



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

BUILDING PERMIT No.: BR22-06-0426  
 Date of Application: 06/08/2022

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 215 BROADWATER DR CHESTER  <b>TAX ACCOUNT</b> 1804126078 <b>SUBDIVISION</b> FOUR SEASONS @ KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.126 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 249 <b>ZONED</b> CMPD <b>FRONTAGE</b> 45 <b>DEPTH</b> 122		<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>ELECT. PERMIT</b> \$95.00 <b>BOCA FEE</b> \$275.40 <b>ELECT. ADMIN.</b> \$10.00 <b>SPRINKLER</b> \$150.00 <b>ZONING</b> \$55.00 <b>SINGLE LOT</b> \$55.00 <b>4SEASNDRRA</b> \$7,750.00																															
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT SINGLE STORY DWELLING, 35' X 75' INCLUDING 20'4 X 28' GARAGE WITH "L" SHAPED PORCH 13'6" X 4' & AND 10' X 6', 22'X10' SCREENED PATIO. UNFINISHED ATTIC STORAGE 10'7" X 24' DONEGAL MODEL IN REVERSE 55+ AGE RESTRICTED COMMUNITY <b>PHASE II</b>																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b> UNFIN. BASEMENT: 0                      FIN BASEMENT: 0 FIRST FLOOR: 1,689                      SECOND FLOOR: 0 THIRD FLOOR:                      FOURTH FLOOR: 0 GARAGE: 569                      CARPORT: 0 DECK: 0                      PORCH: 340 OTHER: <b>TOTAL FLOOR AREA: 2,598</b>		<b>CONSTRUCTION TYPE: WOOD FRAME</b> <b># BEDROOMS:</b> 2 <b># BATHROOMS:</b> 2 <b>ROAD TYPE:</b> COUNTY <b>SPRINKLER:</b> YES <b>WATER TYPE:</b> PUBLIC <b>SEWER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <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:**  
 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. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS			
ACCESSORY STRUCTURE	FT	PRINCIPLE STRUCTURE	FT
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	TK	06/16/2022	FLOODPLAIN ZONE
ZONING	TK	06/15/2022	PLUMBING
SEDIMENT	TK	06/10/2021	ENV. HEALTH
PUB. SEWER	TK	06/16/2022	HISTORIC
S.W. MGT.	TK	06/15/2022	SHA
ENTRANCE	TK	06/15/2022	MECHANICAL
FIRE MARSHAL	TK	07/07/2022	ELECTRICAL
BACKFLOW	TK	06/27/2022	FOOD SERVICE

DATE APPROVED: 7-11-22                      ADMINISTRATOR APPROVAL: Vran J. Skinson



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

BUILDING PERMIT No.: BR22-06-0449

Date of Application: 06/16/2022

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 113 BROADWATER DR CHESTER  <b>TAX ACCOUNT</b> 1804126066 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.182 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 237 <b>ZONED</b> CMPD <b>FRONTAGE</b> 73 <b>DEPTH</b> 122		<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																															
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2-STORY SFD 50' X 80' OVERALL INCLUDING 29' X 22' GARAGE, 20' X 5'6" X 8'11" FRONT PORCH, AND 12' X 18' SCREENED PATIO. 2ND FLOOR 16' X 50' LOFT.  <b>MODEL-</b> REVENNA LOFT <b>55+ AGE-RESTRICTED COMMUNITY</b> <b>PHASE II</b>																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 2,433 <b>THIRD FLOOR:</b> <b>GARAGE:</b> 511 <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 4,383	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> 799 <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 640	<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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OFFICE USE ONLY

**MINIMUM YARD REQUIREMENTS**

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

**APPROVALS:**

BUILDING	06/27/2022	FLOODPLAIN ZONE	06/27/2022
ZONING	06/27/2022	PLUMBING	07/05/2022
SEDIMENT	06/10/2021	ENV HEALTH	06/28/2022
PUB. SEWER	06/28/2022	HISTORIC	N/A
S.W. MGT.	06/27/2022	SHA	N/A
ENTRANCE	06/24/2022	MECHANICAL	07/05/2022
FIRE MARSHAL	07/07/2022	ELECTRICAL	06/24/2022
BACKFLOW	07/05/2022	FOOD SERVICE	N/A

DATE APPROVED:

7-11-22

ADMINISTRATOR APPROVAL:

