



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

BUILDING PERMIT No.: BR22-12-0886

Date of Application: 12/14/2022

BUILDING PERMIT

BUILDING LOCATION 127 WICOMICO RD STEVENSVILLE		PROPERTY OWNERS: DAUSES REAL ESTATE DAUSES, DAVID 109 COUNTRY DAY RD CHESTER, MD 21619																															
TAX ACCOUNT 1804027485		HOME PHONE: (443) 994-4180																															
SUBDIVISION KENT ISLAND ESTATES		APPLICANT:																															
CRITICAL AREA NO ACREAGE 0.459		STAKED: ☒ YES ☐ NO ☐ WILL CALL																															
TAX MAP 0070 GRID 0000 PARCEL 0111																																	
SECTION 1 BLOCK L LOT 12																																	
ZONED NC-20 FRONTAGE DEPTH																																	
EXISTING USE VACANT LOT		FEES																															
PROPOSED USE SINGLE FAMILY DWELLING		ROADS FEE \$500.00 MHB FEE \$50.00																															
REVISED PROPOSED USE		PARKS & REC \$934.39 ELECT. ADMIN. \$10.00																															
CONSTRUCTION VALUE \$120,000.00		BOCA FEE \$272.36 SINGLE LOT \$55.00																															
		ZONING \$55.00 SPRINKLER \$150.00																															
		SCHOOLS \$8,409.51 ELECT. PERMIT \$95.00																															
		FIRE DIST 9 \$969.65																															
<table><tr><td>CONTRACTORS</td><td>NAME</td><td>LICENSE #</td><td>PHONE#</td><td>PERMIT#</td></tr><tr><td>MHBR</td><td>DAUSES REAL ESTATE INC 109 COUNTRY DAY RD #1, CHESTER, MD 21619</td><td>MHBL 7433</td><td>(443) 994-4180</td><td></td></tr><tr><td>PLUMBER</td><td>TIM THE PLUMBER</td><td>PR-371</td><td>(410) 758-4399</td><td>P-0143-23</td></tr><tr><td>ELECTRICIAN</td><td>THREE RIVERS ELECTRIC LLC</td><td>E-#1356</td><td>(443) 480-5131</td><td>ER22-12-0886</td></tr><tr><td>SPRINKLER</td><td>BLAZEGUARD</td><td>MSC 72</td><td>(410) 549-6313</td><td>BF-0144-23</td></tr><tr><td>HVAC</td><td>PUCKETT'S HEATING AND A/C</td><td>HM-490</td><td>(443) 239-2129</td><td>H-0161-23</td></tr></table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	DAUSES REAL ESTATE INC 109 COUNTRY DAY RD #1, CHESTER, MD 21619	MHBL 7433	(443) 994-4180		PLUMBER	TIM THE PLUMBER	PR-371	(410) 758-4399	P-0143-23	ELECTRICIAN	THREE RIVERS ELECTRIC LLC	E-#1356	(443) 480-5131	ER22-12-0886	SPRINKLER	BLAZEGUARD	MSC 72	(410) 549-6313	BF-0144-23	HVAC	PUCKETT'S HEATING AND A/C	HM-490	(443) 239-2129	H-0161-23
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HVAC	PUCKETT'S HEATING AND A/C	HM-490	(443) 239-2129	H-0161-23																													
DESCRIPTION OF WORK: CONSTRUCT 1 STORY SFD. FIRST FLOOR 60' X 35' OVERALL TO INCLUDE 24' X 23' GARAGE, 5' X 22' PORCH, AND 12' X 20' PATIO.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
<table><tr><td>UNFIN. BASEMENT:</td><td>FIN BASEMENT:</td></tr><tr><td>FIRST FLOOR: 1,763</td><td>SECOND FLOOR:</td></tr><tr><td>THIRD FLOOR:</td><td>FOURTH FLOOR:</td></tr><tr><td>GARAGE: 520</td><td>CARPORT:</td></tr><tr><td>DECK:</td><td>PORCH:</td></tr><tr><td>OTHER: 242</td><td></td></tr><tr><td>TOTAL FLOOR AREA: 2,525</td><td></td></tr></table>		UNFIN. BASEMENT:	FIN BASEMENT:	FIRST FLOOR: 1,763	SECOND FLOOR:	THIRD FLOOR:	FOURTH FLOOR:	GARAGE: 520	CARPORT:	DECK:	PORCH:	OTHER: 242		TOTAL FLOOR AREA: 2,525		<table><tr><td># BEDROOMS: 3</td><td># BATHROOMS: 2</td></tr><tr><td>ROAD TYPE: COUNTY</td><td>SPRINKLER: YES</td></tr><tr><td>WATER TYPE: PRIVATE</td><td>SEWER TYPE: PUBLIC</td></tr><tr><td colspan="2">HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES</td></tr><tr><td colspan="2">FIREPLACE: GAS</td></tr></table>		# BEDROOMS: 3	# BATHROOMS: 2	ROAD TYPE: COUNTY	SPRINKLER: YES	WATER TYPE: PRIVATE	SEWER TYPE: PUBLIC	HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES		FIREPLACE: GAS							
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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. 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

