



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

BUILDING PERMIT No.: BR21-10-0845

Date of Application: 10/15/2021

BUILDING PERMIT

BUILDING LOCATION 331 BROADWATER DR CHESTER TAX ACCOUNT 1804126087 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.163 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 258 ZONED CMPD FRONTAGE DEPTH		PROPERTY OWNERS: K HOVNANIAN'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 ZONING \$55.00 ELECT. PERMIT \$180.00 4SEASNDORRA \$7,750.00 ELECT. ADMIN. \$10.00 SPRINKLER \$150.00 BOCA FEE \$313.60 SINGLE LOT \$55.00 MHB FEE \$50.00																															
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BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: 0 FIRST FLOOR: 2,116 THIRD FLOOR: 0 GARAGE: 662 DECK: 0 OTHER: 0 TOTAL FLOOR AREA: 2,862	FIN BASEMENT: 0 SECOND FLOOR: 0 FOURTH FLOOR: 0 CARPOR: 0 PORCH: 84	# BEDROOMS: 2 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 2 SPRINKLER: YES SEWER TYPE: PUBLIC CENTRAL AIR: 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:
 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 SILT FENCE MUST BE IN PLACE PRIOR TO START OF WORK 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 10 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	PAC 10/26/2021	FLOODPLAIN ZONE	TK 12/03/2021
ZONING	JP 10/26/2021	PLUMBING	CG 10/28/2021
SEDIMENT	AP 06/10/2021	ENV. HEALTH	public 10/28/2021
PUB SEWER	BD 10/26/2021	HISTORIC	N/A
S.W. MGT.	TK 10/25/2021	SHA	N/A
ENTRANCE	DB 10/25/2021	MECHANICAL	CG 10/28/2021
FIRE MARSHAL	JB 11/15/2021	ELECTRICAL	12/03/2021
BACKFLOW	CG 10/28/2021	FOOD SERVICE	N/A

DATE APPROVED: 12-6-21

ADMINISTRATOR APPROVAL: Ramon 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.: BR21-10-0876

Date of Application: 10/27/2020

BUILDING PERMIT

BUILDING LOCATION 140 SPINNAKER WAY CHESTER		PROPERTY OWNERS: K HOVNIANIAN AT KENT ISLAND 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666																															
TAX ACCOUNT 1804125996 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.13 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 167 ZONED CMPD FRONTAGE DEPTH		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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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	<i>DAC</i> 11/16/2021	FLOODPLAIN ZONE	<i>TK</i> 11/16/2021
ZONING	<i>SP</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> 11/22/2021	MECHANICAL	<i>CG</i> 11/19/2021
FIRE MARSHAL	<i>SB</i> 11/22/2021	ELECTRICAL	12/03/2021
BACKFLOW	<i>CG</i> 11/19/2021	FOOD SERVICE	N/A

DATE APPROVED: 12-6-21

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.: BR21-07-0623

Date of Application: 07/23/2021

BUILDING PERMIT

BUILDING LOCATION 121 HARFORD RD STEVENSVILLE TAX ACCOUNT 1804045408 SUBDIVISION KENT ISLAND ESTATES CRITICAL AREA NO ACREAGE 0.23 TAX MAP 0076 GRID 0000 PARCEL 0046 SECTION 2 BLOCK L LOT 38 ZONED NC-20 FRONTAGE 50 DEPTH 199		PROPERTY OWNERS: MD RESIDENTIAL BY LACROSSE LLC PO BOX 1118 STEVENSVILLE, MD 21666 HOME PHONE: (410) 604-3701 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$193,000.00		FEES <table border="0"> <tr> <td>FIRE DIST 9</td> <td>\$1,118.15</td> <td>ELECT. PERMIT</td> <td>\$95.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$281.40</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>ROADS FEE</td> <td>\$500.00</td> <td>PARKS & REC</td> <td>\$1,077.49</td> </tr> <tr> <td>SCHOOLS</td> <td>\$9,697.41</td> <td></td> <td></td> </tr> </table>		FIRE DIST 9	\$1,118.15	ELECT. PERMIT	\$95.00	ZONING	\$55.00	SINGLE LOT	\$55.00	SPRINKLER	\$150.00	MHB FEE	\$50.00	BOCA FEE	\$281.40	ELECT. ADMIN.	\$10.00	ROADS FEE	\$500.00	PARKS & REC	\$1,077.49	SCHOOLS	\$9,697.41								
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OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 25 FT
SIDE FT	SIDE 8/18 FT
REAR FT	REAR 35 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	HD	08/24/2021	FLOODPLAIN ZONE	JK	08/26/2021
ZONING	HZL	09/28/2021	PLUMBING	CG	10/15/2021
SEDIMENT	DS	08/24/2021	ENV. HEALTH	JFW	10/15/2021
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DATE APPROVED: 12-6-21

ADMINISTRATOR APPROVAL: Karen J. Simonson



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

BUILDING PERMIT No.: BR21-10-0877

Date of Application: 10/27/2021

BUILDING PERMIT

BUILDING LOCATION 252 SAILCLOTH WAY CHESTER TAX ACCOUNT 1804125937 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.185 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 108 ZONED CMPD FRONTAGE DEPTH		PROPERTY OWNERS: K HOVNANIAN 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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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 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN 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.