*Man G. Swinson*



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

BUILDING PERMIT No.: BR22-06-0425

Date of Application: 06/07/2022

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 119 BROADWATER DR CHESTER  <b>TAX ACCOUNT</b> 1804126067 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.182 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 238 <b>ZONED</b> CMPD <b>FRONTAGE</b> 73 <b>DEPTH</b> 122		<b>PROPERTY OWNERS:</b> K HOVNIANIAN'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																															
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<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b> <b>UNFIN. BASEMENT:</b> 0 <b>FIN BASEMENT:</b> 0 <b>FIRST FLOOR:</b> 2,597 <b>SECOND FLOOR:</b> 750 <b>THIRD FLOOR:</b> 0 <b>FOURTH FLOOR:</b> 0 <b>GARAGE:</b> 429 <b>CARPOR:</b> 0 <b>DECK:</b> 0 <b>PORCH:</b> 312 <b>OTHER:</b> 0 <b>TOTAL FLOOR AREA:</b> 4,088		<b>CONSTRUCTION TYPE:</b> WOOD FRAME <b># BEDROOMS:</b> 3 <b># BATHROOMS:</b> 3 <b>ROAD TYPE:</b> COUNTY <b>SPRINKLER:</b> YES <b>WATER TYPE:</b> PUBLIC <b>SEWER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>CENTRAL AIR:</b> YES <b>FIREPLACE:</b> GAS																															

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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 10 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING	06/16/2022	FLOODPLAIN ZONE	06/16/2022
ZONING	06/16/2022	PLUMBING	06/27/2022
SEDIMENT	06/10/2021	ENV. HEALTH	06/27/2022
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DATE APPROVED: 7-11-22

ADMINISTRATOR APPROVAL: *Manoj Sinson*



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 Department of Planning and Zoning  
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BUILDING PERMIT No.: BR22-06-0448  
 Date of Application: 06/15/2022

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 112 HARRIER WAY CHESTER  <b>TAX ACCOUNT</b> 1804126109 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.168 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 450 <b>ZONED</b> CMPD <b>FRONTAGE</b> 60 <b>DEPTH</b> 122		<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>SPRINKLER</b> \$150.00 <b>MHB FEE</b> \$50.00 <b>ELECT. ADMIN.</b> \$10.00 <b>BOCA FEE</b> \$492.76 <b>ZONING</b> \$55.00 <b>ELECT. PERMIT</b> \$135.00 <b>4SEASNDORRA</b> \$7,750.00 <b>SINGLE LOT</b> \$55.00																															
<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>K HOVNANIAN AT KENT ISLAND 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666</td> <td>MHBL 3114</td> <td>(410) 991-6150</td> <td></td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-0896-22</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>ER-06-0448</td> </tr> <tr> <td>HVAC</td> <td>MCCREA EQUIPMENT COMPANY</td> <td>HM#533</td> <td>(301) 423-6623</td> <td>H-0887-22</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-0891-22</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	K HOVNANIAN AT KENT ISLAND 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666	MHBL 3114	(410) 991-6150		SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-0896-22	ELECTRICIAN	TRI-STATE COMMUNICATIONS	E-#817	(301) 261-4943	ER-06-0448	HVAC	MCCREA EQUIPMENT COMPANY	HM#533	(301) 423-6623	H-0887-22	PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0891-22
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2-STORY SFD WITH ATTACHED GARAGE. 1ST FLOOR 50' X 63' OVERALL INCLUDING 20'8 X 21' GARAGE, "L" SHAPED PORCH 20'9" X 6' & 8'7" X 14'11", 8'X30 SCREENED PATIO. 2ND FLOOR LOFT 50' X 15" SAN SEBASTIAN LOFT MODEL IN REVERSE 55+ AGE RESTRICTED COMMUNITY PHASE II																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b> UNFIN. BASEMENT: 0                      FIN BASEMENT: 0 FIRST FLOOR: 2,597                      SECOND FLOOR: 750 THIRD FLOOR: 0                              FOURTH FLOOR: 0 GARAGE: 429                                  CARPORT: 0 DECK: 0    PORCH: 710 OTHER: 0 <b>TOTAL FLOOR AREA: 4,486</b>		<b>CONSTRUCTION TYPE: WOOD FRAME</b> # BEDROOMS: 3                              # BATHROOMS: 3 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:**  
 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.

