



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

ZONING CERTIFICATE #: Z20-05-0186

Date of Application: 05/28/2020

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1807010508	116 BLUE HERON LN	CHESTERTOWN

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: WAGNER, JOHN	TAX MAP 0005      BLOCK      PARCEL 0130
OWNER ADDRESS: 5607 WILDWOOD LN BALTIMORE, MD 21209	LOT      SECTION      ZONED CS
HOME PHONE:	CRITICAL AREA YES      ACREAGE 17.70
	SUBDIVISION
	BUILDING VALUE \$40,000.00
	WATER TYPE PRIVATE      SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$55.00      FM FEE:
ADDRESS:	ELECTRICAL PERMIT #: ER-28166
PHONE:	PLUMBING PERMIT #:
	GAS PERMIT #:
EXISTING USE: RESIDENTIAL	STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
PROPOSED USE: FARM BLDG	
MINIMUM YARD REQUIREMENTS:	
FRONT: 35 FT      SIDE: 10 FT      REAR: 10 FT      SIDE STREET: FT      HEIGHT: 135 FT	
WORK DESCRIPTION: REPLACE EXISTING 12' X 12' SHED WITH 24' X 36' POLE BUILDING FOR FARM USE.	

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	05/28/2020 MAULE E-201
ENV. HEALTH	01/12/2023 CS
SOIL CONSERVATION - PERMITTING	12/16/2022 DS
ZONING	12/19/2022 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:  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Nancy J. Swanson*      DATE APPROVED: 1-24-23



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

ZONING CERTIFICATE #: Z22-12-0456

Date of Application: 12/07/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805051606	205 BLUE RIBBON LN	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SCAFFIDI, RICK & LYNETTE	TAX MAP 0065	BLOCK	PARCEL 0056
OWNER ADDRESS:	205 BLUE RIBBON LN GRASONVILLE, MD 21638	LOT 3	SECTION	ZONED CS
HOME PHONE:	(301) 252-7505	CRITICAL AREA YES		ACREAGE 20.21
		SUBDIVISION		
		BUILDING VALUE \$125,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$75.00      FM FEE:
ADDRESS:	ELECTRICAL PERMIT #: EZ22-12-0456
PHONE:	PLUMBING PERMIT #:
	GAS PERMIT #:
EXISTING USE: RESIDENCE	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
PROPOSED USE: POOL/SPA	
MINIMUM YARD REQUIREMENTS:	
FRONT: 50 FT      SIDE: 3 FT      REAR: 100 FT	SIDE STREET: FT      HEIGHT: FT
WORK DESCRIPTION: INSTALL 42' X 20' INGROUND CONCRETE POOL WITH 1896 SQFT CONCRETE DECKING.	

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	01/12/2023 COOK E-482
ENV. HEALTH	12/12/2022 KK
S.W. MGT.	12/22/2022 KN
ZONING	12/08/2022 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:  
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION.  
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.  
 SWM - MUST FOLLOW APPROVED HOUSE STORMWATER MANAGEMENT PLAN  
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

