







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

ZONING CERTIFICATE #: Z22-01-0010

Date of Application: 01/10/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804104315	200 KENT LNDG	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KENT LANDING LTD PARTNERSHIP	TAX MAP 0056	BLOCK	PARCEL 0349
OWNER ADDRESS:	601 E PRATT ST FL6 BALTIMORE, MD 21202	LOT 2	SECTION	ZONED UC
HOME PHONE:	(301) 876-4987	CRITICAL AREA YES		ACREAGE 18.77
		SUBDIVISION		
		BUILDING VALUE \$5,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	KEN PADGETT	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	6 Baffin Bay Ct ROCKVILLE, MD 20853	ELECTRICAL PERMIT #: EC22-10-0010	
PHONE:	(301) 370-2126	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	COMMERCIAL	PROPOSED USE: FREESTANDING SIGN	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL (1) 4 SIDED SOLAR POWERED ILLUMINATED BEACON. 3.82' X .73' - 2.79' PER SIDE. OVERALL HEIGHT = 12'. TOTAL SIGN = 11.16 SQFT.			

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	02/02/2022 LAMB E-1152
ZONING	01/12/2022 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:

ADMINISTRATOR APPROVAL: *Vivian J. Johnson* DATE APPROVED: 2-22-22



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

ZONING CERTIFICATE #: Z22-01-0015

Date of Application: 01/10/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804104315	200 KENT LNDG	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KENT LANDING LTD PARTNERSHIP	TAX MAP 0056	BLOCK	PARCEL 0349
OWNER ADDRESS:	601 E PRATT ST FL6 BALTIMORE, MD 21202	LOT 2	SECTION	ZONED UC
HOME PHONE:	(301) 876-4987	CRITICAL AREA YES		ACREAGE 18.77
		SUBDIVISION		
		BUILDING VALUE \$2,500.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	KEN PADGETT	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	6 Baffin Bay Ct ROCKVILLE, MD 20853	ELECTRICAL PERMIT #: EC22-01-0015	
PHONE:	(301) 370-2126	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	COMMERCIAL	PROPOSED USE: WALL SIGN	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL (1) ILLUMINATED BUILDING MOUNTED WALL SIGN ON FRONT ELEVATION "CVS PHARMACY" 2' X 15.40' = 30.48 SF.			

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	02/09/2022 LAMB E-1152
ZONING	01/12/2022 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:

ADMINISTRATOR APPROVAL: *Karen J. Swanson* DATE APPROVED: 2-22-22



Queen Anne's County  
 Department of Planning and Zoning  
 110 Vincit St, Suite 104  
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ZONING CERTIFICATE #: Z22-01-0017

Date of Application: 01/10/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804104315	200 KENT LNDG	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KENT LANDING LTD PARTNERSHIP	TAX MAP 0056	BLOCK	PARCEL 0349
OWNER ADDRESS:	601 E PRATT ST FL6 BALTIMORE, MD 21202	LOT 2	SECTION	ZONED UC
HOME PHONE:	(301) 876-4987	CRITICAL AREA YES		ACREAGE
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE		SEWER TYPE

APPLICANT INFORMATION		PERMIT FEES	
NAME:	KEN PADGETT	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	6 Baffin Bay Ct ROCKVILLE, MD 20853	ELECTRICAL PERMIT #: EC22-01-0017	
PHONE:	(301) 370-2126	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:		PROPOSED USE: WALL SIGN	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL (1) ILLUMINATED BUILDING MOUNTED WALL SIGN ON FRONT ELEVATION BULLSEYE LOGO & "TARGET". BULLSEYE = 4.5' X 3.14' = 63.59 SF. "TARGET" = 5.80' X 17.49' = 101.44 SF. TOTAL AREA = 165.03 SF.			

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	02/09/2022 LAMB E-1152
ZONING	01/12/2022 HLIV

**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:  
 ALLOWED PER SECTION 18:1-81 (D) [4].

ADMINISTRATOR APPROVAL: *Vivian J. Swanson* DATE APPROVED: 2-22-22



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

ZONING CERTIFICATE #: Z22-01-0012

Date of Application: 01/10/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804104315	200 KENT LNDG	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KENT LANDING LTD PARTNERSHIP	TAX MAP 0056	BLOCK	PARCEL 0349
OWNER ADDRESS:	601 E PRATT ST FL6 BALTIMORE, MD 21202	LOT 2	SECTION	ZONED UC
HOME PHONE:	(301) 876-4987	CRITICAL AREA YES		ACREAGE 18.77
		SUBDIVISION		
		BUILDING VALUE \$2,500.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	KEN PADGETT	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	6 Baffin Bay Ct ROCKVILLE, MD 20853	ELECTRICAL PERMIT #: EC22-01-0012		
PHONE:	(301) 370-2126	PLUMBING PERMIT #:		
		GAS PERMIT #:		
		STAKED?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
			<input type="checkbox"/> WILL CALL	
EXISTING USE:	COMMERCIAL	PROPOSED USE: WALL SIGN		
MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT
WORK DESCRIPTION: INSTALL (1) ILLUMINATED BUILDING MOUNTED WALL SIGN ON RIGHT ELEVATION 6' BULLSEYE LOGO = 3'^2 X 3.14 = 28.26 SF.				

