



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

BUILDING PERMIT No.: BR21-10-0863

Date of Application: 10/25/2021

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 386 MOORINGS CIR STEVENSVILLE  <b>TAX ACCOUNT</b> 1804125640 <b>SUBDIVISION</b> BAY BRIDGE COVE <b>CRITICAL AREA NO</b> <b>ACREAGE</b> <b>TAX MAP</b> 0056 <b>GRID</b> 0010 <b>PARCEL</b> 0279 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 95 <b>ZONED CS</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> KENT ISLAND LLC 940 W SPROUL RD STE 301 SPRINGFIELD, PA 19064  <b>HOME PHONE:</b> (267) 908-0013  <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> TOWNHOUSE - 4 OR LESS UNITS  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$150,000.00		<b>FEES</b> <table border="0"> <tr> <td>ELECT. PERMIT</td> <td>\$75.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>FIRE DIST 1</td> <td>\$1,040.60</td> <td>PARKS &amp; REC</td> <td>\$1,002.76</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$292.08</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> </table>		ELECT. PERMIT	\$75.00	ZONING	\$55.00	FIRE DIST 1	\$1,040.60	PARKS & REC	\$1,002.76	MHB FEE	\$50.00	ELECT. ADMIN.	\$10.00	BOCA FEE	\$292.08	SPRINKLER	\$150.00																			
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT ONE STORY TOWN HOME. OVERALL FIRST FLOOR 82' X 32' INCLUDES GARAGE 20' X 20' AND SCREEN PORCH 12' X 10' -OXFORD MODEL																																						
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																																				
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 1,892 <b>THIRD FLOOR:</b> <b>GARAGE:</b> 401 <b>DECK:</b> 0 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 2,434	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 141	<b># BEDROOMS:</b> 2 <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>FIREPLACE:</b> GAS	<b># BATHROOMS:</b> 2 <b>SPRINKLER:</b> NO <b>SEWER TYPE:</b> PUBLIC <b>CENTRAL AIR:</b> YES																																			

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

<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>
<b>FRONT</b> FT <b>FRONT</b> 30 FT	
<b>SIDE</b> FT <b>SIDE</b> 10 FT	
<b>REAR</b> FT <b>REAR</b> 25 FT	
<b>SIDE STREET</b> FT <b>SIDE STREET</b> FT	
<b>MAX. HGHT</b> FT <b>MAX. HGHT</b> 40 FT	

**APPROVALS:**

BUILDING <i>PK</i>	10/26/2021	FLOODPLAIN ZONE <i>TK</i>	10/25/2021
ZONING <i>HW</i>	10/27/2021	PLUMBING <i>CG</i>	11/03/2021
SEDIMENT <i>PK</i>	01/08/2020	ENV. HEALTH <i>public</i>	11/03/2021
PUB. SEWER <i>PK</i>	10/25/2021	HISTORIC	N/A
S.W. MGT. <i>TK</i>	10/25/2021	SHA	N/A
ENTRANCE <i>PK</i>	10/25/2021	MECHANICAL <i>CG</i>	11/03/2021
FIRE MARSHAL <i>JB</i>	11/15/2021	ELECTRICAL	11/01/2021
BACKFLOW <i>CG</i>	11/03/2021	FOOD SERVICE	N/A

DATE APPROVED: 12-2-21

ADMINISTRATOR APPROVAL: *Karen J. Swinson*



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

BUILDING PERMIT No.: BR21-11-0900

Date of Application: 11/02/2021

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 334 BROADWATER DR CHESTER  <b>TAX ACCOUNT</b> 1804126030 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.138 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 201 <b>ZONED</b> CMPD <b>FRONTAGE</b> 46 <b>DEPTH</b> 120		<b>PROPERTY OWNERS:</b> K HOVNANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (240) 375-4735  <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> 4SEASONS -SFD  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$190,000.00		<b>FEES</b> <b>MHB FEE</b> \$50.00 <b>SPRINKLER</b> \$150.00 <b>BOCA FEE</b> \$423.72 <b>ELECT. ADMIN.</b> \$10.00 <b>ZONING</b> \$55.00 <b>ELECT. PERMIT</b> \$180.00 <b>4SEASNDORRA</b> \$7,750.00 <b>SINGLE LOT</b> \$55.00																															
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2-STORY DWELLING, 40' X 82' OVERALL INCLUDING 20'8" X 43'4" GARAGE WITH UNFINISHED ATTIC STORAGE, "L" SHAPED FRONT PORCH 22'8" X 6' & 7' X 13'4" & A 13' X 17'3" SCREENED PORCH. 2ND FLOOR LOFT 40' X 16'7". <b>MODEL - KILLARNEY 1 LOFT</b> <b>55+ AGE RESTRICTED COMMUNITY</b>																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> 0 <b>FIRST FLOOR:</b> 2,060 <b>THIRD FLOOR:</b> <b>GARAGE:</b> 746 <b>DECK:</b> 0 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 3,934	<b>FIN BASEMENT:</b> 0 <b>SECOND FLOOR:</b> 665 <b>FOURTH FLOOR:</b> 0 <b>CARPOR:</b> 0 <b>PORCH:</b> 463	<b># BEDROOMS:</b> 3 <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>FIREPLACE:</b> GAS	<b># BATHROOMS:</b> 3 <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> PUBLIC <b>CENTRAL AIR:</b> YES																														