ADMINISTRATOR APPROVAL: *Vivian J. Gunnison*      DATE APPROVED: 1-24-23



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

BUILDING PERMIT No.: BR22-09-0661

Date of Application: 09/08/2022

**BUILDING PERMIT**

BUILDING LOCATION 314 HAYDEN RD CENTREVILLE		PROPERTY OWNERS: ARCAND, VINCENT & SAMANTHA 314 HAYDEN RD CENTREVILLE, MD 21617	
TAX ACCOUNT 1806002080		HOME PHONE: (301) 518-9117	
SUBDIVISION		APPLICANT:	
CRITICAL AREA NO	ACREAGE 3.66		
TAX MAP 0037	GRID 0008	PARCEL 0002	
SECTION	BLOCK	LOT	
ZONED AG	FRONTAGE	DEPTH	
EXISTING USE RESIDENCE		STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
PROPOSED USE SOLAR PANELS		FEES	
REVISED PROPOSED USE		ZONING	\$55.00 ELECT. ADMIN. \$10.00
CONSTRUCTION VALUE \$46,000.00		COPIES AND MISC	\$32.50 SOLAR ARRAYS 51-100 \$500.00
		ELECT. PERMIT	\$399.60
CONTRACTORS		NAME	LICENSE # PHONE# PERMIT#
MHIC	SOLAR ENERGY WORLD	MHIC 127353	(410) 579-5167
	5681 MAIN ST, ELKRIDGE, MD 21078		
ELECTRICIAN	SOLAR ENERGY WORLD	E-#1296	(410) 579-5161 ER22-09-0661
DESCRIPTION OF WORK: INSTALL (54) 370 WATT GROUND MOUNTED SOLAR PANELS			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE:	
UNFIN. BASEMENT:	FIN BASEMENT:	# BEDROOMS:	# BATHROOMS:
FIRST FLOOR:	SECOND FLOOR:	ROAD TYPE:	SPRINKLER:
THIRD FLOOR:	FOURTH FLOOR:	WATER TYPE PRIVATE	SEWER TYPE
GARAGE:	CARPOR:	HEATING SYSTEM:	CENTRAL AIR:
DECK:	PORCH:	FIREPLACE:	
OTHER:			
TOTAL FLOOR AREA:			

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. MUST COMPLY WITH SECTION 18:1-49.1 C(9)(A)[2] OF THE QUEEN ANNE'S COUNTY CODE.

**OFFICE USE ONLY**

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	HD	09/09/2022	FLOODPLAIN ZONE N/A
FRONT FT	FRONT FT	ZONING	JP	12/19/2022	PLUMBING N/A
SIDE 3 FT	SIDE FT	SEDIMENT		N/A	ENV. HEALTH CS 09/13/2022
REAR 3 FT	REAR FT	PUB. SEWER		N/A	HISTORIC N/A
SIDE STREET FT	SIDE STREET FT	S.W. MGT.	KN	09/26/2022	SHA N/A
MAX. HGHT 20 FT	MAX. HGHT FT	ENTRANCE		N/A	MECHANICAL N/A
		FIRE MARSHAL		N/A	ELECTRICAL 10/11/2022
		BACKFLOW		N/A	FOOD SERVICE N/A

DATE APPROVED: 1-24-23 ADMINISTRATOR APPROVAL: Vivian G Swinson



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

BUILDING PERMIT No.: BR22-12-0897  
 Date of Application: 03/30/2021

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 400 ELM ST STEVENSVILLE  <b>TAX ACCOUNT</b> 1804057155 <b>SUBDIVISION</b> KENT ISLAND ESTATES <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.6 <b>TAX MAP</b> 0070 <b>GRID</b> 0000 <b>PARCEL</b> 0087 <b>SECTION</b> 3 <b>BLOCK</b> M <b>LOT</b> 10 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> BRENNAN, KEVIN BRENNAN, JENNIFER 400 ELM ST STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (410) 241-5019 <b>APPLICANT:</b> BRENNAN, KEVIN JENNIFER BRENNAN 400 Elm St  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> RESIDENTIAL  <b>PROPOSED USE</b> ACCESSORY STRUCTURE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$4,000.00		<b>FEES</b> <b>ZONING</b> \$55.00 <b>BOCA FEE</b> \$35.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> <b>OWNER</b> <b>OWNER</b> QAC1000			
<b>DESCRIPTION OF WORK:</b> INSTALL 10' X 20' PREFAB SHED			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
<b>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b> <b>FIRST FLOOR:</b> <b>SECOND FLOOR:</b> <b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b> <b>GARAGE:</b> <b>CARPOR:</b> <b>DECK: 200</b> <b>PORCH:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA: 200</b>		<b># BEDROOMS:</b> <b># BATHROOMS:</b> <b>ROAD TYPE:</b> COUNTY <b>SPRINKLER:</b> <b>WATER TYPE:</b> PRIVATE <b>SEWER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> <b>CENTRAL AIR:</b> <b>FIREPLACE:</b>	

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:**  
 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. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. 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.

