



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

BUILDING PERMIT No.: BR21-03-0166

Date of Application: 03/02/2021

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 106 DRAKE RD CHESTERTOWN		<b>PROPERTY OWNERS:</b> J COLEMAN ENTERPRISES LLC 336 RIVER RD CHESTERTOWN, MD 21620																													
<b>TAX ACCOUNT</b> 1802014254 <b>SUBDIVISION</b> CHESTER HARBOR <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.344 <b>TAX MAP</b> 0010 <b>GRID</b> 0002 <b>PARCEL</b> 0046 <b>SECTION</b> 2 <b>BLOCK</b> 18 <b>LOT</b> 584 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>HOME PHONE:</b> (410) 490-9026 <b>APPLICANT:</b> <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> SINGLE FAMILY DWELLING  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$200,000.00		<b>FEES</b> <table border="0"> <tr> <td>FEE IN LIEU -</td> <td>\$385.00</td> <td>ELECT. PERMIT</td> <td>\$140.00</td> </tr> <tr> <td>TREE REMOVAL</td> <td></td> <td></td> <td></td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>SCHOOLS</td> <td>\$6,838.51</td> <td>FIRE DIST 5</td> <td>\$782.81</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>PARKS &amp; REC</td> <td>\$753.27</td> <td>BOCA FEE</td> <td>\$226.44</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>ROADS FEE</td> <td>\$500.00</td> </tr> </table>		FEE IN LIEU -	\$385.00	ELECT. PERMIT	\$140.00	TREE REMOVAL				SINGLE LOT	\$55.00	ZONING	\$55.00	SCHOOLS	\$6,838.51	FIRE DIST 5	\$782.81	MHB FEE	\$50.00	ELECT. ADMIN.	\$10.00	PARKS & REC	\$753.27	BOCA FEE	\$226.44	SPRINKLER	\$150.00	ROADS FEE	\$500.00
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 1-STORY SFD 32' X 64' OVERALL INCLUDING 23' X 22' ATTACHED GARAGE AND 6' X 16'8" FRONT PORCH.																															
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																													
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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:**  
 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.

**OFFICE USE ONLY**

<b>MINIMUM YARD REQUIREMENTS</b>			
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>		
FRONT            FT	FRONT            FT	35 FT	
SIDE             FT	SIDE             FT	15/35 FT	
REAR            FT	REAR            FT	50 FT	
SIDE STREET    FT	SIDE STREET    FT		
MAX. HGHT     FT	MAX. HGHT     FT	40 FT	

<b>APPROVALS:</b>					
BUILDING	PAC	03/25/2021	FLOODPLAIN ZONE	CG	04/06/2021
ZONING	KS	03/30/2021	PLUMBING	CG	04/12/2021
SEDIMENT	DS	05/24/2021	ENV. HEALTH	KK	04/12/2021
PUB. SEWER		N/A	HISTORIC		N/A
S.W. MGT.	JK	05/10/2021	SHA		N/A
ENTRANCE	DB	03/26/2021	MECHANICAL	CG	04/12/2021
FIRE MARSHAL	JB	04/19/2021	ELECTRICAL		03/04/2021
BACKFLOW	CG	04/12/2021	FOOD SERVICE		N/A

DATE APPROVED: 5-24-21

ADMINISTRATOR APPROVAL: Vron J Swinson





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

ZONING CERTIFICATE #: Z21-04-0202

Date of Application: 04/28/2021

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1807005210	211 FOURTH ST	CRUMPTON

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	HOPKINS, GEORGE	TAX MAP 005C	BLOCK	PARCEL 0021
OWNER ADDRESS:	209 FOURTH ST CRUMPTON, MD 21628	LOT	SECTION	ZONED NC-20T
HOME PHONE:		CRITICAL AREA NO		ACREAGE
		SUBDIVISION		
		BUILDING VALUE \$1,500.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$55.00      FM FEE:
ADDRESS:	ELECTRICAL PERMIT #:
PHONE:	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: CONSTRUCT 10' X 16' STORAGE SHED. EXISTING SHED TO BE REMOVED.	

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	05/20/2021 CCS
S.W. MGT.	05/12/2021 JK
ZONING	05/06/2021 KS

**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:**

PER ENVIRONMENTAL HEALTH: SHED MAY NEED TO BE MOVED TO MAINTAIN EXISTING SEPTIC SYSTEM-CCS  
 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.  
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

ADMINISTRATOR APPROVAL: *Vivian J. Swanson*      DATE APPROVED: 5-24-21



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

ZONING CERTIFICATE #: Z21-05-0207

Date of Application: 05/04/2021

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805051363	606 CHESTER RIVER BEACH RD	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	WESOLOWSKI, MARK	TAX MAP 058E	BLOCK A	PARCEL 0568
OWNER ADDRESS:	9844 WILDERNESS LN LAUREL, MD 20723	LOT 22	SECTION	ZONED NC-8
HOME PHONE:		CRITICAL AREA YES		ACREAGE 0.31
		SUBDIVISION CHESTER RIVER BEACH		
		BUILDING VALUE \$5,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$55.00      FM FEE:
ADDRESS:	ELECTRICAL PERMIT #: ER-28571
PHONE:	PLUMBING PERMIT #:
	GAS PERMIT #:
EXISTING USE: RESIDENCE	STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
PROPOSED USE: PIER ADDITION	
MINIMUM YARD REQUIREMENTS:	
FRONT: FT      SIDE: 6 FT      REAR: FT      SIDE STREET: FT      HEIGHT: FT	
WORK DESCRIPTION: INSTALL 10,000 LB BOATLIFT ON 6' X 110' PIER, MOVE ONE EX MOORING PILE TO CONNECT TO BOAT LIFT. MAXIMUM LENGTH = 110 FT..	

