



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

BUILDING PERMIT No.: BC22-06-0063

Date of Application: 06/01/2022

BUILDING PERMIT

| | | | |
|---|--|---|--|
| BUILDING LOCATION 25 KENT TOWNE MKT CHESTER TAX ACCOUNT 1804096517 SUBDIVISION CRITICAL AREA YES ACREAGE 3.67 TAX MAP 0057 GRID 0009 PARCEL 0468 SECTION BLOCK LOT ZONED TC FRONTAGE DEPTH | | PROPERTY OWNERS: KENT TOWNE MARKET LLC C/O GREENBERG GIBBONS 10096 RED RUN BLVD SUITE 100 OWINGS MILLS, MD 21117 HOME PHONE: (410) 559-2502 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL | |
| EXISTING USE URGENT CARE PROPOSED USE RENOVATION REVISED PROPOSED USE CONSTRUCTION VALUE \$25,000.00 | | FEES RENOVATION \$175.00 ELECT. PERMIT \$130.00 PERMIT FEE ELECT. ADMIN. \$10.00 ZONING \$55.00 FIRE MARSHAL FEE \$250.00 | |
| CONTRACTORS NAME LICENSE # PHONE# PERMIT# GENERAL MACKENZIE CONTRACTING MD-03917460 (410) 296-8081 ELECTRICIAN GEIGAN ELECTRICAL SERVICES E-00029-2023 (443) 250-1860 EC22-06-0063 HVAC MECHANICAL SYSTEMS INC HM-579 (410) 381-4444 H-0296-23 SPRINKLER SMITH FIRE PROTECTION MSC-2016 (410) 796-3600 | | | |
| DESCRIPTION OF WORK: CONVERT 49' X 28' AREA OF EXISTING URGENT CARE CENTER TO A SUPPLY STORAGE ROOM. WORK TO INCLUDE INSTALLATION OF CEILING GRID WITH ACCOUSTIC CEILING TILES, RELOCATING/LOWERING EXISTING LIGHTING AND FIRE EXIT SIGN BELOW CEILING, LOCATING/TURNING DOWN EXISTING SPRINKLERS THROUGH NEW CEILING. | | | |
| BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) | | CONSTRUCTION TYPE: WOOD FRAME | |
| UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 927 SECOND FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA: 927 | | # BEDROOMS: ROAD TYPE: WATER TYPE PUBLIC HEATING SYSTEM: GAS FIREPLACE: # BATHROOMS: 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:
 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 | | | | APPROVALS: | | | |
|---------------------------|----|---------------------|----|--------------|------------|-----------------|------------|
| ACCESSORY STRUCTURE | | PRINCIPLE STRUCTURE | | BUILDING | 03/16/2023 | FLOODPLAIN ZONE | N/A |
| FRONT | FT | FRONT | FT | ZONING | 03/17/2023 | PLUMBING | N/A |
| SIDE | FT | SIDE | FT | SEDIMENT | N/A | ENV. HEALTH | 03/17/2023 |
| REAR | FT | REAR | FT | PUB. SEWER | 03/20/2023 | 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 | 03/16/2023 |
| | | | | FIRE MARSHAL | 03/27/2023 | ELECTRICAL | 04/14/2023 |
| | | | | BACKFLOW | N/A | FOOD SERVICE | N/A |

DATE APPROVED: 5-4-23 ADMINISTRATOR APPROVAL: [Signature]



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

ZONING CERTIFICATE #: Z23-04-0136

Date of Application: 04/17/2023

ZONING CERTIFICATE

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME |
|---------------|------------------------|-------------|
| 1805014972 | 428 KENT NARROWS WAY N | GRASONVILLE |

| OWNER INFORMATION | | PROPERTY INFORMATION | | |
|-------------------|---|----------------------|-------------------|---------------|
| OWNER: | SHM NARROWS POINT LLC | TAX MAP 0057 | BLOCK | PARCEL 0071 |
| OWNER ADDRESS: | 428 KENT NARROWS WAY N GRASONVILLE, MD 21638 | LOT | SECTION | ZONED WWC |
| HOME PHONE: | (410) 827-8888 | CRITICAL AREA YES | | ACREAGE 42.74 |
| | | SUBDIVISION | | |
| | | BUILDING VALUE | | |
| | | WATER TYPE PUBLIC | SEWER TYPE PUBLIC | |