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	PAC	11/15/2021	FLOODPLAIN ZONE	TK	11/16/2021
ZONING	JD	11/18/2021	PLUMBING	CG	11/19/2021
SEDIMENT	RE	06/10/2021	ENV. HEALTH	public	11/19/2021
PUB. SEWER	BD	11/16/2021	HISTORIC		N/A
S.W. MGT.	TK	11/16/2021	SHA		N/A
ENTRANCE	DB	11/20/2021	MECHANICAL	CG	11/19/2021
FIRE MARSHAL	JB	11/22/2021	ELECTRICAL		12/03/2021
BACKFLOW	CG	11/19/2021	FOOD SERVICE		N/A

DATE APPROVED: 10-6-21

ADMINISTRATOR APPROVAL: Vuan J. Sunson



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

BUILDING PERMIT No.: BC21-10-0107

Date of Application: 10/20/2021

BUILDING PERMIT

BUILDING LOCATION 760 GRANNY BRANCH RD CHURCH HILL TAX ACCOUNT 1803001326 SUBDIVISION CRITICAL AREA NO ACREAGE 183 TAX MAP 0029 GRID 0024 PARCEL 0035 SECTION BLOCK LOT ZONED AG FRONTAGE DEPTH		PROPERTY OWNERS: BOONE, NORMA 861 CLANNIHAN SHOP RD CHURCH HILL, MD 21623 HOME PHONE: APPLICANT: NB+C LLC ALEXANDRA BULL 6095 Marshalee Dr STE 300 STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL											
EXISTING USE TELECOM PROPOSED USE ANTENNA REVISED PROPOSED USE CONSTRUCTION VALUE \$25,000.00		FEES <table border="0"> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$20.00</td> <td>ANTENNAS/TOWERS</td> <td>\$75.00</td> </tr> </table>		ELECT. ADMIN.	\$10.00	ZONING	\$55.00	ELECT. PERMIT	\$20.00	ANTENNAS/TOWERS	\$75.00		
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CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#									
ELECTRICIAN	POWER FACTOR LLC	E-1461	(443) 827-7543	EC-50909									
DESCRIPTION OF WORK: REMOVE AND REPLACE 6 ANTENNAS, 9 TTA'S, AND ANCILLARY EQUIPMENT WITH 6 NEW ANTENNAS, 3 TTA'S, 3 RRU'S AND ANCILLARY EQUIPMENT ON EXISITING COMMUNICATIONS TOWER AT 247' FOR T-MOBILE. REMOVE AND REPLACE GROUND EQUIPMENT CABINET WITH NEW EQUIPMENT AND 100A BREAKER UPGRADE.													
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE:											
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA:	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:	# BEDROOMS: ROAD TYPE: 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:
 MUST COMPLY WITH BOARD OF APPEALS CASE NUMBER CU-295 APPROVED 9/13/99 TOWER HEIGHT 300 FT. MUST COMPLY WITH CURRENT EDITION OF NATIONAL ELECTRIC CODE. CONTACT: ABULL@NBCLLC.COM 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	FT
SIDE	FT	SIDE	FT
REAR	FT	REAR	FT
SIDE STREET	FT	SIDE STREET	FT
MAX. HGHT	FT	MAX. HGHT	FT

APPROVALS:				
BUILDING	RAC	12/03/2021	FLOODPLAIN ZONE	N/A
ZONING	VS	12/03/2021	PLUMBING	N/A
SEDIMENT		N/A	ENV. HEALTH	N/A
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	12/03/2021
BACKFLOW		N/A	SENIOR PLANNER	DB 12/03/2021

DATE APPROVED: 12-6-21 ADMINISTRATOR APPROVAL: *Norman J. Simpson*



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

ZONING CERTIFICATE #: Z21-06-0323

Date of Application: 06/28/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805015707	942 CHESTER RIVER DR	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	ELIZA ANNA JOHN REVOCABLE TRUST DOUGLAS, JOHN REVOCABLE TRUST	TAX MAP 058E	BLOCK C	PARCEL 0568
OWNER ADDRESS:	942 CHESTER RIVER DR GRASONVILLE, MD 21638	LOT 44	SECTION	ZONED NC-8
HOME PHONE:	(410) 707-1131	CRITICAL AREA YES		ACREAGE
		SUBDIVISION CHESTER RIVER BEACH		
		BUILDING VALUE \$15,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	FETCH CONSULTING GROUP	ZONING FEE: \$55.00	FM FEE:
ADDRESS:		ELECTRICAL PERMIT #: ER-29232	
PHONE:	(410) 756-0885	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
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT
			HEIGHT: FT
WORK DESCRIPTION: INSTALL 6'X 78' PIER WITH 14.5'X 12' PLATFORM, 20K LB BOATLIFT & 2 OUTSIDE LIFT PILES, 1 MOORING PILE. TOTAL LENGTH OF PIER = 90FT			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	12/01/2021 WEISMAN E-1413
ZONING	07/02/2021 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.
 OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE AND FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER.
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN PRIOR TO CERTIFICATE OF OCCUPANCY

ADMINISTRATOR APPROVAL: *Vivian J. Swanson* DATE APPROVED: 12-6-21