



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

ZONING CERTIFICATE #: Z21-12-0557

Date of Application: 12/02/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802005743	108 WOODSTOCK RD	CHESTERTOWN

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: RHODES, MELISSA	TAX MAP 0010 BLOCK 6 PARCEL 0046
OWNER ADDRESS: 108 WOODSTOCK RD CHESTERTOWN, MD 21620	LOT 172 SECTION 1 ZONED NC-20
HOME PHONE: (443) 480-3613	CRITICAL AREA NO ACREAGE 0.34
	SUBDIVISION CHESTER HARBOR
	BUILDING VALUE \$3,400.00
	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: INSTALL 8' X 10' PREFAB SHED.	

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	12/09/2021 GJH
S.W. MGT.	12/17/2021 JK
ZONING	12/06/2021 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:

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.
 ANY ELECTRICAL WORK ADDED TO THIS STRUCTURE WILL REQUIRE AN APPROVED QUEEN ANNE'S COUNTY ELECTRICAL PERMIT AND INSPECTION BY THE MIDDLE DEPARTMENT INSPECTION AGENCY.

ADMINISTRATOR APPROVAL: *Thomas J. Gunnson* DATE APPROVED: 12-20-21



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

BUILDING PERMIT No.: BR21-11-0919

Date of Application: 11/12/2021

BUILDING PERMIT

BUILDING LOCATION 343 BROADWATER DR CHESTER TAX ACCOUNT 1804126089 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.178 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 260 ZONED CMPD FRONTAGE 58 DEPTH 122		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>SINGLE LOT</td> <td>\$55.00</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>BOCA FEE</td> <td>\$494.72</td> </tr> <tr> <td>4SEASNDORRA</td> <td>\$7,750.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$180.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> </table>		SINGLE LOT	\$55.00	MHB FEE	\$50.00	SPRINKLER	\$150.00	BOCA FEE	\$494.72	4SEASNDORRA	\$7,750.00	ZONING	\$55.00	ELECT. PERMIT	\$180.00	ELECT. ADMIN.	\$10.00														
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DESCRIPTION OF WORK: CONSTRUCT 2-STORY SFD WITH ATTACHED GARAGE. 1ST FLOOR 50' X 85' OVERALL INCLUDING 20' X 28' GARAGE, 18' X 6' FRONT PORCH, AND 22' X 12' REAR PORCH. 2ND FLOOR 50' X 16'5". 10' X 20' X 6' HIGH ATTIC STORAGE OVER GARAGE. SANTORINI MODEL WITH LOFT 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: 0 FIRST FLOOR: 2,625 THIRD FLOOR: 0 GARAGE: 571 DECK: 0 OTHER: 0 TOTAL FLOOR AREA: 4,437	FIN BASEMENT: 0 SECOND FLOOR: 869 FOURTH FLOOR: 0 CARPOR: 0 PORCH: 372	# BEDROOMS: 3 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 3 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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION 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 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- <i>JD</i>	11/19/2021	FLOODPLAIN ZONE <i>TK</i>	11/19/2021
ZONING <i>JP</i>	11/19/2021	PLUMBING <i>CG</i>	12/08/2021
SEDIMENT <i>AR</i>	06/10/2021	ENV. HEALTH <i>Public</i>	12/10/2021
PUB. SEWER <i>ED</i>	11/22/2021	HISTORIC	N/A
S.W. MGT. <i>TK</i>	11/19/2021	SHA	N/A
ENTRANCE <i>DB</i>	11/20/2021	MECHANICAL <i>CG</i>	12/08/2021
FIRE MARSHAL <i>JB</i>	12/15/2021	ELECTRICAL	12/08/2021
BACKFLOW <i>CG</i>	12/08/2021	FOOD SERVICE	N/A

DATE APPROVED: 12-20-21

ADMINISTRATOR APPROVAL: *Wendy Swinson*



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

ZONING CERTIFICATE #: Z20-11-0470

Date of Application: 10/04/2020

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804041984	618 KIMBERLY WAY	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SLATER BONNIE LEE TRUSTEE	TAX MAP 0049	BLOCK X	PARCEL 0052
OWNER ADDRESS:	618 KIMBERLY WAY STEVENSVILLE, MD 21666	LOT 10	SECTION	ZONED NC-15
HOME PHONE:	(443) 865-2217	CRITICAL AREA NO		ACREAGE
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

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: 10 FT SIDE: 3 FT REAR: 3 FT	SIDE STREET: FT HEIGHT: 20 FT
WORK DESCRIPTION: INSTALL 8' X 14' SHED	

AGENCY APPROVALS:

Name	Completed Date
BOA	01/22/2021
ENV. HEALTH	01/26/2021 JEN
ZONING	01/26/2021 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 BOARD OF APPEALS CASE#BOA-20-10-0077 APPROVED 1/22/2021
 ANY ELECTRICAL WORK ADDED TO THIS STRUCTURE WILL REQUIRE AN APPROVED QUEEN ANNE'S COUNTY ELECTRICAL PERMIT AND INSPECTION BY THE MIDDLE DEPARTMENT INSPECTION AGENCY.

ADMINISTRATOR APPROVAL: *Nathan J. Swinson* DATE APPROVED: 12-20-21



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

ZONING CERTIFICATE #: Z21-12-0576

Date of Application: 12/14/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804125935	200 FOUR SEASONS CLUBHOUSE RD	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	K HOVNIANIS FOUR SEASONS AT KENT	TAX MAP 0049	BLOCK	PARCEL 0007
OWNER ADDRESS:	800 CASTLE MARINA RD CHESTER, MD 21619	LOT	SECTION	ZONED SMPD
HOME PHONE:		CRITICAL AREA YES		ACREAGE
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE		SEWER TYPE

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 #:	
PHONE:	(410) 641-4500	PLUMBING PERMIT #:	
EXISTING USE:		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
		PROPOSED USE: POOL	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT
			HEIGHT: FT
WORK DESCRIPTION: CONSTRUCT 127' X 130' OVERALL IRREGULAR SHAPE OUTDOOR COMMUNITY CONCRETE POOL			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	12/17/2021 E-738 BURNS
ENV. HEALTH	12/20/2021 SH
S.W. MGT.	12/17/2021 JK
SANITARY DEPT	12/14/2021 BD
ZONING	12/16/2021 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:
 PER ENVIRONMENTAL HEALTH: APPROVED FOR POOL ONLY. SPA PLANS HAVE NOT BEEN APPROVED
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *[Signature]* DATE APPROVED: 12-20-21