



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

ZONING CERTIFICATE #: Z20-03-0105

Date of Application: 03/19/2020

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1807003994	712 DEEP LANDING RD	CHESTERTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	O'NEILL, JOSEPH	TAX MAP 0005	BLOCK	PARCEL 0138
OWNER ADDRESS:	218 PINE COVE LN CHESTERTOWN, MD 21620	LOT 1	SECTION	ZONED CS, NC-2I
HOME PHONE:		CRITICAL AREA YES		ACREAGE 6.005
		SUBDIVISION		
		BUILDING VALUE \$5,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	JOSEPH O'NEILL	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	218 Pine Cove Ln CHESTERTOWN, MD 21620	ELECTRICAL PERMIT #:	
PHONE:		PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE: FARM		PROPOSED USE: FARM BLDG	
MINIMUM YARD REQUIREMENTS:			
FRONT: 35 FT	SIDE: 10 FT	REAR: 10 FT	HEIGHT: 135 FT
WORK DESCRIPTION: CONSTRUCT 10' X 18' RUN-IN SHED.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	03/20/2020 JEN
SEDIMENT	03/23/2020 DS
ZONING	03/23/2020 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. Emerson* DATE APPROVED: *2-7-23*



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

ZONING CERTIFICATE #: Z20-03-0104

Date of Application: 03/19/2020

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1807003994	712 DEEP LANDING RD	CHESTERTOWN

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: O'NEILL, JOSEPH	TAX MAP 0005 BLOCK PARCEL 0138
OWNER ADDRESS: 218 PINE COVE LN CHESTERTOWN, MD 21620	LOT 1 SECTION ZONED CS, NC-2I
HOME PHONE:	CRITICAL AREA YES ACREAGE 6.005
	SUBDIVISION
	BUILDING VALUE \$12,000.00
	WATER TYPE PRIVATE SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME: JOSEPH O'NEILL	ZONING FEE: \$55.00 FM FEE:
ADDRESS: 218 Pine Cove Ln CHESTERTOWN, MD 21620	ELECTRICAL PERMIT #: N/A
PHONE:	PLUMBING PERMIT #: N/A
	GAS PERMIT #: N/A
	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE: FARM	PROPOSED USE: FARM BLDG
MINIMUM YARD REQUIREMENTS:	
FRONT: 35 FT	SIDE: 10 FT REAR: 10 FT
	SIDE STREET: FT HEIGHT: 135 FT
WORK DESCRIPTION: CONSTRUCT 10' X 24' RUN-IN SHED.	

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	03/24/2020 JEN
SEDIMENT	03/23/2020 DS
ZONING	03/23/2020 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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 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.

ADMINISTRATOR APPROVAL: *Vivian J. Simpson* DATE APPROVED: 2-7-23



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

BUILDING PERMIT No.: BR22-10-0770

Date of Application: 10/19/2022

BUILDING PERMIT

BUILDING LOCATION 212 ACKERMAN DR STEVENSVILLE	PROPERTY OWNERS: HOWMAR HOMES LLC 5115 BERWYN RD COLLEGE PARK, MD 20740
TAX ACCOUNT 1804059514	HOME PHONE: (301) 832-5429
SUBDIVISION ROMANCOKE ON THE BAY	APPLICANT:
CRITICAL AREA YES ACREAGE 0.497	STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL
TAX MAP 0076 GRID 0000 PARCEL 0062	
SECTION 2 BLOCK L LOT 9	
ZONED NC-20 FRONTAGE DEPTH	

EXISTING USE VACANT LOT	FEES
PROPOSED USE SINGLE FAMILY DWELLING	3 PERCENT \$201.04 MHB FEE \$50.00
REVISED PROPOSED USE	ADMIN FEE TO BALANCE OF IMPACT FEE
CONSTRUCTION VALUE \$223,000.00	PARKS & REC \$1,214.23 SCHOOLS \$10,928.07
	ELECT. ADMIN. \$10.00 SPRINKLER \$150.00
	ELECT. PERMIT \$135.00 ROADS FEE \$500.00
	FEE IN LIEU - TREE REMOVAL \$1,505.00 FIRE DIST 9 \$1,260.05
	SINGLE LOT \$55.00 BOCA FEE \$309.92
	ZONING \$55.00

CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#
MHBR	HOWMAR HOMES LLC 5115 BERWYN RD, COLLEGE PARK, MD 20740	MHBR 8564	(301) 832-5429	
HVAC	PUCKETT'S HEATING AND A/C	HM-490	(443) 239-2129	H-0098-23
PLUMBER	JW SHEPHERD INC	PR#5522	(410) 827-6778	P-1557-22
ELECTRICIAN	C & R ELECTRIC	E-#732	(410) 760-4224	ER22-10-0770
SPRINKLER	BLAZEGUARD	MSC 72	(410) 549-6313	BF-1560-22

DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 30' X 56' OVERALL TO INCLUDE 20' X 20' GARAGE AND 3'6" X 10' PORCH. SECOND FLOOR 30' X 43' OVERALL. DENTON MODEL

BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)	CONSTRUCTION TYPE: WOOD FRAME
UNFIN. BASEMENT:	# BEDROOMS: 4
FIRST FLOOR: 1,031	# BATHROOMS: 3
THIRD FLOOR:	ROAD TYPE: COUNTY
GARAGE: 400	WATER TYPE PUBLIC
DECK:	HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES
OTHER:	FIREPLACE: GAS
TOTAL FLOOR AREA: 2,726	

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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. FLOOD ZONE: AE 4 ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7.0 FEET
 CLOMAR- F RECIEVED, LOMAR-F AND ELEVATION CERTIFICATE REQUIRED PRIOR TO OCCUPANCY NON-CONFORMING LOT; SIDEYARD SETBACKS REDUCED PER 18:1-127 (G-1) OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. THE SCHOOL, FIRE, AND PARK LAND IMPACT FEES OF \$6701.35 HAVE BEEN DEFERRED. NO TEMPORARY OR FINAL OCCUPANCY CERTIFICATE WILL BE ISSUED UNTIL FEES HAVE BEEN PAID.

MINIMUM YARD REQUIREMENTS		APPROVALS:	OFFICE USE ONLY	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING <i>HD</i>	11/10/2022	FLOODPLAIN ZONE <i>KN</i> 11/18/2023
FRONT FT	FRONT 35 FT	ZONING <i>JP</i>	11/28/2022	PLUMBING <i>Ch</i> 01/30/2023
SIDE FT	SIDE 7.5/22.5 FT	SEDIMENT <i>TR</i>	10/20/2022	ENV. HEALTH <i>JW</i> 11/14/2022
REAR FT	REAR 50 FT	PUB. SEWER <i>LH</i>	11/10/2022	HISTORIC N/A
SIDE STREET FT	SIDE STREET FT	S.W. MGT. <i>KN</i>	01/18/2023	SHA N/A
MAX. HGHT FT	MAX. HGHT 40 FT	ENTRANCE <i>DB</i>	11/07/2022	MECHANICAL <i>Ch</i> 01/30/2023
		FIRE MARSHAL <i>JB</i>	12/20/2022	ELECTRICAL 11/30/2022
		BACKFLOW <i>Ch</i>	01/30/2023	FOOD SERVICE N/A
DATE APPROVED: <i>2-7-23</i>		ADMINISTRATOR APPROVAL: <i>Arvin G. Johnson</i>		