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 15/35 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	12/15/2022
ZONING	12/21/2022
SEDIMENT	12/14/2022
PUB. SEWER	01/17/2023
S.W. MGT.	04/03/2023
ENTRANCE	02/06/2023
FIRE MARSHAL	03/01/2023
BACKFLOW	02/10/2023

FLOODPLAIN ZONE	03/30/2023
PLUMBING	02/10/2023
ENV. HEALTH	02/09/2023
HISTORIC	N/A
SHA	N/A
MECHANICAL	02/10/2023
ELECTRICAL	01/25/2023
FOOD SERVICE	N/A

DATE APPROVED:

8-21-23

ADMINISTRATOR APPROVAL:

Kuang Sunson



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

BUILDING PERMIT No.: BR23-07-0497

Date of Application: 07/18/2023

BUILDING PERMIT

BUILDING LOCATION 805 COX SAWMILL RD CENTREVILLE		PROPERTY OWNERS: BOWEN, WILLIAM & JESSICA 805 COX SAWMILL RD CENTREVILLE, MD 21617	
TAX ACCOUNT 1806005470		HOME PHONE: (410) 310-2881	
SUBDIVISION		APPLICANT:	
CRITICAL AREA NO	ACREAGE 2.755		
TAX MAP 0038	GRID 0013	PARCEL 0046	
SECTION	BLOCK	LOT	
ZONED NC-1	FRONTAGE	DEPTH	
EXISTING USE RESIDENCE		FEES	
PROPOSED USE ACCESSORY STRUCTURE		BOCA FEE \$105.60 ELECT. ADMIN. \$10.00	
REVISED PROPOSED USE		ELECT. PERMIT \$95.00 ZONING \$55.00	
CONSTRUCTION VALUE \$32,500.00			
CONTRACTORS	NAME	LICENSE #	PHONE# PERMIT#
MHIC	B SQUARE CONSTRUCTION 22849 PEAVINER RD, RIDGELY, MD 21660	MHIC 86372	(443) 864-8550
ELECTRICIAN	J E DIXON ELECTRIC	E-1419	(443) 262-2616 ER23-07-0497
DESCRIPTION OF WORK: REMOVE EXISTING CHICKEN COOP AND 10' X 12' SHED. CONSTRUCT 30' X 44' POLE BUILDING			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT:	FIN BASEMENT:	# BEDROOMS:	# BATHROOMS:
FIRST FLOOR:	SECOND FLOOR:	ROAD TYPE:	SPRINKLER:
THIRD FLOOR:	FOURTH FLOOR:	WATER TYPE PRIVATE	SEWER TYPE PRIVATE
GARAGE: 1,320	CARPORT:	HEATING SYSTEM:	CENTRAL AIR:
DECK:	PORCH:	FIREPLACE:	
OTHER:			
TOTAL FLOOR AREA: 1,320			