OFFICE USE ONLY

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT FT
SIDE 3 FT	SIDE FT
REAR 3 FT	REAR FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT 20 FT	MAX. HGHT FT

**APPROVALS:**

BUILDING <i>HD</i>	12/16/2022	FLOODPLAIN ZONE	N/A
ZONING <i>JPD</i>	01/13/2023	PLUMBING	N/A
SEDIMENT	N/A	ENV. HEALTH <i>JFW</i>	12/20/2022
PUB. SEWER <i>LG</i>	12/21/2022	HISTORIC	N/A
S.W. MGT. <i>KN</i>	12/22/2022	SHA	N/A
ENTRANCE	N/A	MECHANICAL	N/A
FIRE MARSHAL	N/A	ELECTRICAL	N/A
BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 1-24-23

ADMINISTRATOR APPROVAL: *Kiran G Swinson*



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

BUILDING PERMIT No.: BR23-01-0011

Date of Application: 01/09/2023

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 124 KIRWANS LANDING LN CHESTER  <b>TAX ACCOUNT</b> 1804091795 <b>SUBDIVISION</b> <b>CRITICAL AREA YES</b> <b>ACREAGE 1</b> <b>TAX MAP 0057</b> <b>GRID 0015</b> <b>PARCEL 0465</b> <b>SECTION</b> <b>BLOCK</b> <b>LOT 12</b> <b>ZONED NC-1</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> ALLEN, KEVIN & SUZANNE 124 KIRWANS LANDING LN CHESTER, MD 21619  <b>HOME PHONE:</b> (410) 507-5560 <b>APPLICANT:</b>  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE RESIDENCE</b>  <b>PROPOSED USE ACCESSORY STRUCTURE IN FLOODPLAIN</b> <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE \$3,500.00</b>		<b>FEES</b> <b>BOCA FEE</b> \$35.00 <b>ZONING</b> \$55.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> MHIC                      FENCE AND DECK CONNECTION INC    MHIC 45780    (410) 507-6514			
<b>DESCRIPTION OF WORK: INSTALL (2) RAIL SPLIT RAIL FENCE IN BACKYARD CONNECTING TO EXISTING FENCE IN NEIGHBORS YARD. FOR FLOOD COMPLIANCE ONLY.</b>			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b>	
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b>	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b>	<b># BEDROOMS:</b> <b>ROAD TYPE:</b> <b>WATER TYPE PRIVATE</b> <b>HEATING SYSTEM:</b> <b>FIREPLACE:</b>	<b># BATHROOMS:</b> <b>SPRINKLER:</b> <b>SEWER TYPE PUBLIC</b> <b>CENTRAL AIR:</b>

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:**  
 FENCE MUST BE OPEN DESIGN WITH MINIMUM OF ONE INCH GAP BETWEEN SLATS AND/ OR ELEVATED FOUR INCHES ABOVE THE GROUND 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	FT
SIDE	FT	SIDE	FT
REAR	FT	REAR	FT
SIDE STREET	FT	SIDE STREET	FT
MAX. HGHT	FT	MAX. HGHT	FT

**APPROVALS:**

BUILDING	HB JP	01/20/2023	FLOODPLAIN ZONE	211	01/18/2023
ZONING		01/17/2023	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		N/A
BACKFLOW		N/A	FOOD SERVICE		N/A

DATE APPROVED: 1-24-23

ADMINISTRATOR APPROVAL: Kiran 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.: BR22-07-0502