**OFFICE USE ONLY**

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

APPROVALS:			
BUILDING	JPD	06/27/2022	FLOODPLAIN ZONE
ZONING	JPD	06/27/2022	PLUMBING
SEDIMENT	AR	06/27/2022	ENV. HEALTH
PUB. SEWER	JTF	06/28/2022	HISTORIC
S.W. MGT.	JTF	06/27/2022	SHA
ENTRANCE	DB	06/27/2022	MECHANICAL
FIRE MARSHAL	DB	07/07/2022	ELECTRICAL
BACKFLOW	CB	07/05/2022	FOOD SERVICE

DATE APPROVED: 7-11-22

ADMINISTRATOR APPROVAL: *Vivian G. Stinson*



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

ZONING CERTIFICATE #: Z22-06-0220

Date of Application: 06/07/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804096061	380 LOG CANOE CIR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	PRS REALTY LLC	TAX MAP 0048	BLOCK	PARCEL 0130
OWNER ADDRESS:	380 LOG CANOE CIR STEVENSVILLE, MD 21666	LOT 22	SECTION	ZONED S1B6
HOME PHONE:	(410) 490-1387	CRITICAL AREA NO		ACREAGE 8.40
		SUBDIVISION		
		BUILDING VALUE \$2,500.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	GABLE SIGNS	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	7440 Ft Smallwood Rd BALTIMORE, MD 21226	ELECTRICAL PERMIT #:	
PHONE:		PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	PRS	PROPOSED USE:	FREESTANDING SIGN
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL (1) 5' X 5'6" FREE STANDING SIGN. SIGN MESSAGE READS: "PRS GUITARS. PAUL REED SMITH" WITH DIRECTIONAL MESSAGE. SIGN AREA = 13.5 SQFT. TOTAL HEIGHT = 5'.			

**AGENCY APPROVALS:**

Name	Completed Date
ZONING	06/10/2022 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:**

ALL FREESTANDING SIGNS SHALL HAVE AN ARCHITECTURAL BASE OR A LANDSCAPED AREA CONSISTING OF LOW SHRUBS, ORNAMENTAL GRASSES OR SIMILAR VEGETATION AT THE BASE OF THE SIGN AT LEAST AS LONG AS THE SIGN FACE AREA & A MINIMUM OF 4TH IN WIDTH. A FREESTANDING SIGN MAY NOT CONSIST OF BARE POLES OR POST ENTERING THE GROUND. SECTION 18.1-81(C) [4]

ADMINISTRATOR APPROVAL: *Vivian J. Stinson* DATE APPROVED: 7-11-22



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

ZONING CERTIFICATE #: Z22-07-0268

Date of Application: 07/01/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804096061	380 LOG CANOE CIR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	PRS REALTY LLC	TAX MAP 0048	BLOCK	PARCEL 0130
OWNER ADDRESS:	380 LOG CANOE CIR STEVENSVILLE, MD 21666	LOT 22	SECTION	ZONED SIBE
HOME PHONE:	(410) 490-1387	CRITICAL AREA NO		ACREAGE 8.40
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	GABLE SIGNS	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	7440 Ft Smallwood Rd BALTIMORE, MD 21226	ELECTRICAL PERMIT #:	
PHONE:		PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	PRS	PROPOSED USE:	DIRECTIONAL SIGN
<b>MINIMUM YARD REQUIREMENTS:</b>			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT
			HEIGHT: FT
<b>WORK DESCRIPTION:</b> INSTALL 1' X 16" DIRECTIONAL SIGN. SIGN MESSAGE READS "PRS GUITARS. PAUL REED SMITH" WITH DIRECTIONAL MESSAGE. SIGN AREA = 1.5 SQFT. SIGN HEIGHT = 5'			

**AGENCY APPROVALS:**

Name	Completed Date
ZONING	06/10/2022 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:

ADMINISTRATOR APPROVAL: Vivian J. Shuman DATE APPROVED: 7-11-22



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

ZONING CERTIFICATE #: Z22-07-0269

Date of Application: 07/01/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804096061	380 LOG CANOE CIR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	PRS REALTY LLC	TAX MAP 0048	BLOCK	PARCEL 0130
		LOT 22	SECTION	ZONED SIBE
OWNER ADDRESS:	380 LOG CANOE CIR STEVENSVILLE, MD 21666	CRITICAL AREA NO		ACREAGE 8.40
HOME PHONE:	(410) 490-1387	SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	GABLE SIGNS	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	7440 Ft Smallwood Rd BALTIMORE, MD 21226	ELECTRICAL PERMIT #:	
PHONE:		PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	PRS	PROPOSED USE:	DIRECTIONAL SIGN
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL 1' X 16" DIRECTIONAL SIGN. SIGN MESSAGE READS "PRS GUITARS. PAUL REED SMITH" WITH DIRECTIONAL MESSAGE. SIGN AREA = 1.5 SQFT. SIGN HEIGHT = 5'			