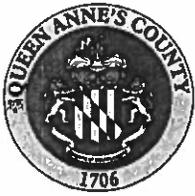
**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	05/19/2021 BRAMBLE E-28571
HOA REVIEW	05/24/2021
ZONING	05/17/2021 HLV

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

ADMINISTRATOR APPROVAL: Van J. Surson      DATE APPROVED: 5-24-21



Queen Anne's County  
 Department of Planning and Zoning  
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 Centreville, MD 21617  
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ZONING CERTIFICATE #: Z21-04-0186

Date of Application: 04/19/2021

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804048504	134 SOMERSET RD	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: DENNING, JOHN	TAX MAP 0070 BLOCK E PARCEL 0104
OWNER ADDRESS: 7720 GEORGETOWN PIKE MCLEAN, VA 22102	LOT 19 SECTION 1 ZONED NC-20
HOME PHONE:	CRITICAL AREA YES ACREAGE 20,000.00
	SUBDIVISION KENT ISLAND ESTATES
	BUILDING VALUE \$15,000.00
	WATER TYPE PRIVATE SEWER TYPE PUBLIC

APPLICANT INFORMATION	PERMIT FEES
NAME: IVANS VENTURES, INC	ZONING FEE: \$55.00 FM FEE:
ADDRESS: 23442 Ivans Rd PRESTON, MD 21655	ELECTRICAL PERMIT #:
PHONE: (410) 310-4443	PLUMBING PERMIT #:
	GAS PERMIT #:
	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL

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

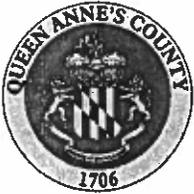
**WORK DESCRIPTION:** REMOVE PORTION OF EXISING PIER & CONSTRUCT 6' X 95' PIER WITH 20' X 10' PLATFORM, 28' X 3' & 27' X 3' FINGERS AND PILINGS FOR FUTURE BOATLIFT. OVERALL LENGTH OF PIER=115 FT

AGENCY APPROVALS:	
Name	Completed Date
ZONING	05/20/2021 HLV

**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.

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 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.

ADMINISTRATOR APPROVAL: *Vivian J. Swanson* DATE APPROVED: 5-24-21



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

ZONING CERTIFICATE #: Z21-05-0228

Date of Application: 05/13/2021

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804125935	200 FOUR SEASONS CLUBHOUSE 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 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666	LOT	SECTION	ZONED SMPD
HOME PHONE:	(240) 375-4735	CRITICAL AREA YES		ACREAGE
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	ATLANTIC AQUA TECH POOLS	ZONING FEE: \$75.00	FM FEE:	
ADDRESS:	Po Box 417 OCEAN CITY, MD 21843	ELECTRICAL PERMIT #: EC-50778		
PHONE:	(410) 641-4500	PLUMBING PERMIT #:		
		GAS PERMIT #:		
		STAKED?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	CLUBHOUSE	PROPOSED USE: POOL/SPA		
MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT
WORK DESCRIPTION: INDOOR CLUBHOUSE SPA CONSTRUCTION 10' X 10'				

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	05/22/2021 E-732 BURNS
ENV. HEALTH	05/19/2021 SH
FIRE MARSHAL	04/09/2021 JCM
SANITARY DEPT	05/17/2021 BD
ZONING	05/14/2021 HLV

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 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Vivian J. Shunson* DATE APPROVED: 5-24-21



Queen Anne's County  
 Department of Planning and Zoning  
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ZONING CERTIFICATE #: Z21-04-0176

Date of Application: 04/16/2021

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803027872	220 POSSUM POINT FARM LN	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	EVANS JOHN J JR EVANS, PAIGE	TAX MAP 0028	BLOCK	PARCEL 0171
OWNER ADDRESS:	220 POSSUM POINT RD CENTREVILLE, MD 21617	LOT 1	SECTION	ZONED CS
HOME PHONE:		CRITICAL AREA YES		ACREAGE 21.53
		SUBDIVISION		
		BUILDING VALUE \$5,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$55.00      FM FEE:
ADDRESS:	ELECTRICAL PERMIT #:
PHONE:	PLUMBING PERMIT #:
	GAS PERMIT #:
	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE: FARM/RESIDENCE	PROPOSED USE: PIER
MINIMUM YARD REQUIREMENTS:	
FRONT: FT      SIDE: FT      REAR: FT      SIDE STREET: FT      HEIGHT: FT	
WORK DESCRIPTION: REPLACE 6'X 180' PIER IN-KIND -REPLACE BOARDS & POLES DUE TO STORM DAMAGE ON PLATFORM.	

**AGENCY APPROVALS:**

Name: \_\_\_\_\_ Completed Date: 05/17/2021 JP  
 ZONING

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ADMINISTRATOR APPROVAL: Kevin J. Stinson      DATE APPROVED: 5-24-21