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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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN 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**

**MINIMUM YARD REQUIREMENTS**

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

**APPROVALS:**

BUILDING	<i>DAC</i> 11/16/2021	FLOODPLAIN ZONE	<i>K</i> 11/16/2021
ZONING	<i>JP</i> 11/18/2021	PLUMBING	<i>CG</i> 11/19/2021
SEDIMENT	<i>AR</i> 06/10/2021	ENV. HEALTH	<i>public</i> 11/19/2021
PUB. SEWER	<i>BD</i> 11/16/2021	HISTORIC	N/A
S.W. MGT.	<i>TK</i> 11/16/2021	SHA	N/A
ENTRANCE	<i>DB</i> 11/20/2021	MECHANICAL	<i>CG</i> 11/19/2021
FIRE MARSHAL	<i>JB</i> 11/23/2021	ELECTRICAL	11/22/2021
BACKFLOW	<i>CG</i> 11/19/2021	FOOD SERVICE	N/A

DATE APPROVED: 12-2-21

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.: BC21-10-0104  
 Date of Application: 10/15/2021

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 357 PIER ONE RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804073886 <b>SUBDIVISION</b> <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 41.37 <b>TAX MAP</b> 0056 <b>GRID</b> 0004 <b>PARCEL</b> 0273 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> <b>ZONED UC</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> BAY BRIDGE MARINA LLLP 337 PIER ONE RD STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (410) 320-1969 <b>APPLICANT:</b>  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
<b>EXISTING USE</b> RESTAURANT  <b>PROPOSED USE</b> RENOVATION/ADDITION  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$321,000.00		<b>FEES</b> <b>ELECT. ADMIN.</b> \$10.00 <b>BOCA FEE</b> \$159.00 <b>ELECT. PERMIT</b> \$350.00 <b>RENOVATION PERMIT FEE</b> \$2,247.00 <b>ZONING</b> \$55.00 <b>FIRE MARSHAL FEE</b> \$250.00 <b>DIST 01 - KIVFD</b> \$970.08 <b>50% COMMERICAL GROWTH-AREA</b>																															
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<b>DESCRIPTION OF WORK:</b> RENOVATION/ADDITION TO EXISTING RESTAURANT. 1ST FLOOR: ADD 55'11"X18'6" BANQUET ROOM IN EXISTING COVERED PATIO AREA. REMOVE CEILING IN BANQUET AREA AND REFRAME. DEMO WALL TO HALLWAY AND CREATE NEW PLATING AREA. DEMO STAIRS NEXT TO FRONT OFFICE AND ADD A BATHROOM. 2ND FLOOR: ADD COVERED STAIR AREA WITH 8'6"X15'11" & 7'9"X20'2" AREAS. DEMO EXISTING BATHROOM, BAR, BOOTHS, STAIRS, PORTION OF CEILING, AND WALLS IN SERVER AREA. CREATE NEW LOBBY AREA, TWO NEW BATHROOMS, BAR, INSTALL GLASS WALL TO CREATE PRIVATE DINING AREA, AND REFRAME ENTRY TO SERVER AREA & KITCHEN.																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 1,032 <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 1,325	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> 293 <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b>	<b># BEDROOMS:</b> 0 <b>ROAD TYPE:</b> <b>WATER TYPE PUBLIC</b> <b>HEATING SYSTEM:</b> <b>FIREPLACE:</b>	<b># BATHROOMS:</b> 7 <b>SPRINKLER:</b> <b>SEWER TYPE PUBLIC</b> <b>CENTRAL AIR:</b>																														

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OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS			
ACCESSORY STRUCTURE	FT	PRINCIPLE STRUCTURE	FT
FRONT	FT	FRONT	50 FT
SIDE	FT	SIDE	10 FT
REAR	FT	REAR	50 FT
SIDE STREET	FT	SIDE STREET	FT
MAX. HGHT	FT	MAX. HGHT	45 FT

APPROVALS:			
BUILDING	<i>EAC</i>	10/29/2021	FLOODPLAIN ZONE <i>JK</i> 11/04/2021
ZONING	<i>HLW</i>	10/28/2021	PLUMBING <i>CG</i> 11/10/2021
SEDIMENT	N/A		ENV. HEALTH <i>public</i> 11/15/2021
PUB. SEWER	<i>BD</i>	11/10/2021	HISTORIC N/A
S.W. MGT.	<i>OK</i>	11/04/2021	SHA N/A
ENTRANCE	N/A		MECHANICAL <i>CG</i> 11/10/2021
FIRE MARSHAL	<i>JB</i>	11/24/2021	ELECTRICAL 11/17/2021
BACKFLOW	N/A		FOOD SERVICE <i>St</i> 11/09/2021