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	02/09/2022 LAMB E-1152
ZONING	01/12/2022 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:

ADMINISTRATOR APPROVAL: *Kenan J. Sunson* DATE APPROVED: *2-22-22*



Queen Anne's County  
 Department of Planning and Zoning  
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ZONING CERTIFICATE #: Z22-01-0014

Date of Application: 01/10/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804104315	200 KENT LNDG	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
<b>OWNER:</b>	KENT LANDING LTD PARTNERSHIP	<b>TAX MAP</b> 0056	<b>BLOCK</b>	<b>PARCEL</b> 0349
<b>OWNER ADDRESS:</b>	601 E PRATT ST FL6 BALTIMORE, MD 21202	<b>LOT</b> 2	<b>SECTION</b>	<b>ZONED</b> UC
<b>HOME PHONE:</b>	(301) 876-4987	<b>CRITICAL AREA</b> YES		<b>ACREAGE</b> 18.77
		<b>SUBDIVISION</b>		
		<b>BUILDING VALUE</b> \$2,500.00		
		<b>WATER TYPE</b> PUBLIC	<b>SEWER TYPE</b> PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
<b>NAME:</b>	KEN PADGETT	<b>ZONING FEE:</b> \$55.00	<b>FM FEE:</b>
<b>ADDRESS:</b>	6 Baffin Bay Ct ROCKVILLE, MD 20853	<b>ELECTRICAL PERMIT #:</b> EC22-01-0014	
<b>PHONE:</b>	(301) 370-2126	<b>PLUMBING PERMIT #:</b>	
		<b>GAS PERMIT #:</b>	
		<b>STAKED?</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE:</b> COMMERCIAL		<b>PROPOSED USE:</b> WALL SIGN	
<b>MINIMUM YARD REQUIREMENTS:</b>			
<b>FRONT:</b> FT	<b>SIDE:</b> FT	<b>REAR:</b> FT	<b>SIDE STREET:</b> FT <b>HEIGHT:</b> FT
<b>WORK DESCRIPTION:</b> INSTALL (1) ILLUMINATED BUILDING MOUNTED WALL SIGN ON FRONT ELEVATION 6' BULLSEYE LOGO = 3' X 3.14 = 28.26 SF.			

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	02/09/2022 LAMB E-1152
ZONING	01/12/2022 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:

ADMINISTRATOR APPROVAL: Vivian G. Swanson DATE APPROVED: 2-22-22



Queen Anne's County  
 Department of Planning and Zoning  
 110 Vincit St, Suite 104  
 Centreville, MD 21617  
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ZONING CERTIFICATE #: Z22-01-0016

Date of Application: 01/10/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804104315	200 KENT LNDG	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
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HOME PHONE:	(301) 876-4987	CRITICAL AREA YES		ACREAGE 18.77
		SUBDIVISION		
		BUILDING VALUE \$2,500.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	KEN PADGETT	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	6 Baffin Bay Ct ROCKVILLE, MD 20853	ELECTRICAL PERMIT #: EC22-01-0016		
PHONE:	(301) 370-2126	PLUMBING PERMIT #:		
		GAS PERMIT #:		
		STAKED?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
			<input type="checkbox"/> WILL CALL	
EXISTING USE:	COMMERCIAL	PROPOSED USE: WALL SIGN		
MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT
WORK DESCRIPTION: INSTALL (1) ILLUMINATED BUILDING MOUNTED WALL SIGN ON FRONT ELEVATION "ORDER PICKUP" 1.69' X 11.04' = 18.66 SF.				

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	02/09/2022 LAMB E-1152
ZONING	01/12/2022 HLV

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**Conditions:**  
 5.66 SQFT APPLIED FROM FREE STANDING SIGN.