Date of Application: 07/05/2022

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 134 SOMERSET RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804048504 <b>SUBDIVISION</b> KENT ISLAND ESTATES <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.433 <b>TAX MAP</b> 0070 <b>GRID</b> 0000 <b>PARCEL</b> 0104 <b>SECTION</b> 1 <b>BLOCK</b> E <b>LOT</b> 19 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> DENNING JOHN MICHAEL LEE, TARA M 5210 DORSET AVE CHEVY CHASE, MD 20815  <b>HOME PHONE:</b> (571) 830-4363  <b>APPLICANT:</b>   <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																										
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> ADDITION TO RESIDENCE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$50,000.00		<b>FEES</b> <b>ELECT. PERMIT</b> \$110.00 <b>ELECT. ADMIN.</b> \$10.00 <b>ZONING</b> \$55.00 <b>BOCA FEE</b> \$224.28																										
<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>MHIC</td> <td>B Z B CONSTRUCTION SERVICES 1864 ROBERTA DR, CHESTER, MD 21619</td> <td>MHIC-#87003</td> <td>(410) 353-4216</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>JQ ELECTRIC LLC</td> <td>E-1586</td> <td>(301) 221-2164</td> <td>ER22-07-0502</td> </tr> <tr> <td>HVAC</td> <td>SHORELINE COMFORT LLC</td> <td>HM-585</td> <td>(410) 739-4232</td> <td>H-975-22</td> </tr> <tr> <td>PLUMBER</td> <td>MARITIME PLUMBING LLC</td> <td>PR#012</td> <td>(410) 758-3456</td> <td>P-976-22</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHIC	B Z B CONSTRUCTION SERVICES 1864 ROBERTA DR, CHESTER, MD 21619	MHIC-#87003	(410) 353-4216		ELECTRICIAN	JQ ELECTRIC LLC	E-1586	(301) 221-2164	ER22-07-0502	HVAC	SHORELINE COMFORT LLC	HM-585	(410) 739-4232	H-975-22	PLUMBER	MARITIME PLUMBING LLC	PR#012	(410) 758-3456	P-976-22
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PLUMBER	MARITIME PLUMBING LLC	PR#012	(410) 758-3456	P-976-22																								
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY ADDITION TO EXISTING SFD. FIRST FLOOR TO INCLUDE 24' X 32' GARAGE, 19'9.5" X 13'8" DECK, 19' X 13' COVERED PORCH, AND 19' X 7' BREEZEWAY WITH POWDER ROOM. SECOND FLOOR TO INCLUDE 24' X 32' AREA WITH 2 BEDROOMS, SITTING AREA, AND BATHROOM, AND 10' X 24' DECK.																												
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																										
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 133 <b>THIRD FLOOR:</b> <b>GARAGE:</b> 768 <b>DECK:</b> 490 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 2,365	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> 744 <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 230	<b># BEDROOMS:</b> 2 <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> HEAT P CENTRAL AIR: YES <b>FIREPLACE:</b>	<b># BATHROOMS:</b> 2 <b>SPRINKLER:</b> <b>SEWER TYPE:</b> PUBLIC																									

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**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:**  
 USE NC-15 SET BACKS PER 18:1-127 (E). OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. 1,892 SQUARE FEET OF LOT COVERAGE MUST BE REMOVED PRIOR TO CERTIFICATE OF OCCUPANCY.

**OFFICE USE ONLY**

MINIMUM YARD REQUIREMENTS				APPROVALS:			
<b>ACCESSORY STRUCTURE</b>		<b>PRINCIPLE STRUCTURE</b>		<b>BUILDING</b> HD	07/14/2022	<b>FLOODPLAIN ZONE</b>	N/A
<b>FRONT</b>	FT	<b>FRONT</b>	35 FT	<b>ZONING</b> JP	09/19/2022	<b>PLUMBING</b> CG	01/04/2023
<b>SIDE</b>	FT	<b>SIDE</b>	8/18 FT	<b>SEDIMENT</b>	N/A	<b>ENV. HEALTH</b> JW	01/04/2023
<b>REAR</b>	FT	<b>REAR</b>	50 FT	<b>PUB. SEWER</b> LG	07/19/2022	<b>HISTORIC</b>	N/A
<b>SIDE STREET</b>	FT	<b>SIDE STREET</b>	FT	<b>S.W. MGT.</b>	N/A	<b>SHA</b>	N/A
<b>MAX. HGHT</b>	FT	<b>MAX. HGHT</b>	40 FT	<b>ENTRANCE</b>	N/A	<b>MECHANICAL</b> CG	01/04/2023
				<b>FIRE MARSHAL</b>	N/A	<b>ELECTRICAL</b>	07/14/2022
				<b>BACKFLOW</b>	N/A	<b>FOOD SERVICE</b>	N/A

