				

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

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

Conditions:
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN 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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE			BUILDING <i>RAC</i>	12/21/2020	FLOODPLAIN ZONE	N/A
FRONT	FRONT	FT	FT	ZONING <i>JP</i>	12/21/2020	PLUMBING	N/A
SIDE	SIDE	3 FT	FT	SEDIMENT	N/A	ENV. HEALTH <i>GWH</i>	12/28/2020
REAR	REAR	3 FT	FT	PUB. SEWER	N/A	HISTORIC	N/A
SIDE STREET	SIDE STREET	FT	FT	S.W. MGT.	12/21/2020	SHA	N/A
MAX. HGHT	MAX. HGHT	20 FT	FT	ENTRANCE	N/A	MECHANICAL	N/A
				FIRE MARSHAL	N/A	ELECTRICAL	N/A
				BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 12-31-2020 **ADMINISTRATOR APPROVAL:** *Kieran J Swinson*



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

BUILDING PERMIT No.: BR20-10-0873

Date of Application: 10/26/2020

BUILDING PERMIT

BUILDING LOCATION 100 POLLARD LN CHESTER TAX ACCOUNT 1804009266 SUBDIVISION CRITICAL AREA YES ACREAGE 3 TAX MAP 0057 GRID 0015 PARCEL 0060 SECTION BLOCK LOT ZONED NC-1 FRONTAGE DEPTH		PROPERTY OWNERS: KEY, WILLIAM 100 POLLARD LN CHESTER, MD 21619 HOME PHONE: (703) 593-0571 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
EXISTING USE RESIDENCE PROPOSED USE ACCESSORY STRUCTURE IN FLOODPLAIN REVISED PROPOSED USE CONSTRUCTION VALUE \$12,000.00		FEES ZONING \$55.00 BOCA FEE \$35.00		
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#
OWNER	OWNER	QAC1000		
DESCRIPTION OF WORK: INSTALL 12' X 24' GAZEBO ON CONCRETE PAD.				
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)			CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: 0	FIN BASEMENT: 0	# BEDROOMS:	# BATHROOMS:	
FIRST FLOOR: 0	SECOND FLOOR: 0	ROAD TYPE: COUNTY	SPRINKLER: NO	
THIRD FLOOR: 0	FOURTH FLOOR: 0	WATER TYPE: PRIVATE	SEWER TYPE: PRIVATE	
GARAGE: 0	CARPOR: 0	HEATING SYSTEM: NONE	CENTRAL AIR: NO	
DECK: 0	PORCH: 0	FIREPLACE: NONE		
OTHER: 298				
TOTAL FLOOR AREA: 288				

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Conditions:

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS			
ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE	
FRONT	35 FT	FRONT	FT
SIDE	3 FT	SIDE	FT
REAR	100 FT	REAR	FT
SIDE STREET	FT	SIDE STREET	FT
MAX. HGHT	20 FT	MAX. HGHT	FT

APPROVALS:				
BUILDING	RAC	11/02/2020	FLOODPLAIN ZONE	N/A
ZONING	HW	11/02/2020	PLUMBING	N/A
SEDIMENT		N/A	ENV. HEALTH	JFW 11/04/2020
PUB. SEWER		N/A	HISTORIC	N/A
S.W. MGT.	JK	12/02/2020	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: 12-31-2020

ADMINISTRATOR APPROVAL: Morgan G. Sunson



Queen Anne's County
 Department of Planning and Zoning
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 Centreville, MD 21617
 410-758-4088

BUILDING PERMIT No.: BR20-11-0969

Date of Application: 11/30/2020

BUILDING PERMIT

BUILDING LOCATION 102 CAVALIER CT CHESTER TAX ACCOUNT 1804125496 SUBDIVISION FOUR SEASONS CRITICAL AREA NO ACREAGE 0.212 TAX MAP 0057 GRID 0002 PARCEL 0546 SECTION BLOCK LOT 23 ZONED CMPD FRONTAGE 29.51 DEPTH 120		PROPERTY OWNERS: K HOVNIANIAN AT KENT ISLAND 101 CHESTER STATION LN CHESTER, MD 21619 HOME PHONE: (410) 991-6150 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE 4SEASONS -SFD REVISED PROPOSED USE CONSTRUCTION VALUE \$175,000.00		FEES <table border="0"> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$370.92</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>ELECT. PERMIT</td> <td>\$180.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>4SEASNDRRA</td> <td>\$7,750.00</td> </tr> </table>		MHB FEE	\$50.00	ELECT. ADMIN.	\$10.00	BOCA FEE	\$370.92	SPRINKLER	\$150.00	ZONING	\$55.00	ELECT. PERMIT	\$180.00	SINGLE LOT	\$55.00	4SEASNDRRA	\$7,750.00														
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DESCRIPTION OF WORK: CONSTRUCT SINGLE STORY DWELLING, 50'X 63' WITH 20'8" X 21' GARGE & 8' X 9' FRONT PORCH. MODEL - SAN SEBASTAN REVERSED AGED RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: 0 FIRST FLOOR: 2,597 THIRD FLOOR: 0 GARAGE: 429 DECK: 0 OTHER: 0 TOTAL FLOOR AREA: 3,338	FIN BASEMENT: 0 SECOND FLOOR: 0 FOURTH FLOOR: 0 CARPORT: 0 PORCH: 312	# BEDROOMS: 2 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 2 SPRINKLER: YES SEWER TYPE: PUBLIC CENTRAL AIR: YES																														

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Conditions:

OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. QUEEN ANNE'S COUNTY FIRE MARSHAL: THIS PERMIT IS APPROVED SUBJECT TO THE ENCLOSED STATED COMMENTS. NO INSPECTION WILL BE COMPLETED UNLESS APPROVED STAMPED PLANS AND COMMENTS ARE ON SITE. FOR INFORMATION OR TO ARRANGE AN INSPECTION CALL 410-758-4500 EXT. 1144. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 15 FT
SIDE FT	SIDE 5/10 FT
REAR FT	REAR 15 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	RAC	12/07/2020	FLOODPLAIN ZONE	12/08/2020
ZONING	JP	12/08/2020	PLUMBING	12/15/20
SEDIMENT	AR	01/15/2019	ENV. HEALTH	12/16/2020
PUB. SEWER	BAO	12/17/20	HISTORIC	N/A
S.W. MGT.	CR	12/08/2020	SHA	N/A
ENTRANCE	OO	12/09/2020	MECHANICAL	12/15/20
FIRE MARSHAL	JM	12/29/2020	ELECTRICAL	12/08/2020
BACKFLOW	CG	12/15/20	FOOD SERVICE	N/A

DATE APPROVED:

12-31-2020

ADMINISTRATOR APPROVAL:

Vivian J. Swinson