



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

BUILDING PERMIT No.: BR22-09-0704

Date of Application: 09/27/2022

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 113 HARRIER WAY CHESTER  <b>TAX ACCOUNT</b> 1804126103 <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> 444 <b>ZONED</b> CMPD, S1 FRONTAGE 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> 4SEASNDRRRA    \$7,750.00 <b>ZONING</b> \$55.00 ELECT. PERMIT    \$135.00 <b>MHB FEE</b> \$50.00 ELECT. ADMIN.    \$10.00 <b>SINGLE LOT</b> \$55.00 BOCA FEE                      \$384.04 <b>SPRINKLER</b> \$150.00	
<b>CONTRACTORS</b> SPRINKLER                      METROPOLITAN FIRE ELECTRICIAN                      TRI-STATE COMMUNICATIONS HVAC                      MCCREA EQUIPMENT COMPANY PLUMBER                      BLUESTREAM SERVICES INC		<b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> MSC-#155                      (301) 868-0005                      BF-1346-22 E-#817                      (301) 261-4943                      ER-22-09-0704 HM#533                      (301) 423-6623                      H-1361-22 PN#220                      (410) 363-0072                      P-1345-22	
<b>DESCRIPTION OF WORK:</b> CONSTRUCT ONE STORY SFD. 50' X 82' OVERALL TO INCLUDE 29' X 22' GARAGE, 20' 5'6" X 8'11" FRONT PORCH, AND 12' X 18' SCREENED PATIO. MODEL - RAVENNA (IN REVERSE) 55+ AGE RESTRICTED COMMUNITY			
<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> 3,584	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 640	<b># BEDROOMS:</b> 2 <b>ROAD TYPE:</b> <b>WATER TYPE</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>FIREPLACE:</b> GAS	<b># BATHROOMS:</b> 2 <b>SPRINKLER:</b> YES <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:**  
 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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. 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	JK	09/27/2022	FLOODPLAIN ZONE	JK	10/12/2022
ZONING	CG	09/27/2022	PLUMBING	CG	10/12/2022
SEDIMENT	JK	06/10/2021	ENV. HEALTH	JEN	09/28/2022
PUB. SEWER	JK	09/27/2022	HISTORIC		N/A
S.W. MGT.	JK	10/12/2022	SHA		N/A
ENTRANCE	CG	09/27/2022	MECHANICAL	CG	10/12/2022
FIRE MARSHAL	JK	10/27/2022	ELECTRICAL		10/07/2022
BACKFLOW	CG	10/12/2022	FOOD SERVICE		N/A

DATE APPROVED:

10-27-22

ADMINISTRATOR APPROVAL:

*Karen J. Stinson*



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

ZONING CERTIFICATE #: Z22-07-0289

Date of Application: 07/22/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802008890	531 CLARK CORNERS RD	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
<b>OWNER:</b>	GARDNER, TYLER KHADEMI, SARAH	<b>TAX MAP</b> 0037	<b>BLOCK</b>	<b>PARCEL</b> 0028
<b>OWNER ADDRESS:</b>	101 POPLAR SCHOOL RD CENTREVILLE, MD 21617	<b>LOT</b> 1	<b>SECTION</b>	<b>ZONED</b> AG
<b>HOME PHONE:</b>	(443) 878-4597	<b>CRITICAL AREA NO</b>	<b>SUBDIVISION</b>	<b>ACREAGE</b> 115.91
		<b>BUILDING VALUE</b> \$61,450.00	<b>WATER TYPE</b> PRIVATE	<b>SEWER TYPE</b> PRIVATE

APPLICANT INFORMATION		PERMIT FEES	
<b>NAME:</b>	DIAMOND STATE POLE BUILDINGS	<b>ZONING FEE:</b> \$55.00	<b>FM FEE:</b>
<b>ADDRESS:</b>	7288 Dupont Hwy S FELTON, DE 19943	<b>ELECTRICAL PERMIT #:</b>	
<b>PHONE:</b>	(302) 387-1710	<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>	AGRICULTURE	<b>PROPOSED USE:</b>	FARM BLDG
<b>MINIMUM YARD REQUIREMENTS:</b>			
<b>FRONT:</b> 35 FT	<b>SIDE:</b> 10 FT	<b>REAR:</b> 10 FT	<b>HEIGHT:</b> 135 FT
<b>WORK DESCRIPTION:</b> CONSTRUCT 36' X 56' POLE BARN FOR TRACTOR & EQUIPMENT STORAGE.			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	10/25/2022 CS
SOIL CONSERVATION - PERMITTING	10/14/2022 DS
ZONING	10/27/2022 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:**  
 ANY ELECTRICAL WORK ADDED TO THIS STRUCTURE WILL REQUIRE AN APPROVED QUEEN ANNE'S COUNTY ELECTRICAL PERMIT AND AN INSPECTION BY THE MIDDLE DEPARTMENT INSPECTION AGENCY.  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

**ADMINISTRATOR APPROVAL:** *Vivian J. Sunson* **DATE APPROVED:** *10-27-22*