



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

ZONING CERTIFICATE #: Z21-06-0294

Date of Application: 06/10/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804022742	103 SHOPPING CENTER RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	GWH KENT ISLAND LLC	TAX MAP 0057	BLOCK	PARCEL 0356
OWNER ADDRESS:	2516 MARYLAND AVE BALTIMORE, MD 21218	LOT	SECTION	ZONED
HOME PHONE:		CRITICAL AREA YES		ACREAGE 5.82
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	JACK LAMBERT	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	P O Box 1142 STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #: N/A	
PHONE:	(443) 618-0120	PLUMBING PERMIT #: N/A	
		GAS PERMIT #: N/A	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	COMMERCIAL	PROPOSED USE:	USE PERMIT
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: TEMPORARY SNOWBALL STAND FOR "JACK FROST SNOWBALLS"			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	07/02/2021 LA
ZONING	07/01/2021 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:
 MUST COMPLY WITH SECTION 18:1-53 (A)-(D) SEE ATTACHED

ADMINISTRATOR APPROVAL: *Vivian G. Simson* DATE APPROVED: 9-10-21



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

BUILDING PERMIT No.: BR21-08-0679
 Date of Application: 08/11/2021

BUILDING PERMIT

BUILDING LOCATION 100 SPINNAKER WAY CHESTER TAX ACCOUNT 1804126005 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.232 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 176 ZONED CMPD FRONTAGE DEPTH 0		PROPERTY OWNERS: K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666 HOME PHONE: (240) 375-4735 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 \$190,000.00		FEES <table border="0"> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$180.00</td> <td>BOCA FEE</td> <td>\$407.72</td> </tr> <tr> <td>4SEASNDRA</td> <td>\$7,750.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> </table>		MHB FEE	\$50.00	ELECT. ADMIN.	\$10.00	ZONING	\$55.00	SINGLE LOT	\$55.00	ELECT. PERMIT	\$180.00	BOCA FEE	\$407.72	4SEASNDRA	\$7,750.00	SPRINKLER	\$150.00														
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DESCRIPTION OF WORK: CONSTRUCT 2-STORY DWELLING, 1ST FLOOR 40' X 82' WITH 20'8" X 43' GARAGE, 22'8" X 6' X 13'4" "L" SHAPED FRONT PORCH., 13' X 17'3" REAR SCREENED PATIO. 2ND FLOOR LOFT 40' X 16'7". ATTIC STORAGE 256SQ.FT. MODEL KELLARNEY 1 LOFT REVERSED 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
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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. 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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 20 FT
SIDE FT	SIDE 5 FT
REAR FT	REAR 10 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING HAL	08/24/2021	FLOODPLAIN ZONE TK	08/24/2021
ZONING JP	08/26/2021	PLUMBING CG	09/01/2021
SEDIMENT AR	08/24/2021	ENV. HEALTH public	09/03/2021
PUB. SEWER BD	08/24/2021	HISTORIC	N/A
S.W. MGT. TK	08/24/2021	SHA	N/A
ENTRANCE DB	08/24/2021	MECHANICAL CG	09/01/2021
FIRE MARSHAL JB	08/31/2021	ELECTRICAL	08/26/2021
BACKFLOW CG	09/03/2021	FOOD SERVICE	N/A

DATE APPROVED: 9-10-21

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.: BR21-08-0652

Date of Application: 08/02/2021

BUILDING PERMIT

BUILDING LOCATION 144 JEAN RD STEVENSVILLE TAX ACCOUNT 1804072103 SUBDIVISION KENTWOOD CRITICAL AREA YES ACREAGE 3.54 TAX MAP 0063 GRID 0015 PARCEL 0147 SECTION BLOCK LOT 2 ZONED NC-2 FRONTAGE 200 DEPTH 796		PROPERTY OWNERS: BOWLING, STEVEN & TRACEY 239 MATTAPEX PLANTATION LN STEVENSVILLE, MD 21666 HOME PHONE: (410) 725-0792 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$15,000.00		FEES ZONING \$55.00 BOCA FEE \$88.96	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: CONSTRUCT REAR DECK 7' X 24'6", 12' X 14', 3'6" X 17', 18' X 42' ADDITION TO DWELLING.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: 0 FIRST FLOOR: 0 THIRD FLOOR: 0 GARAGE: 0 DECK: 1,112 OTHER: 0 TOTAL FLOOR AREA: 1,112	FIN BASEMENT: 0 SECOND FLOOR: 0 FOURTH FLOOR: 0 CARPOR: 0 PORCH: 0	# BEDROOMS: ROAD TYPE: COUNTY WATER TYPE: PRIVATE HEATING SYSTEM: FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE: PRIVATE CENTRAL AIR:

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:

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS			
ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE	
FRONT	FT	FRONT	35 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	DAC	09/08/2021	FLOODPLAIN ZONE	N/A
ZONING	HAV	09/08/2021	PLUMBING	N/A
SEDIMENT		N/A	ENV. HEALTH	SFW 09/10/2021
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: 9-10-21