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

BUILDING PERMIT No.: BR22-10-0771

Date of Application: 10/19/2022

BUILDING PERMIT

BUILDING LOCATION 210 ACKERMAN DR STEVENSVILLE TAX ACCOUNT 1804125848 SUBDIVISION ROMANCOKE ON THE BAY CRITICAL AREA YES ACREAGE 0.477 TAX MAP 0076 GRID 0000 PARCEL 0062 SECTION 2 BLOCK L LOT 10 ZONED NC-20 FRONTAGE DEPTH	PROPERTY OWNERS: HOWMAR HOMES LLC 5115 BERWYN RD COLLEGE PARK, MD 20740 HOME PHONE: (301) 832-5429 APPLICANT: STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																																												
EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$205,000.00	FEES <table border="0"> <tr> <td>ELECT. PERMIT</td> <td>\$135.00</td> <td>3 PERCENT</td> <td>\$187.78</td> </tr> <tr> <td></td> <td></td> <td>ADMIN FEE TO</td> <td></td> </tr> <tr> <td></td> <td></td> <td>BALANCE OF</td> <td></td> </tr> <tr> <td></td> <td></td> <td>IMPACT FEE</td> <td></td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>FIRE DIST 9</td> <td>\$1,177.00</td> <td>ROADS FEE</td> <td>\$500.00</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$291.80</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>PARKS & REC</td> <td>\$1,134.20</td> <td>FEE IN LIEU -</td> <td>\$1,627.50</td> </tr> <tr> <td></td> <td></td> <td>TREE REMOVAL</td> <td></td> </tr> <tr> <td>SCHOOLS</td> <td>\$10,207.80</td> <td></td> <td></td> </tr> </table>	ELECT. PERMIT	\$135.00	3 PERCENT	\$187.78			ADMIN FEE TO				BALANCE OF				IMPACT FEE		ZONING	\$55.00	SINGLE LOT	\$55.00	FIRE DIST 9	\$1,177.00	ROADS FEE	\$500.00	MHB FEE	\$50.00	SPRINKLER	\$150.00	BOCA FEE	\$291.80	ELECT. ADMIN.	\$10.00	PARKS & REC	\$1,134.20	FEE IN LIEU -	\$1,627.50			TREE REMOVAL		SCHOOLS	\$10,207.80		
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HVAC	PUCKETT'S HEATING AND A/C	HM-490	(443) 239-2129	H-0094-23
PLUMBER	JW SHEPHERD INC	PR#5522	(410) 827-6778	P-1558-22
ELECTRICIAN	C & R ELECTRIC	E-#732	(410) 760-4224	ER22-10-0771
SPRINKLER	BLAZEGUARD	MSC 72	(410) 549-6313	BF-1559-22

DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 30' X 44' OVERALL TO INCLUDE 20' X 20' GARAGE AND 3'6" X 10' PORCH. SECOND FLOOR 30' X 43' OVERALL. DENTON MODEL

BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)	CONSTRUCTION TYPE: WOOD FRAME
UNFIN. BASEMENT: FIRST FLOOR: 880 THIRD FLOOR: GARAGE: 400 DECK: OTHER: TOTAL FLOOR AREA: 2,575	# BEDROOMS: 4 # BATHROOMS: 3 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE: PRIVATE SEWER TYPE: PUBLIC HEATING SYSTEM: HEAT PUMP 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:
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MINIMUM YARD REQUIREMENTS		OFFICE USE ONLY	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	APPROVALS:	
FRONT FT	FRONT 35 FT	BUILDING <i>HD</i>	FLOODPLAIN ZONE <i>W</i> 01/18/2023
SIDE FT	SIDE 7.5/22.5 FT	ZONING <i>JP</i>	PLUMBING <i>CG</i> 01/30/2023
REAR FT	REAR 50 FT	SEDIMENT <i>AK</i>	ENV. HEALTH <i>JFW</i> 11/14/2022
SIDE STREET FT	SIDE STREET FT	PUB. SEWER <i>LG</i>	HISTORIC N/A
MAX. HGHT FT	MAX. HGHT 40 FT	S.W. MGT. <i>KN</i>	SHA N/A
		ENTRANCE <i>DB</i>	MECHANICAL <i>CG</i> 01/30/2023
		FIRE MARSHAL <i>JB</i>	ELECTRICAL 11/30/2022
		BACKFLOW <i>CG</i>	FOOD SERVICE N/A
DATE APPROVED: 2-7-23		ADMINISTRATOR APPROVAL: <i>Kristina Johnson</i>	