ADMINISTRATOR APPROVAL: *Wendy Johnson* DATE APPROVED: *2-22-22*



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

BUILDING PERMIT No.: BR21-12-1005

Date of Application: 12/20/2021

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 110 POINT RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804035623 <b>SUBDIVISION</b> KENT ISLAND ESTATES <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.29 <b>TAX MAP</b> 0070 <b>GRID</b> 0000 <b>PARCEL</b> 0100 <b>SECTION</b> 1 <b>BLOCK</b> A <b>LOT</b> 42 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> UHL, PETER 110 POINT RD STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> <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> \$212,000.00		<b>FEES</b> <b>MHB FEE</b> \$50.00 <b>SPRINKLER</b> \$150.00 <b>ELECT. PERMIT</b> \$95.00 <b>SINGLE LOT</b> \$55.00 <b>ZONING</b> \$55.00 <b>BOCA FEE</b> \$488.68 <b>ELECT. ADMIN.</b> \$10.00 <b>ROADS FEE</b> \$500.00																															
<table border="1"> <thead> <tr> <th>CONTRACTORS</th> <th>NAME</th> <th>LICENSE #</th> <th>PHONE#</th> <th>PERMIT#</th> </tr> </thead> <tbody> <tr> <td>MHBR</td> <td>MD RESIDENTIAL BY LACROSSE LLC PO BOX 1118, STEVENSVILLE, MD 21666</td> <td>MHBL 7238</td> <td>(410) 604-3701</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>RJ BEASLEY ELECTRIC</td> <td>E-#900</td> <td>(410) 490-2055</td> <td>ER-29328</td> </tr> <tr> <td>SPRINKLER</td> <td>ABSOLUTE FIRE PROTECTION</td> <td>MSC-#4</td> <td>(410) 544-7771</td> <td>BF 120-22</td> </tr> <tr> <td>HVAC</td> <td>WILLIAM H METCALFE &amp; SONS</td> <td>HM#105</td> <td>(301) 868-6330</td> <td>H-121-22</td> </tr> <tr> <td>PLUMBER</td> <td>JW SHEPHERD INC</td> <td>PR#5522</td> <td>(410) 827-6778</td> <td>P 119-22</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	MD RESIDENTIAL BY LACROSSE LLC PO BOX 1118, STEVENSVILLE, MD 21666	MHBL 7238	(410) 604-3701		ELECTRICIAN	RJ BEASLEY ELECTRIC	E-#900	(410) 490-2055	ER-29328	SPRINKLER	ABSOLUTE FIRE PROTECTION	MSC-#4	(410) 544-7771	BF 120-22	HVAC	WILLIAM H METCALFE & SONS	HM#105	(301) 868-6330	H-121-22	PLUMBER	JW SHEPHERD INC	PR#5522	(410) 827-6778	P 119-22
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PLUMBER	JW SHEPHERD INC	PR#5522	(410) 827-6778	P 119-22																													
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD: FIRST FLOOR 53' X 61' OVERALL INCLUDING 22' X 21'10" ATTACHED GARAGE AND 6' X 11'4" FRONT PORCH. 2ND FLOOR 40' X 53' OVERALL <b>MODEL:</b> CONGRESSIONAL ELEVATION 4																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 1,976 <b>THIRD FLOOR:</b> <b>GARAGE:</b> 360 <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 4,224	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> 1793 <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 95	<b># BEDROOMS:</b> 5 <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> HEAT P	<b># BATHROOMS:</b> 5 <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> PUBLIC <b>CENTRAL AIR:</b> YES <b>FIREPLACE:</b> 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. NON-CONFORMING LOT, REDUCE SETBACKS PER SECTION 18:1-127(E) IMPACT FEE CREDIT PER B18-0524 OWNER MUST PLANT (3) 4'-6" TALL CONTAINER GROWN NATIVE TREES PRIOR TO CERTIFICATE OF OCCUPANCY OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 25 FT
SIDE FT	SIDE 8/18 FT
REAR FT	REAR 52 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING	HD	01/24/2022	FLOODPLAIN ZONE	JK	02/01/2022
ZONING	JP	02/18/2022	PLUMBING	CG	02/03/2022
SEDIMENT	DS	01/24/2022	ENV. HEALTH	JFW	02/03/2022
PUB. SEWER	LG	02/02/2022	HISTORIC		N/A
S.W. MGT.	JK	02/17/2022	SHA		N/A
ENTRANCE	DB	01/25/2022	MECHANICAL	CG	02/03/2022
FIRE MARSHAL	JB	02/07/2022	ELECTRICAL		01/12/2022
BACKFLOW	CG	02/03/2022	FOOD SERVICE		N/A

DATE APPROVED: 2-22-22 ADMINISTRATOR APPROVAL: [Signature]