







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

ZONING CERTIFICATE #: Z21-01-0034

Date of Application: 01/25/2021

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804093984	2838 COX NECK RD	CHESTER

OWNER INFORMATION	PROPERTY INFORMATION
<b>OWNER:</b> PEREZ, RICARDO  <b>OWNER ADDRESS:</b> 2838 COX NECK RD CHESTER, MD 20817  <b>HOME PHONE:</b>	<b>TAX MAP</b> 0071 <b>BLOCK</b> <b>PARCEL</b> 0006 <b>LOT</b> 2 <b>SECTION</b> 2 <b>ZONED</b> NC-1 <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 1.20 <b>SUBDIVISION</b> SOUTHWIND SUBDIVISION <b>BUILDING VALUE</b> \$30,000.00 <b>WATER TYPE</b> PRIVATE <b>SEWER TYPE</b> PRIVATE

APPLICANT INFORMATION	PERMIT FEES
<b>NAME:</b> KAREN ROWLEY  <b>ADDRESS:</b> 293 Southland Ct DUNKIRK, MD 20754  <b>PHONE:</b> (301) 490-1919	<b>ZONING FEE:</b> \$75.00 <b>FM FEE:</b>  <b>ELECTRICAL PERMIT #:</b> ER-28278  <b>PLUMBING PERMIT #:</b> N/A  <b>GAS PERMIT #:</b> N/A <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> POOL/SPA
<b>MINIMUM YARD REQUIREMENTS:</b>	
<b>FRONT:</b> 35 FT	<b>SIDE:</b> 3 FT <b>REAR:</b> 100 FT <b>SIDE STREET:</b> FT <b>HEIGHT:</b> FT
<b>WORK DESCRIPTION:</b> CONSTRUCT 38' X 18' CONCRETE INGROUND POOL WITH 400 SQ FT PATIO.	

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	01/25/2021 LAWSON E-638
ENV. HEALTH	02/10/2021 JFW
S.W. MGT.	02/09/2021 JK
ZONING	02/05/2021 JP

**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:**

EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.  
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.  
 MUST COMPLY WITH APPROVED BUFFER ESTABLISHMENT PLAN. CALL WHEN PLANTED. 410-758-4088

ADMINISTRATOR APPROVAL: *Vivian J. Sunson*      DATE APPROVED: 2-22-21



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

BUILDING PERMIT No.: BR21-01-0003

Date of Application: 01/04/2021

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 232 MATTAPEX PLANTATION LN STEVENSVILLE  <b>TAX ACCOUNT</b> 1804109023 <b>SUBDIVISION</b> LANDING @ MATTAPEX <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 1.82 <b>TAX MAP</b> 0070 <b>GRID</b> 0008 <b>PARCEL</b> 0002 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 12 <b>ZONED CS</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> DEL TORTO, MICHAEL 232 MATTAPEX PLANTATION LN STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (443) 786-8223  <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>BOCA FEE</b> \$70.00 <b>ELECT. ADMIN.</b> \$10.00 <b>ELECT. PERMIT</b> \$60.00 <b>ZONING</b> \$55.00																										
<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>LUNDBERG BUILDERS INC 314 MAIN ST, STEVENSVILLE, MD 21666</td> <td>MHIC 11697</td> <td>(410) 643-3334</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>CARRION ELECTRIC</td> <td>E-#1293</td> <td>(443) 786-0446</td> <td>ER-28301</td> </tr> <tr> <td>HVAC</td> <td>GROVE HEATING &amp; COOLING</td> <td>HM#175</td> <td>(410) 721-5595</td> <td>H-0120-21</td> </tr> <tr> <td>PLUMBER</td> <td>RH PERKINSON</td> <td>PR#001</td> <td>(410) 643-7473</td> <td>P-0121-21</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHIC	LUNDBERG BUILDERS INC 314 MAIN ST, STEVENSVILLE, MD 21666	MHIC 11697	(410) 643-3334		ELECTRICIAN	CARRION ELECTRIC	E-#1293	(443) 786-0446	ER-28301	HVAC	GROVE HEATING & COOLING	HM#175	(410) 721-5595	H-0120-21	PLUMBER	RH PERKINSON	PR#001	(410) 643-7473	P-0121-21
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT ADDITION TO RESIDENCE, 9' X 13' BATHROOM, 1ST FLOOR DECK 9' X 13' (OVER EXISTING PATIO), 2ND FLOOR DECK 7'4" X 18'3".																												
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																										
UNFIN. BASEMENT: 0 FIRST FLOOR: 134 THIRD FLOOR: 0 GARAGE: 0 DECK: 249 OTHER: <b>TOTAL FLOOR AREA: 383</b>	FIN BASEMENT: 0 SECOND FLOOR: 0 FOURTH FLOOR: 0 CARPORT: 0 PORCH: 0	<b># BEDROOMS:</b> ROAD TYPE: COUNTY WATER TYPE PRIVATE HEATING SYSTEM: HEAT P CENTRAL AIR: YES FIREPLACE:	<b># BATHROOMS: 1</b> SPRINKLER: SEWER TYPE 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:**  
 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 40 FT
SIDE FT	SIDE 20 FT
REAR FT	REAR 100 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING	RAC	01/13/2021	FLOODPLAIN ZONE	N/A
ZONING	HLV	01/14/2021	PLUMBING	CG 02/05/2021
SEDIMENT	N/A		ENV. HEALTH	JFW 02/05/2021
PUB. SEWER	N/A		HISTORIC	N/A
S.W. MGT.	N/A		SHA	N/A
ENTRANCE	N/A		MECHANICAL	CG 02/05/2021
FIRE MARSHAL	N/A		ELECTRICAL	01/27/2021
BACKFLOW	N/A		FOOD SERVICE	N/A

DATE APPROVED: 2-22-21

ADMINISTRATOR APPROVAL: Vivian J. Swinson