**DATE APPROVED:** 1-24-23      **ADMINISTRATOR APPROVAL:** Vivian J Stinson



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

BUILDING PERMIT No.: BR22-07-0554

Date of Application: 07/25/2022

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 281 TWIN PONDS LN CENTREVILLE  <b>TAX ACCOUNT</b> 1803043126 <b>SUBDIVISION</b> CORSICA RIVER ESTATES <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 3.83 <b>TAX MAP</b> 0034 <b>GRID</b> 0011 <b>PARCEL</b> 0057 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 10 <b>ZONED CS</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> WARPINSKI, WILLIAM & ANNE 111 BAVARIAN TURN CENTREVILLE, MD 21617  <b>HOME PHONE:</b> (410) 310-7791 <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> \$765,000.00		<b>FEES</b> <table border="0"> <tr> <td>FIRE DIST 4</td> <td>\$2,431.55</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$125.00</td> <td>PARKS &amp; REC</td> <td>\$2,343.13</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>BOCA FEE</td> <td>\$858.96</td> </tr> <tr> <td>SCHOOLS</td> <td>\$21,088.17</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> </table>		FIRE DIST 4	\$2,431.55	SINGLE LOT	\$55.00	ELECT. PERMIT	\$125.00	PARKS & REC	\$2,343.13	SPRINKLER	\$150.00	ELECT. ADMIN.	\$10.00	ZONING	\$55.00	BOCA FEE	\$858.96	SCHOOLS	\$21,088.17	MHB FEE	\$50.00										
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 108' X 60' OVERALL TO INCLUDE 26' X 40' GARAGE, 32' X 7'11" FRONT PORCH, 13'10" X 9'11" AND 25'3" X 18'1" IRREGULAR SHAPED REAR PORCH. UNFINISHED BASEMENT 37'9" X 34'5" OVERALL TO INCLUDE ROUGH IN FOR FUTURE BASEMENT BATHROOM. SECOND FLOOR 108' X 60' OVERALL TO INCLUDE 14'8" X 22' FINISHED LOFT SPACE ABOVE GARAGE AND 11'5" X 25', 5' X 11'5", 13'10" X 21", AND 5' X 11'4" ATTIC SPACES.																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> 2,150 <b>FIN BASEMENT:</b> <b>FIRST FLOOR:</b> 3,082 <b>SECOND FLOOR:</b> 1339 <b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b> <b>GARAGE:</b> 1,040 <b>CARPOR:</b> <b>DECK:</b> <b>PORCH:</b> 556 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 8,167		<b># BEDROOMS:</b> 4 <b># BATHROOMS:</b> 7 <b>ROAD TYPE:</b> COUNTY <b>SPRINKLER:</b> YES <b>WATER TYPE:</b> PRIVATE <b>SEWER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> HEAT PUMP <b>CENTRAL AIR:</b> YES <b>FIREPLACE:</b> GAS/WOOD																															

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 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN 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. 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**

<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>
<b>FRONT</b> FT <b>FRONT</b> 40 FT	
<b>SIDE</b> FT <b>SIDE</b> 20 FT	
<b>REAR</b> FT <b>REAR</b> 100 FT	
<b>SIDE STREET</b> FT <b>SIDE STREET</b> FT	
<b>MAX. HGHT</b> FT <b>MAX. HGHT</b> 40 FT	

**APPROVALS:**

BUILDING <i>PTC</i>	11/04/2022	FLOODPLAIN ZONE <i>KN</i>	11/03/2023
ZONING <i>JP</i>	12/28/2022	PLUMBING <i>CG</i>	11/1/2022
SEDIMENT <i>TR</i>	12/19/2022	ENV. HEALTH <i>SH</i>	12/28/2022
PUB. SEWER	N/A	HISTORIC	N/A
S.W. MGT. <i>KN</i>	01/03/2023	SHA	N/A
ENTRANCE <i>DB</i>	08/22/2022	MECHANICAL <i>CH</i>	11/01/2022
FIRE MARSHAL <i>JP</i>	01/10/2023	ELECTRICAL	08/25/2022
BACKFLOW <i>CG</i>	11/01/2022	FOOD SERVICE	N/A