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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: MUST REMOVE EXISTING SHEDS PRIOR TO CERTIFICATE OF OCCUPANCY
DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. **AN ACCESSORY BUILDING ON A RESIDENTIAL LOT GREATER THAN 2 ACRES AND LESS THAN 5 ACRES MAY NOT EXCEED THE GREATER OF 20 FT IN HEIGHT OR THE HEIGHT OF THE PRINCIPLE STRUCTURE. ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 80% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING.

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 ** FT	MAX. HGHT FT

APPROVALS:

BUILDING	HD	07/24/2023
ZONING	KS	08/01/2023
SEDIMENT		N/A
PUB. SEWER		N/A
S.W. MGT.	KN	07/25/2023
ENTRANCE		N/A
FIRE MARSHAL		N/A
BACKFLOW		N/A

FLOODPLAIN ZONE	N/A
PLUMBING	N/A
ENV. HEALTH	SHH 07/27/2023
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	08/16/2023
FOOD SERVICE	N/A

DATE APPROVED:

8-21-23

ADMINISTRATOR APPROVAL:

Kuang Swinson



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

BUILDING PERMIT No.: BR23-06-0447
Date of Application: 06/28/2023

BUILDING PERMIT

BUILDING LOCATION 3106 BENNETT POINT RD QUEENSTOWN		PROPERTY OWNERS: ROLLAND, RUICK & HOLLY 3106 BENNETT POINT RD QUEENSTOWN, MD 21658	
TAX ACCOUNT 1805021995		HOME PHONE: (484) 883-2109	
SUBDIVISION BENNETTS POINT		APPLICANT:	
CRITICAL AREA YES		ACREAGE 5.02	
TAX MAP 0077 GRID 0011		PARCEL 0004	
SECTION 1 BLOCK		LOT 48	
ZONED NC-5 FRONTAGE DEPTH		STAKED: ☐ YES ☒ NO ☐ WILL CALL	
EXISTING USE RESIDENCE		FEES	
PROPOSED USE SOLAR PANELS		ELECT. PERMIT \$400.00 SOLAR ARRAYS \$250.00 1-50	
REVISED PROPOSED USE		ZONING \$55.00 COPIES AND \$100.00 MISC	
CONSTRUCTION VALUE \$49,000.00		ELECT. ADMIN. \$10.00	
CONTRACTORS		NAME	
MHIC		SOLAR ENERGY SERVICES INC	
ELECTRICIAN		SOLAR ENERGY SERVICES	
		LICENSE # PHONE# PERMIT#	
		MHIC 126915 (410) 923-6090	
		E-#1411 (410) 923-6090 ER23-06-0447	
DESCRIPTION OF WORK: INSTALL (50) 400 WATT ROOF MOUNTED SOLAR PANELS TO ROOF OF EXISTING SFD.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE:	
UNFIN. BASEMENT:		# BEDROOMS:	
FIRST FLOOR:		ROAD TYPE:	
THIRD FLOOR:		WATER TYPE PRIVATE	
GARAGE:		HEATING SYSTEM:	
DECK:		FIREPLACE:	
OTHER:		# BATHROOMS:	
TOTAL FLOOR AREA:		SPRINKLER:	
		SEWER TYPE PRIVATE	
		CENTRAL AIR:	

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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:

OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. ANY RESIDENTIAL OCCUPANCY THAT IS EQUIPPED WITH SOLAR PANELS MOUNT ON TO ANY PORTION OF THE DWELLING SHALL BE PROVIDED WITH AN EXTERIOR EMERGENCY POWER SHUT OFF. THIS SHUT OFF SHALL BE CLEARLY IDENTIFIED AND OT BLOCKED WITH ANY FIXTURES,FURNITURE, BRUSH AND/OR LANDSCAPING.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
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	07/03/2023
ZONING	07/05/2023
SEDIMENT	N/A
PUB. SEWER	N/A
S.W. MGT.	N/A
ENTRANCE	N/A
FIRE MARSHAL	N/A
BACKFLOW	N/A