| APPLICANT INFORMATION | | PERMIT FEES | |
|---|---|------------------------------|--|
| NAME: | IVANO SCOTTO | ZONING FEE: \$55.00 | FM FEE: \$100.00 |
| ADDRESS: | 444 Kent Narrows Way GRASONVILLE, MD 21638 | ELECTRICAL PERMIT #: | |
| PHONE: | (410) 708-5220 | PLUMBING PERMIT #: | |
| | | GAS PERMIT #: | |
| | | STAKED? | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL |
| EXISTING USE: | RED EYES DOCK BAR | PROPOSED USE: TEMPORARY TENT | |
| MINIMUM YARD REQUIREMENTS: | | | |
| FRONT: FT | SIDE: FT | REAR: FT | SIDE STREET: FT HEIGHT: FT |
| WORK DESCRIPTION: 40' X' 60' TEMPORARY TENT FOR OUTSIDE DINING. | | | |

AGENCY APPROVALS:

| Name | Completed Date |
|-----------------|----------------|
| ENV. HEALTH | 04/20/2023 LA |
| FIRE MARSHAL | 04/24/2023 JM |
| FLOODPLAIN ZONE | 04/20/2023 KN |
| SANITARY DEPT | 04/19/2023 DT |
| ZONING | 04/19/2023 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:

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.
 TENT MUST BE REMOVED 6 MONTHS FROM DATE OF APPROVAL
 FLOOD ZONE: BFE: AE 5 FPE: 7 FEET
 ALL ELECTRICAL MUST COMPLY WITH CURRENT EDITION OF NATIONAL ELECTRIC CODE/MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET

ADMINISTRATOR APPROVAL: *Manj Sunson* DATE APPROVED: 5-4-23



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

ZONING CERTIFICATE #: Z23-04-0138

Date of Application: 04/17/2023

ZONING CERTIFICATE

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME |
|---------------|------------------------|-------------|
| 1805014972 | 428 KENT NARROWS WAY N | GRASONVILLE |

| OWNER INFORMATION | | PROPERTY INFORMATION | | |
|-------------------|---|----------------------|-------------------|---------------|
| OWNER: | SHM NARROWS POINT LLC | TAX MAP 0057 | BLOCK | PARCEL 0071 |
| OWNER ADDRESS: | 428 KENT NARROWS WAY N GRASONVILLE, MD 21638 | LOT | SECTION | ZONED WVC |
| HOME PHONE: | (410) 827-8888 | CRITICAL AREA YES | | ACREAGE 42.74 |
| | | SUBDIVISION | | |
| | | BUILDING VALUE | | |
| | | WATER TYPE PUBLIC | SEWER TYPE PUBLIC | |

| APPLICANT INFORMATION | | PERMIT FEES | |
|---|---|------------------------------|--|
| NAME: | IVANO SCOTTO | ZONING FEE: \$55.00 | FM FEE: \$100.00 |
| ADDRESS: | 444 Kent Narrows Way GRASONVILLE, MD 21638 | ELECTRICAL PERMIT #: | |
| PHONE: | (410) 708-5220 | PLUMBING PERMIT #: | |
| | | GAS PERMIT #: | |
| | | STAKED? | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL |
| EXISTING USE: | RED EYES DOCK BAR | PROPOSED USE: TEMPORARY TENT | |
| MINIMUM YARD REQUIREMENTS: | | | |
| FRONT: FT | SIDE: FT | REAR: FT | SIDE STREET: FT HEIGHT: FT |
| WORK DESCRIPTION: 20' X' 20' TEMPORARY TENT FOR OUTSIDE DINING. | | | |

AGENCY APPROVALS:

| Name | Completed Date |
|-----------------|----------------|
| ENV. HEALTH | 04/20/2023 LA |
| FIRE MARSHAL | 04/24/2023 JM |
| FLOODPLAIN ZONE | 04/20/2023 KN |
| SANITARY DEPT | 04/18/2023 DT |
| ZONING | 04/19/2023 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: TENT MUST BE REMOVED 6 MONTHS FROM DATE OF APPROVAL
 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.
 FLOOD ZONE: BFE:AE 5 FPE:7 FEET ALL ELECTRICAL MUST COMPLY WITH CURRENT EDITION OF NATIONAL ELECTRIC CODE /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET

ADMINISTRATOR APPROVAL: *Wm J. Sunson* DATE APPROVED: 5-4-23



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

ZONING CERTIFICATE #: Z23-04-0137

Date of Application: 04/17/2023

ZONING CERTIFICATE

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME |
|---------------|------------------------|-------------|
| 1805014972 | 428 KENT NARROWS WAY N | GRASONVILLE |

| OWNER INFORMATION | | PROPERTY INFORMATION | | |
|-------------------|---|----------------------|-------------------|---------------|
| OWNER: | SHM NARROWS POINT LLC | TAX MAP 0057 | BLOCK | PARCEL 0071 |
| OWNER ADDRESS: | 428 KENT NARROWS WAY N GRASONVILLE, MD 21638 | LOT | SECTION | ZONED WWC |
| HOME PHONE: | (410) 827-8888 | CRITICAL AREA YES | | ACREAGE 42.74 |
| | | SUBDIVISION | | |
| | | BUILDING VALUE | | |
| | | WATER TYPE PUBLIC | SEWER TYPE PUBLIC | |

| APPLICANT INFORMATION | | PERMIT FEES | |
|---|---|----------------------|--|
| NAME: | IVANO SCOTTO | ZONING FEE: \$55.00 | FM FEE: \$100.00 |
| ADDRESS: | 444 Kent Narrows Way GRASONVILLE, MD 21638 | ELECTRICAL PERMIT #: | |
| PHONE: | (410) 708-5220 | PLUMBING PERMIT #: | |
| | | GAS PERMIT #: | |
| | | STAKED? | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL |
| EXISTING USE: | RED EYES DOCK BAR | PROPOSED USE: | TEMPORARY TENT |
| MINIMUM YARD REQUIREMENTS: | | | |
| FRONT: FT | SIDE: FT | REAR: FT | SIDE STREET: FT HEIGHT: FT |
| WORK DESCRIPTION: 20' X' 35' TEMPORARY TENT FOR OUTSIDE DINING. | | | |

AGENCY APPROVALS:

| Name | Completed Date |
|-----------------|----------------|
| ENV. HEALTH | 04/20/2023 LA |
| FIRE MARSHAL | 04/24/2023 JM |
| FLOODPLAIN ZONE | 04/20/2023 KN |
| SANITARY DEPT | 04/19/2023 DT |
| ZONING | 04/19/2023 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: TENT MUST BE REMOVED 6 MONTHS FROM DATE OF APPROVAL
 FLOOD ZONE: BFE:AE 5 FPE:7 FEET ALL ELECTRICAL MUST COMPLY WITH THE CURRENT EDITION OF THE NATIONAL ELECTRIC CODE /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET
 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.

ADMINISTRATOR APPROVAL: Walter J. Gunson DATE APPROVED: 5-4-23



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

ZONING CERTIFICATE #: Z23-04-0144

Date of Application: 04/21/2023

ZONING CERTIFICATE

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME |
|---------------|-------------------|-------------|
| 1803031608 | 318 UPPER MILL CT | CENTREVILLE |

| OWNER INFORMATION | | PROPERTY INFORMATION | | |
|-----------------------|--|-----------------------------------|---------------------------|---------------------|
| OWNER: | HUDSON TRUSTEE, RHETT TURNER TRUSTEE, CHRISTINA | TAX MAP 0441 | BLOCK | PARCEL 0044 |
| OWNER ADDRESS: | 318 UPPER MILL CT CENTREVILLE, MD 21617 | LOT 4 | SECTION | ZONED AG |
| HOME PHONE: | (410) 570-2960 | CRITICAL AREA NO | | ACREAGE 1.00 |
| | | SUBDIVISION UPPER MILL | | |
| | | BUILDING VALUE \$80,000.00 | | |
| | | WATER TYPE PRIVATE | SEWER TYPE PRIVATE | |

| APPLICANT INFORMATION | | PERMIT FEES | |
|-----------------------|--|--|--|
| NAME: | HUDSON TRUSTEE, RHETT | ZONING FEE: \$75.00 | FM FEE: |
| ADDRESS: | 318 Upper Mill Ct CENTREVILLE, MD 21617 | ELECTRICAL PERMIT #: EZ23-04-0144 | |
| PHONE: | (410) 570-2960 | PLUMBING PERMIT #: | |
| | | GAS PERMIT #: | |
| | | STAKED? | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL |

| | |
|----------------------------------|-------------------------------|
| EXISTING USE: RESIDENTIAL | PROPOSED USE: POOL/SPA |
|----------------------------------|-------------------------------|

| | | | | |
|-----------------------------------|-------------------|-------------------|------------------------|-------------------|
| MINIMUM YARD REQUIREMENTS: | | | | |
| FRONT: FT | SIDE: 3 FT | REAR: 3 FT | SIDE STREET: FT | HEIGHT: FT |