DATE APPROVED: 1-24-23

ADMINISTRATOR APPROVAL: *Vivian 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.: BR22-11-0823

Date of Application: 11/10/2022

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 138 N LAKE DR STEVENSVILLE  <b>TAX ACCOUNT</b> 1804019334 <b>SUBDIVISION</b> TOWER GARDENS <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.318 <b>TAX MAP</b> 0076 <b>GRID</b> 0008 <b>PARCEL</b> 0014 <b>SECTION</b> <b>BLOCK</b> K <b>LOT</b> 1 <b>ZONED</b> NC-1, NC- FRONTAGE <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> ROYALS, SEAN & ANGELICA 138 LAKE N DR STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (202) 430-3481 <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																										
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> RENOVATION/ADDITION TO RESIDENCE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$50,000.00		<b>FEES</b> <b>RENOVATION</b> \$70.00 <b>ELECT. ADMIN.</b> \$10.00 <b>PERMIT FEE</b> <b>ZONING</b> \$55.00 <b>BOCA FEE</b> \$192.32 <b>ELECT. PERMIT</b> \$120.00																										
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<b>DESCRIPTION OF WORK:</b> REMOVE EXISTING ROOF STRUCTURE AND ADD NEW 32'X43'9" 3RD FLOOR ADDITION INCLUDING MASTER SUITE, 3 BEDROOMS & BATHROOM. REMOVE EXISTING FRONT ENTRY AND REPLACE WITH NEW 4'X10'9" ENTRY AND ADD 9'X20'9" COVERED PORCH AND LANDING. DEMO EXISTING BATHROOMS AND BEDROOM ON MAIN FLOOR AND CREATE NEW GREAT ROOM. CONVERT BEDROOM TWO INTO OFFICE AND MOVE CLOSET WALL TO CREATE NEW BATHROOM. ADD NEW SLIDER DOOR FROM GREAT ROOM TO DECK AND NEW CASSED OPENING FROM LIVING ROOM TO KITCHEN AND FROM OFFICE TO NEW GREAT ROOM. REWORK STAIRS. ADD LVL BEAM BETWEEN KITCHEN AND SUNROOM. ADD NEW SUPPORT BEAM ON LOWER FLOOR AND DEMO OUT BATHROOM WALL TO CREATE NEW HALLWAY.																												
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																										
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> <b>THIRD FLOOR:</b> 1268 <b>GARAGE:</b> <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 1,455	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> 43 <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 144	<b># BEDROOMS:</b> 2 <b>ROAD TYPE:</b> <b>WATER TYPE</b> PRIVATE <b>SEWER TYPE</b> PRIVATE <b>HEATING SYSTEM:</b> HEAT P CENTRAL AIR: YES <b>FIREPLACE:</b>	<b># BATHROOMS:</b> 1 <b>SPRINKLER:</b> <b>SEWER TYPE</b> PRIVATE																									

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:**  
 USE NC-15 SET BACKS PER 18:1-127(E) MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN PRIOR TO CERTIFICATE OF OCCUPANCY OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

**OFFICE USE ONLY**

MINIMUM YARD REQUIREMENTS				APPROVALS:			
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	<b>BUILDING</b>	<b>FLOODPLAIN ZONE</b>	<b>N/A</b>			
<b>FRONT</b>	<b>FRONT</b>	HD 12/21/2022	<b>PLUMBING</b>	CG	01/17/2023		
<b>SIDE</b>	<b>8/18 FT</b>	JP 12/22/2022	<b>ENV. HEALTH</b>	JW	01/17/2023		
<b>REAR</b>	<b>100 FT</b>	LG 01/19/2023	<b>HISTORIC</b>		N/A		
<b>SIDE STREET</b>	<b>FT</b>		<b>SHA</b>		N/A		
<b>MAX. HGHT</b>	<b>40 FT</b>		<b>MECHANICAL</b>	CG	01/17/2023		
			<b>ELECTRICAL</b>		12/27/2022		
			<b>FOOD SERVICE</b>		N/A		