FLOODPLAIN ZONE	07/10/2023
PLUMBING	N/A
ENV. HEALTH	N/A
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	06/28/2023
FOOD SERVICE	N/A

DATE APPROVED:

8-21-23

ADMINISTRATOR APPROVAL:

V. 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.: BC23-06-0074

Date of Application: 06/12/2023

BUILDING PERMIT

BUILDING LOCATION 166 WARBLER WAY CHESTER		PROPERTY OWNERS: K HOVNANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666	
TAX ACCOUNT 1804126314		HOME PHONE: (240) 375-4735	
SUBDIVISION FOUR SEASONS AT KENT ISLAND		APPLICANT:	
CRITICAL AREA YES ACREAGE 26.03		STAKED: ☒ YES ☐ NO ☐ WILL CALL	
TAX MAP 0049 GRID 0020 PARCEL 0007			
SECTION BLOCK LOT			
ZONED SMPD FRONTAGE DEPTH			
EXISTING USE VACANT LOT		FEES	
PROPOSED USE CONDO/APARTMENTS		FIRE MARSHAL \$3,441.76 ZONING \$55.00	
REVISED PROPOSED USE		FEE	
		MHB FEE \$50.00 ELECT. PERMIT \$5,280.00	
		BOCA FEE \$5,162.64 4SEASNDARRA \$108,500.00	
		ELECT. ADMIN. \$20.00	
CONSTRUCTION VALUE \$3,200,000.00			
CONTRACTORS			
NAME	LICENSE #	PHONE#	PERMIT#
MHBR	K HOVNANIAN'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
ELECTRICIAN	C & R ELECTRIC INC	E-#732	(410) 760-4224
HVAC	MCCREA EQUIPMENT COMPANY	HM#533	(301) 423-6623
PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072
DESCRIPTION OF WORK: CONSTRUCT 4-STORY CONDO BUILDING 139' X 833' OVERALL. 1ST FLOOR (14) GARAGE UNITS, (14) STORAGE UNITS, AND MAGOTHY MODEL UNITS 101/102, CORRIDORS, ELEVATOR, MECHANICAL ROOM. 2ND FLOOR SEVERN MODEL UNITS 201/204, CHESTER MODEL UNITS 202/203, ELEVATOR, CORRIDORS, MECHANICAL ROOM, PORCHES/BALCONIES. 3RD FLOOR SEVERN MODEL UNITS 301/304, CHESTER MODEL UNITS 302/303, ELEVATOR MECHANICAL ROOM, CORRIDORS, PORCHES/BALCONIES. 4TH FLOOR SEVERN MODEL UNITS 401/404, CHESTER MODEL UNITS 402/403, ELEVATOR MECHANICAL ROOM, CORRIDORS, PORCHES/BALCONIES. BUILDING #10.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT:	FIN BASEMENT:	# BEDROOMS: 28	# BATHROOMS: 42
FIRST FLOOR: 7,579	SECOND FLOOR: 10341	ROAD TYPE: COUNTY	SPRINKLER: YES
THIRD FLOOR: 9973	FOURTH FLOOR: 9,973	WATER TYPE: PUBLIC	SEWER TYPE: PUBLIC
GARAGE: 3,250	CARPORT:	HEATING SYSTEM: GAS	CENTRAL AIR: YES
DECK:	PORCH: 1,906	FIREPLACE:	
OTHER:			
TOTAL FLOOR AREA: 43,022			

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Conditions:

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. 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

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT	FRONT
SIDE	SIDE
REAR	REAR
SIDE STREET	SIDE STREET
MAX. HGHT	MAX. HGHT

APPROVALS:

BUILDING	06/12/2023
ZONING	06/12/2023
SEDIMENT	09/23/2021
PUB. SEWER	06/13/2023
S.W. MGT.	06/12/2023
ENTRANCE	06/12/2023
FIRE MARSHAL	05/22/2023
BACKFLOW	06/14/2023

FLOODPLAIN ZONE	06/12/2023
PLUMBING	06/14/2023
ENV. HEALTH	06/12/2023
HISTORIC	N/A
SHA	N/A
MECHANICAL	06/14/2023
ELECTRICAL	06/13/2023
FOOD SERVICE	N/A

DATE APPROVED:

8-21-23

ADMINISTRATOR APPROVAL:

Kuan 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.: BR23-07-0518

Date of Application: 07/24/2023

BUILDING PERMIT

BUILDING LOCATION 640 CHESTER RIVER BEACH RD GRASONVILLE		PROPERTY OWNERS: NICHOLSON, GEORGE 111 WYE RIVER DR QUEENSTOWN, MD 21658	
TAX ACCOUNT 1805005620		HOME PHONE: (443) 336-5002	
SUBDIVISION CHESTER RIVER BEACH		APPLICANT:	
CRITICAL AREA YES ACREAGE 0.908		STAKED: ☒ YES ☐ NO ☐ WILL CALL	
TAX MAP 058E GRID 0004 PARCEL 0568			
SECTION BLOCK A LOT 39ETC			
ZONED NC-8 FRONTAGE DEPTH			
EXISTING USE RESIDENCE		FEES	
PROPOSED USE ACCESSORY STRUCTURE IN FLOODPLAIN		BOCA FEE \$35.00 ZONING \$55.00	
REVISED PROPOSED USE			
CONSTRUCTION VALUE \$2,500.00			
CONTRACTORS	NAME	LICENSE #	PHONE#
OWNER	OWNER	QAC1000	PERMIT#
DESCRIPTION OF WORK: REPLACE 12' X 15' SHED IN-KIND ON EXISTING SLAB			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT:	FIN BASEMENT:	# BEDROOMS:	# BATHROOMS:
FIRST FLOOR:	SECOND FLOOR:	ROAD TYPE:	SPRINKLER:
THIRD FLOOR:	FOURTH FLOOR:	WATER TYPE PRIVATE	SEWER TYPE PUBLIC
GARAGE:	CARPOR:	HEATING SYSTEM:	CENTRAL AIR:
DECK:	PORCH:	FIREPLACE:	
OTHER: 180			
TOTAL FLOOR AREA: 180			

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Conditions:

DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. 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. SHED MUST BE ANCHORED AND VENTED 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		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	07/28/2023
FRONT 25 FT	FRONT FT	ZONING	08/15/2023
SIDE 3 FT	SIDE FT	SEDIMENT	N/A
REAR 100 FT	REAR FT	PUB. SEWER	07/31/2023
SIDE STREET FT	SIDE STREET FT	S.W. MGT.	07/28/2023
MAX. HGHT 20 FT	MAX. HGHT FT	ENTRANCE	N/A
		FIRE MARSHAL	N/A
		BACKFLOW	N/A
		FLOODPLAIN ZONE	07/28/2023
		PLUMBING	N/A
		ENV. HEALTH	07/31/2023
		HISTORIC	N/A
		SHA	N/A
		MECHANICAL	N/A
		ELECTRICAL	N/A
		FOOD SERVICE	N/A