DATE APPROVED: 12-2-21                      ADMINISTRATOR APPROVAL: *Kuan J. Johnson*













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

BUILDING PERMIT No.: BR21-10-0817

Date of Application: 10/04/2021

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 114 PIPER CT CHURCH HILL  <b>TAX ACCOUNT</b> 1802027860 <b>SUBDIVISION</b> PATCHWORK KNOLL <b>CRITICAL AREA NO</b> <b>ACREAGE</b> 2.51 <b>TAX MAP</b> 0030 <b>GRID</b> 0001 <b>PARCEL</b> 0001 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 12 <b>ZONED AG</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> TYLER A MEEKINS EDWARDS, SHELBI 114 PIPER CT CHURCH HILL, MD 21623  <b>HOME PHONE:</b> (410) 739-1213  <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  <b>PROPOSED USE</b> SINGLE FAMILY DWELLING  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$450,000.00		<b>FEES</b> <table border="0"> <tr> <td><b>SCHOOLS</b></td> <td>\$11,128.41</td> <td><b>FIRE DIST 5</b></td> <td>\$1,283.15</td> </tr> <tr> <td><b>ZONING</b></td> <td>\$55.00</td> <td><b>3 PERCENT</b></td> <td>\$204.72</td> </tr> <tr> <td></td> <td></td> <td><b>ADMIN FEE TO</b></td> <td></td> </tr> <tr> <td></td> <td></td> <td><b>BALANCE OF</b></td> <td></td> </tr> <tr> <td></td> <td></td> <td><b>IMPACT FEE</b></td> <td></td> </tr> <tr> <td><b>SINGLE LOT</b></td> <td>\$55.00</td> <td><b>SPRINKLER</b></td> <td>\$150.00</td> </tr> <tr> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> <td><b>ROADS FEE</b></td> <td>\$500.00</td> </tr> <tr> <td><b>BOCA FEE</b></td> <td>\$431.00</td> <td><b>ELECT. PERMIT</b></td> <td>\$150.00</td> </tr> <tr> <td><b>PARKS &amp; REC</b></td> <td>\$1,236.49</td> <td></td> <td></td> </tr> </table>		<b>SCHOOLS</b>	\$11,128.41	<b>FIRE DIST 5</b>	\$1,283.15	<b>ZONING</b>	\$55.00	<b>3 PERCENT</b>	\$204.72			<b>ADMIN FEE TO</b>				<b>BALANCE OF</b>				<b>IMPACT FEE</b>		<b>SINGLE LOT</b>	\$55.00	<b>SPRINKLER</b>	\$150.00	<b>ELECT. ADMIN.</b>	\$10.00	<b>ROADS FEE</b>	\$500.00	<b>BOCA FEE</b>	\$431.00	<b>ELECT. PERMIT</b>	\$150.00	<b>PARKS &amp; REC</b>	\$1,236.49		
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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:**  
 LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN 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. THE SCHOOL, FIRE, AND PARK LAND IMPACT FEES OF \$6824.01 HAVE BEEN DEFERRED. NO TEMPORARY OR FINAL OCCUPANCY CERTIFICATE WILL BE ISSUED UNTIL FEES HAVE BEEN PAID.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>
<b>FRONT</b> FT <b>FRONT</b> 223 FT	
<b>SIDE</b> FT <b>SIDE</b> 20 FT	
<b>REAR</b> FT <b>REAR</b> 50 FT	
<b>SIDE STREET</b> FT <b>SIDE STREET</b> FT	
<b>MAX. HGHT</b> FT <b>MAX. HGHT</b> 40 FT	

**APPROVALS:**

BUILDING <i>HD</i>	11/15/2021	FLOODPLAIN ZONE <i>JK</i>	11/03/2021
ZONING <i>KS</i>	10/20/2021	PLUMBING <i>CG</i>	11/29/2021
SEDIMENT <i>DS</i>	10/20/2021	ENV. HEALTH <i>JEN</i>	11/29/2021
PUB. SEWER	N/A	HISTORIC	N/A
S.W. MGT. <i>YS</i>	11/03/2021	SHA	N/A
ENTRANCE <i>DS</i>	10/19/2021	MECHANICAL <i>CG</i>	11/29/2021
FIRE MARSHAL <i>JB</i>	11/12/2021	ELECTRICAL	10/14/2021
BACKFLOW <i>CG</i>	11/29/2021	FOOD SERVICE	N/A

DATE APPROVED: 12-2-21

ADMINISTRATOR APPROVAL: *Vnan G Swinson*