**DATE APPROVED:** 1-24-23      **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.: BR22-06-0432

Date of Application: 06/09/2022

### BUILDING PERMIT

<b>BUILDING LOCATION</b> 121 CHOICE CT QUEENSTOWN  <b>TAX ACCOUNT</b> 1805042941 <b>SUBDIVISION</b> OVERLOOK AT CARMICHAEL <b>CRITICAL AREA NO</b> ACREAGE 1.125 <b>TAX MAP 0066 GRID 0005 PARCEL 0129</b> <b>SECTION BLOCK LOT 31</b> <b>ZONED AG FRONTAGE DEPTH</b>			<b>PROPERTY OWNERS:</b> BRAINER, BRADLEY 121 CHOICE CT QUEENSTOWN, MD 21658  <b>HOME PHONE:</b> (410) 758-7203 <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL														
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> RENOVATION TO ACCESSORY BLDG  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$12,000.00			<b>FEES</b> <table border="0"> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>BOCA FEE</td> <td>\$120.96</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$95.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>RENOVATION PERMIT FEE</td> <td>\$84.00</td> <td></td> <td></td> </tr> </table>			ELECT. ADMIN.	\$10.00	BOCA FEE	\$120.96	ELECT. PERMIT	\$95.00	ZONING	\$55.00	RENOVATION PERMIT FEE	\$84.00		
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<b>CONTRACTORS</b>			<b>LICENSE # PHONE# PERMIT#</b>														
MHIC WEESE REMODELING LLC 2201 MAIN ST 1, CHESTER, MD 21619			MHIC 92789 (410) 604-2999														
HVAC BAC HEATING & AIR CONDITIONING			HM#497 (000) 000-00000 H-0995-22														
ELECTRICIAN RJ BEASLEY ELECTRIC			E-#900 (410) 490-2055 ER22-06-0432														
<b>DESCRIPTION OF WORK:</b> RENOVATION TO POOL SHED UNDER CONSTRUCTION (BR20-03-0164). ON FIRST FLOOR: CONVERT UNFINISHED SPACE TO 20' X 24' OVERALL FINISHED SPACE FOR GYM AND POOL STORAGE. SECOND FLOOR: CONVERT UNFINISHED SPACE TO 22' X 24' OVERALL FINISHED SPACE FOR GAME ROOM/REC ROOM.																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>			<b>CONSTRUCTION TYPE:</b> WOOD FRAME														
<b>UNFIN. BASEMENT:</b> FIRST FLOOR: 480 THIRD FLOOR: GARAGE: DECK: OTHER: <b>TOTAL FLOOR AREA: 1,008</b>			<b>FIN BASEMENT:</b> SECOND FLOOR: 528 FOURTH FLOOR: CARPORT: PORCH:														
			<b># BEDROOMS:</b> <b>ROAD TYPE:</b> <b>WATER TYPE PRIVATE SEWER TYPE PRIVATE</b> <b>HEATING SYSTEM: SPLIT SYSTEM CENTRAL AIR: YES</b> <b>FIREPLACE:</b>														

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**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:** STRUCTURE NOT APPROVED FOR A DWELLING UNIT  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

#### OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	06/22/2022	FLOODPLAIN ZONE	N/A		
FRONT FT	FRONT FT	ZONING	06/21/2022	PLUMBING	N/A		
SIDE FT	SIDE FT	SEDIMENT	N/A	ENV. HEALTH	07/18/2022		
REAR FT	REAR FT	PUB. SEWER	N/A	HISTORIC	N/A		
SIDE STREET FT	SIDE STREET FT	S.W. MGT.	N/A	SHA	N/A		
MAX. HGHT FT	MAX. HGHT FT	ENTRANCE	N/A	MECHANICAL	08/02/2022		
		FIRE MARSHAL	N/A	ELECTRICAL	01/11/2023		
		BACKFLOW	N/A	FOOD SERVICE	N/A		

DATE APPROVED: 1-24-23 ADMINISTRATOR APPROVAL: Kieran J Swinson