



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

BUILDING PERMIT No.: BR23-06-0415

Date of Application: 06/14/2023

BUILDING PERMIT

BUILDING LOCATION 102 MERLIN DR CHESTER TAX ACCOUNT 1804126485 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.22 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 421 ZONED SMPD FRONTAGE 55.3 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>SINGLE LOT</td> <td>\$55.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$135.00</td> <td>4SEASNDORRA</td> <td>\$7,750.00</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>BOCA FEE</td> <td>\$405.16</td> </tr> </table>		SINGLE LOT	\$55.00	ZONING	\$55.00	ELECT. PERMIT	\$135.00	4SEASNDORRA	\$7,750.00	MHB FEE	\$50.00	SPRINKLER	\$150.00	ELECT. ADMIN.	\$10.00	BOCA FEE	\$405.16														
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DESCRIPTION OF WORK: CONSTRUCT A 2 STORY SFD. FIRST FLOOR 39'4" X 76'4" OVERALL TO INCLUDE 20' X 20'4", 10' X 15' (3 CAR) GARAGE, 12' X 15'2" SCREENED PATIO, AND 13'4" X 6', 14' X 6' L SHAPED PORCH. SECOND FLOOR 39'4" X 16'5" OVERALL. KERR W/ LOFT MODEL, PLANS IN REVERSE 55+ AGE RESTRICTED COMMUNITY PHASE III																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,127 THIRD FLOOR: GARAGE: 563 DECK: OTHER: 180 SCREENED PATIO TOTAL FLOOR AREA: 3,678		FIN BASEMENT: SECOND FLOOR: 646 FOURTH FLOOR: CARPORT: PORCH: 162																															
		# 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:

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. 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 20 FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	HD	07/21/2023
ZONING	JP	06/15/2023
SEDIMENT	AR	09/23/2021
PUB. SEWER	DT	06/21/2023
S.W. MGT.	KN	06/14/2023
ENTRANCE	DB	06/15/2023
FIRE MARSHAL	JB	07/31/2023
BACKFLOW	CA	06/20/2023

FLOODPLAIN ZONE	KA	06/14/2023
PLUMBING	CA	06/20/2023
ENV. HEALTH	JEN	06/20/2023
HISTORIC		N/A
SHA		N/A
MECHANICAL	CA	06/20/2023
ELECTRICAL		06/16/2023
FOOD SERVICE		N/A

DATE APPROVED: 8-2-23

ADMINISTRATOR APPROVAL: Vran 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.: BR23-06-0438

Date of Application: 06/23/2023

BUILDING PERMIT

BUILDING LOCATION 209 HARRIER WAY CHESTER TAX ACCOUNT 1804126472 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.142 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 408 ZONED SMPD FRONTAGE 42.8 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																															
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 34'4" X 76'4" OVERALL TO INCLUDE 19'4" X 20'2" GARAGE, 5' X 6' FRONT PORCH, AND 8' X 16' SCREENED PORCH. SECOND FLOOR 42' X 29'4" OVERALL. MODEL-SIMONE FDS PHASE III 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,906 THIRD FLOOR: GARAGE: 394 DECK: OTHER: 128 SCREENED P TOTAL FLOOR AREA: 3,359	FIN BASEMENT: SECOND FLOOR: 901 FOURTH FLOOR: CARPOR: PORCH: 30	# BEDROOMS: 4 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:
 MUST SUBMIT STAMPED TRUSS DRAWINGS PRIOR TO FRAMING 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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	08/01/2023
FRONT	FRONT	ZONING	06/30/2023
SIDE	SIDE	SEDIMENT	09/23/2021
REAR	REAR	PUB. SEWER	07/10/2023
SIDE STREET	SIDE STREET	S.W. MGT.	07/05/2023
MAX. HGHT	MAX. HGHT	ENTRANCE	07/03/2023
		FIRE MARSHAL	07/31/2023
		BACKFLOW	07/11/2023
		FLOODPLAIN ZONE	06/30/2023
		PLUMBING	07/11/2023
		ENV. HEALTH	06/30/2023
		HISTORIC	N/A
		SHA	N/A
		MECHANICAL	07/11/2023
		ELECTRICAL	06/27/2023
		FOOD SERVICE	N/A

DATE APPROVED: 8-2-23 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 #: Z23-01-0005

Date of Application: 01/06/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803043088	435 CINNAMON TEAL DR	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	COVELY, HARRY & DONNA	TAX MAP 0034	BLOCK	PARCEL 0057
OWNER ADDRESS:	435 CINNAMON TEAL DR CENTREVILLE, MD 21217	LOT 7	SECTION	ZONED CS
HOME PHONE:		CRITICAL AREA YES		ACREAGE 27.73
		SUBDIVISION CORSICA RIVER ESTATES		
		BUILDING VALUE \$15,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	BIG ISLAND VENTURES	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	Po Box 218 CHESTER, MD 21619	ELECTRICAL PERMIT #: EZ23-01-0005	
PHONE:	(410) 490-8307	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENCE	PROPOSED USE: PIER ADDITION	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT
			HEIGHT: FT

WORK DESCRIPTION: CONSTRUCT ADDITION TO EXISTING 150' X 6' PIER OF A 100' X 6' PIER EXTENSION, AND (4) MOORING PILES. TOTAL LENGTH OF PIER = 250'

AGENCY APPROVALS:

Name	Completed Date
BOA	07/19/2023 MP
ELECTRICAL	08/01/2023 CLOW E-#155
FLOODPLAIN ZONE	01/11/2023 KN
ZONING	07/28/2023 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:

FLOOD ZONE: BFE VE 8 ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 10 FT
 MUST COMPLY WITH BOARD OF APPEALS CASE NUMBER BOA23-02-0144 APPROVED: 7/19/2023
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Vincent Swinson* DATE APPROVED: 8-2-23