**AGENCY APPROVALS:**

Name	Completed Date
ZONING	06/10/2022 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:

ADMINISTRATOR APPROVAL: *Karen J. Stinson* DATE APPROVED: *7-11-22*



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

ZONING CERTIFICATE #: Z22-06-0221

Date of Application: 06/07/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804096061	380 LOG CANOE CIR	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: PRS REALTY LLC	TAX MAP 0048 BLOCK PARCEL 0130
OWNER ADDRESS: 380 LOG CANOE CIR STEVENSVILLE, MD 21666	LOT 22 SECTION ZONED SIBE
HOME PHONE: (410) 490-1387	CRITICAL AREA NO ACREAGE 8.40
	SUBDIVISION
	BUILDING VALUE \$4,500.00
	WATER TYPE PUBLIC SEWER TYPE PUBLIC

APPLICANT INFORMATION	PERMIT FEES
NAME: GABLE SIGNS	ZONING FEE: \$55.00 FM FEE:
ADDRESS: 7440 Ft Smallwood Rd BALTIMORE, MD 21226	ELECTRICAL PERMIT #:
PHONE:	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 NON ILLUMINATED 5'7" X 2'6" WALL SIGN AT ENTRANCE OF BUILDING. SIGN MESSAGE: "PRS GUITARS. PAUL REED SMITH" SIGN AREA = 14 SQFT.

AGENCY APPROVALS:	
Name	Completed Date
ZONING	06/10/2022 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:  
 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: *Kevin J. Emerson* DATE APPROVED: 7-11-22



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

ZONING CERTIFICATE #: Z22-06-0219

Date of Application: 06/07/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804096061	380 LOG CANOE CIR	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: PRS REALTY LLC	TAX MAP 0048 BLOCK PARCEL 0130
OWNER ADDRESS: 380 LOG CANOE CIR STEVENSVILLE, MD 21666	LOT 22 SECTION ZONED SIBE
HOME PHONE: (410) 490-1387	CRITICAL AREA NO ACREAGE 8.40
	SUBDIVISION
	BUILDING VALUE \$12,700.00
	WATER TYPE PUBLIC SEWER TYPE PUBLIC

APPLICANT INFORMATION	PERMIT FEES
NAME: GABLE SIGNS	ZONING FEE: \$55.00 FM FEE:
ADDRESS: 7440 Ft Smallwood Rd BALTIMORE, MD 21226	ELECTRICAL PERMIT #: EC-50981
PHONE:	PLUMBING PERMIT #:
	GAS PERMIT #:
EXISTING USE: COMMERCIAL	STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
PROPOSED USE: FREESTANDING SIGN	
<b>MINIMUM YARD REQUIREMENTS:</b> FRONT: FT      SIDE: FT      REAR: FT      SIDE STREET: FT      HEIGHT: FT	
<b>WORK DESCRIPTION:</b> INSTALL ILLUMINATED 6'8" X 8'4" FREESTANDING MONUMENT SIGN. SIGN MESSAGE READS PRS PAUL REED SMITH GUITARS WITH ADDRESS NUMBER 380 BELOW. SIGN AREA = 40 SQFT TOTAL SQFT = 53.3'. TOTAL HEIGHT = 6'8".	

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	07/07/2022 DAVIS E-606
ZONING	06/13/2022 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:**  
 ALL FREESTANDING SIGNS SHALL HAVE AN ARCHITECTURAL BASE OR A LANDSCAPED AREA CONSISTING OF LOW SHRUBS, ORNAMENTAL GRASSES OR SIMILAR VEGETATION AT THE BASE OF THE SIGN AT LEAST AS LONG AS THE SIGN FACE AREA & A MINIMUM OF 4TH IN WIDTH, A FREESTANDING SIGN MAY NOT CONSIST OF BARE POLES OR POST ENTERING THE GROUND. SECTION 18.1-81(C) [4]

ADMINISTRATOR APPROVAL: *Vincent S. Swanson*      DATE APPROVED: 7-11-22