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

BUILDING PERMIT No.: BR23-01-0046

Date of Application: 01/25/2023

BUILDING PERMIT

BUILDING LOCATION 100 HARRIER WAY CHESTER TAX ACCOUNT 1804126106 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.256 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 447 ZONED CMPD FRONTAGE 74 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 \$195,000.00		FEES BOCA FEE \$473.72 MHB FEE \$50.00 SPRINKLER \$150.00 ZONING \$55.00 SINGLE LOT \$55.00 4SEASNDRRRA \$7,750.00 ELECT. ADMIN. \$10.00 ELECT. PERMIT \$135.00																															
<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 HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666</td> <td>MHBL#3114</td> <td>(301) 683-6275</td> <td></td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-0124-23</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>ER23-01-0046</td> </tr> <tr> <td>HVAC</td> <td>MCCREA EQUIPMENT COMPANY</td> <td>HM#533</td> <td>(301) 423-6623</td> <td>H-0119-23</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-0122-23</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666	MHBL#3114	(301) 683-6275		SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-0124-23	ELECTRICIAN	TRI-STATE COMMUNICATIONS	E-#817	(301) 261-4943	ER23-01-0046	HVAC	MCCREA EQUIPMENT COMPANY	HM#533	(301) 423-6623	H-0119-23	PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0122-23
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																													
MHBR	K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666	MHBL#3114	(301) 683-6275																														
SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-0124-23																													
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DESCRIPTION OF WORK: CONSTRUCT 2-STORY SFD. FIRST FLOOR 50' X 63' OVERALL TO INCLUDE 20'8 X 21' GARAGE, 8' X 9' FRONT PORCH, AND 12' X 16' SCREENED PATIO. SECOND FLOOR 15' X 50' OVERALL. SAN SEBASTIAN LOFT MODEL 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,757 THIRD FLOOR: GARAGE: 429 DECK: OTHER: SCREEN PATIO 160 TOTAL FLOOR AREA: 4,168	FIN BASEMENT: SECOND FLOOR: 750 FOURTH FLOOR: CARPOR: PORCH: 72	# 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:

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 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>TD</i>	01/30/2023	FLOODPLAIN ZONE <i>KN</i>	01/30/2023
ZONING <i>JP</i>	01/30/2023	PLUMBING <i>Ch</i>	02/03/2023
SEDIMENT <i>TR</i>	06/10/2021	ENV. HEALTH <i>JEN</i>	01/31/2023
PUB. SEWER <i>DT</i>	02/01/2023	HISTORIC	N/A
S.W. MGT. <i>KN</i>	01/30/2023	SHA	N/A
ENTRANCE <i>DB</i>	01/30/2023	MECHANICAL <i>Ch</i>	02/03/2023
FIRE MARSHAL	02/07/2023	ELECTRICAL	01/27/2023
BACKFLOW <i>Ch</i>	02/03/2023	FOOD SERVICE	N/A

DATE APPROVED: 2-7-23

ADMINISTRATOR APPROVAL: *Kwan Johnson*



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

BUILDING PERMIT No.: BR23-01-0010

Date of Application: 01/09/2023

BUILDING PERMIT

BUILDING LOCATION 141 BROADWATER DR CHESTER TAX ACCOUNT 1804126071 SUBDIVISION FOUR SEASONS @ KENT ISLAND CRITICAL AREA YES ACREAGE 0.137 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 242 ZONED CMPD FRONTAGE 0.55 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 \$195,000.00		FEES <table border="0"> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$301.16</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>ELECT. PERMIT</td> <td>\$135.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>4SEASNDRA</td> <td>\$7,750.00</td> </tr> </table>		MHB FEE	\$50.00	ELECT. ADMIN.	\$10.00	BOCA FEE	\$301.16	SPRINKLER	\$150.00	SINGLE LOT	\$55.00	ELECT. PERMIT	\$135.00	ZONING	\$55.00	4SEASNDRA	\$7,750.00														
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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 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. 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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

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>HD</i> 01/18/2023	FLOODPLAIN ZONE	<i>KN</i> 01/17/2023
ZONING	<i>JP</i> 01/19/2023	PLUMBING	<i>CG</i> 01/23/2023
SEDIMENT	<i>AR</i> 06/10/2021	ENV. HEALTH	<i>JEN</i> 01/20/2023
PUB. SEWER	<i>DT</i> 02/07/2023	HISTORIC	N/A
S.W. MGT.	<i>KN</i> 01/17/2023	SHA	N/A
ENTRANCE	<i>DD</i> 01/17/2023	MECHANICAL	<i>CG</i> 01/23/2023
FIRE MARSHAL	<i>CG</i> 01/23/2023	ELECTRICAL	01/13/2023
BACKFLOW	<i>CG</i> 01/23/2023	FOOD SERVICE	N/A

DATE APPROVED: 2-7-23

ADMINISTRATOR APPROVAL: *Kieran J. Swinson*