ADMINISTRATOR APPROVAL: *[Signature]*



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

BUILDING PERMIT No.: BR21-04-0369

Date of Application: 04/30/2021

BUILDING PERMIT

BUILDING LOCATION 113 SOUTH CAROLINA RD STEVENSVILLE TAX ACCOUNT 1804054318 SUBDIVISION KENT ISLAND ESTATES CRITICAL AREA NO ACREAGE 0.5 TAX MAP 0070 GRID 0000 PARCEL 0089 SECTION 3 BLOCK O LOT 24 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: THREE RIVERS BUILDERS LLC 8338 VETERANS HWY MILLERSVILLE, MD 21108 HOME PHONE: (410) 280-8652 APPLICANT: STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$125,000.00		FEES PARKS & REC \$1,040.40 ELECT. ADMIN. \$10.00 BOCA FEE \$284.80 ROADS FEE \$500.00 ZONING \$55.00 SINGLE LOT \$55.00 SCHOOLS \$9,445.20 FIRE DIST 9 \$1,081.20 ELECT. PERMIT \$95.00 SPRINKLER \$150.00 MHB FEE \$50.00																															
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY DWELLING WITH ATTACHED GARAGE. 1ST FLOOR 33' X 40' OVERALL INCLUDING 20' X 20' GARAGE, 5'X 20' FRONT PORCH. 2ND FLOOR 33' X 40' OVERALL																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 820 THIRD FLOOR: GARAGE: 400 DECK: OTHER: TOTAL FLOOR AREA: 2,540	FIN BASEMENT: SECOND FLOOR: 1220 FOURTH FLOOR: CARPOR: PORCH: 100	# BEDROOMS: 4 ROAD TYPE: COUNTY WATER TYPE: PRIVATE HEATING SYSTEM: HEAT P CENTRAL AIR: YES FIREPLACE: GAS	# BATHROOMS: 3 SPRINKLER: YES SEWER TYPE: PUBLIC																														

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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:
 DOWNSPOUTS MUST SHEETFLOW 60' PER SITE SKETCH, DRIVEWAY SHEETFLOW MUST EQUAL WIDTH. DO NOT OVERLAP DISCONNECTS. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. 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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 15/35 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	RAC	07/29/2021	FLOODPLAIN ZONE	CG	08/05/2021
ZONING	H-LV	07/29/2021	PLUMBING	CG	08/02/2021
SEDIMENT	AE	04/08/2021	ENV. HEALTH	JFW	08/02/2021
PUB. SEWER	LG	07/29/2021	HISTORIC		N/A
S.W. MGT.	JK	08/26/2021	SHA		N/A
ENTRANCE	DB	07/28/2021	MECHANICAL	CG	08/02/2021
FIRE MARSHAL	JB	08/03/2021	ELECTRICAL		05/04/2021
BACKFLOW	CG	08/02/2021	FOOD SERVICE		N/A

DATE APPROVED: 9-10-21

ADMINISTRATOR APPROVAL: [Signature]



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

BUILDING PERMIT No.: BR21-08-0656

Date of Application: 08/04/2021

BUILDING PERMIT

BUILDING LOCATION 189 SPINNAKER WAY CHESTER TAX ACCOUNT 1804126021 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.174 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 192 ZONED CMPD FRONTAGE DEPTH 122		PROPERTY OWNERS: K HOVNIANIAN AT KENT ISLAND 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666 HOME PHONE: (410) 991-6150 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
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HVAC	MCCREA EQUIPMENT COMPANY	HM#533	(301) 423-6623	H 1366-21																													
PLUMBER	SEVERN PLUMBING & HEATING	PN-490	(301) 855-2414	P-1357-21																													
DESCRIPTION OF WORK: CONSTRUCT 1-STORY SFD WITH ATTACHED GARAGE. 1ST FLOOR 50' X 63' OVERALL INCLUDING 20'8 X 21' GARAGE, 8' X 9'1 FRONT PORCH, AND 8' X 30' SCREENED PORCH. SAN SEBASTIAN MODEL - IN REVERSE 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: 0 FIN BASEMENT: 0 FIRST FLOOR: 2,597 SECOND FLOOR: 0 THIRD FLOOR: 0 FOURTH FLOOR: 0 GARAGE: 429 CARPOR: 0 DECK: 0 PORCH: 312 OTHER: 0 TOTAL FLOOR AREA: 3,338	# BEDROOMS: 2 # BATHROOMS: 2 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE: PUBLIC SEWER TYPE: PUBLIC HEATING SYSTEM: GAS CENTRAL AIR: YES FIREPLACE: GAS																																

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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN 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 20 FT
SIDE FT	SIDE 5 FT
REAR FT	REAR 15 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	HD	08/24/2021	FLOODPLAIN ZONE	TK	08/24/2021
ZONING	JP	08/26/2021	PLUMBING	CG	08/31/2021
SEDIMENT	AR	10/18/2019	ENV. HEALTH	public	08/31/2021
PUB. SEWER	BD	08/24/2021	HISTORIC		N/A
S.W. MGT.	TK	08/24/2021	SHA		N/A
ENTRANCE	DB	08/24/2021	MECHANICAL	CG	08/31/2021
FIRE MARSHAL	JB	08/30/2021	ELECTRICAL		08/06/2021
BACKFLOW	CG	08/31/2021	FOOD SERVICE		N/A

DATE APPROVED: 9-10-21

ADMINISTRATOR APPROVAL: Vivian J. Swinson