WORK DESCRIPTION: REMOVE EXISTING 18' X 36' INGROUND POOL AND 900 SQFT CONCRETE PATIO AND REPLACE WITH A 18' X 36' GUNITE INGROUND POOL AND 900 SQFT PAVER PATIO.

AGENCY APPROVALS:

| | |
|-------------|---------------------------|
| Name | Completed Date |
| ELECTRICAL | 04/27/2023 LANGWAY E-1038 |
| ENV. HEALTH | 05/01/2023 GJH |
| S.W. MGT. | 04/28/2023 KN |
| ZONING | 04/28/2023 MO |

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:
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. PER ENVIRONMENTAL HEALTH, THE DECKING CANNOT COVER THE EXISTING SEPTIC SYSTEM. GJH. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

ADMINISTRATOR APPROVAL: *Walter J. Swanson* DATE APPROVED: 5-4-23



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

ZONING CERTIFICATE #: Z22-11-0418

Date of Application: 11/16/2022

ZONING CERTIFICATE

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME |
|---------------|--------------------|--------------|
| 1804075730 | 3013 LOVE POINT RD | STEVENSVILLE |

| OWNER INFORMATION | | PROPERTY INFORMATION | | |
|-------------------|---|-----------------------------|-------------------|-------------|
| OWNER: | DONOHUE, KATHRYN | TAX MAP 0040 | BLOCK | PARCEL 0110 |
| OWNER ADDRESS: | 20014 HALLER AVE POOLESVILLE, MD 20837 | LOT 4 | SECTION | ZONED NC-1 |
| HOME PHONE: | | CRITICAL AREA YES | | ACREAGE |
| | | SUBDIVISION LOVE POINT | | |
| | | BUILDING VALUE \$100,000.00 | | |
| | | WATER TYPE PUBLIC | SEWER TYPE PUBLIC | |

| APPLICANT INFORMATION | | PERMIT FEES | |
|---|---|--|----------------------------|
| NAME: | COASTAL POOLS | ZONING FEE: \$75.00 | FM FEE: |
| ADDRESS: | 6608 Ocean Gtwy QUEENSTOWN, MD 21658 | ELECTRICAL PERMIT #: | |
| PHONE: | (410) 827-0888 | PLUMBING PERMIT #: | |
| | | GAS PERMIT #: | |
| | | STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL | |
| EXISTING USE: RESIDENCE | | PROPOSED USE: POOL/SPA | |
| MINIMUM YARD REQUIREMENTS: | | | |
| FRONT: 35 FT | SIDE: 3 FT | REAR: 100 FT | SIDE STREET: FT HEIGHT: FT |
| WORK DESCRIPTION: REPLACE IN-KIND EXISTING 25' X 37' POOL TO INCLUDE 8' X 8' SPA AND 1700 SQFT PATIO. | | | |

AGENCY APPROVALS:

| Name | Completed Date |
|-----------------|-----------------------|
| ELECTRICAL | 01/10/2023 CLOW E-155 |
| ENV. HEALTH | 12/01/2022 JEN |
| FLOODPLAIN ZONE | 12/12/2022 KN |
| S.W. MGT. | 12/12/2022 KN |
| SANITARY DEPT | 12/06/2022 DT |
| ZONING | 01/09/2023 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.
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
 FLOOD ZONE: VE8
 ALL ELECTRICAL MUST COMPLY WITH CURRENT EDITION OF NATIONAL ELECTRIC CODE.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 NO INCREASE OF LOT COVERAGE IS PERMITTED IN THE BUFFER WITHOUT VARIANCE APPROVAL.

ADMINISTRATOR APPROVAL: Man G. Sunson DATE APPROVED: 5-9-23