DATE APPROVED: 8-21-23

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 #: Z23-06-0218

Date of Application: 06/13/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804125660	513 MOORINGS CIR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	THUILLIER, RALPH & PATRICIA	TAX MAP 0056	BLOCK	PARCEL 0279
OWNER	513 MOORINGS CIR	LOT	SECTION	ZONED SMPD
ADDRESS:	STEVENSVILLE, MD 21666	CRITICAL AREA NO		ACREAGE 0.17
HOME PHONE:		SUBDIVISION BAY BRIDGE COVE		
		BUILDING VALUE \$2,700.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	AMERICAN TURF	ZONING FEE: \$55.00	FM FEE:
		ELECTRICAL PERMIT #:	
ADDRESS:	1401 Rosssback Rd DAVIDSONVILLE, MD 21035	PLUMBING PERMIT #: P-0743-23 BF-0746-23 SHEPHERD	
		GAS PERMIT #: PR-154	
PHONE:	(410) 721-1861	STAKED?	☐ YES ☒ NO ☐ WILL CALL
EXISTING USE: RESIDENCE		PROPOSED USE: IRRIGATION	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL LAWN IRRIGATION SYSTEM TO INCLUDE (16) SPRINKLER HEADS USING EXISTING ELECTRIC			

AGENCY APPROVALS:

Name

ENV. HEALTH

SANITARY DEPT

ZONING

Completed Date

06/20/2023 JEN

06/21/2023 DT

06/16/2023 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:

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: 8-21-23



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

ZONING CERTIFICATE #: Z23-06-0217

Date of Application: 06/13/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804125178	917 MOORINGS CIR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	FUSCO, KENNETH & LISA	TAX MAP 0056	BLOCK	PARCEL 0279
		LOT	SECTION	ZONED SMPD
OWNER ADDRESS:	917 MOORINGS CIR UNIT 131 STEVENSVILLE, MD 21666	CRITICAL AREA NO		ACREAGE 0.15
		SUBDIVISION BAY BRIDGE COVE		
HOME PHONE:		BUILDING VALUE \$2,980.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	AMERICAN TURF	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	1401 Rossback Rd DAVIDSONVILLE, MD 21035	ELECTRICAL PERMIT #:	
		PLUMBING PERMIT #: P-0742-23 BF-0747-23 SHEPHERD PR-154	
PHONE:	(410) 721-1861	GAS PERMIT #:	
		STAKED? ☐ YES ☒ NO ☐ WILL CALL	
EXISTING USE: RESIDENCE		PROPOSED USE: IRRIGATION	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL LAWN IRRIGATION SYSTEM TO INCLUDE (16) SPRINKLER HEADS USING EXISTING ELECTRIC			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	06/20/2023 JEN
SANITARY DEPT	06/21/2023 DT
ZONING	06/16/2023 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.
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: Vincent Sunson DATE APPROVED: 8-21-23



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

ZONING CERTIFICATE #: Z23-06-0216

Date of Application: 06/07/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805014107	125 WYE RIVER DR	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	WALDEN, THERESA & MICHAEL	TAX MAP 0073	BLOCK	PARCEL 0076
		LOT 5	SECTION	ZONED NC-1
OWNER ADDRESS:	125 WYE RIVER DR QUEENSTOWN, MD 21658	CRITICAL AREA YES		ACREAGE 0.99
		SUBDIVISION SPORTSMAN HALL		
HOME PHONE:	(410) 827-4722	BUILDING VALUE \$34,150.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	THERESA WALDEN	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	125 Wye River Dr QUEENSTOWN, MD 21658	ELECTRICAL PERMIT #: EZ23-06-0216	
PHONE:	(410) 827-4722	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? ☐ YES ☒ NO ☐ WILL CALL	
EXISTING USE: RESIDENCE		PROPOSED USE: PIER	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 6 FT	REAR: FT	HEIGHT: FT
WORK DESCRIPTION: REPLACE IN KIND 90' X 6' PIER WITH 20' X 16' PLATFORM, (3) MOORING PILES, (1) JET SKI LIFT, AND (1) BOATLIFT WITH ASSOCIATED PILINGS. TOTAL LENGTH OF PIER = 110'			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	08/09/2023 GERMAN E-571
FLOODPLAIN ZONE	06/28/2023 KN
ZONING	06/27/2023 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:

FLOOD ZONE: BFE: AE 5 ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FT
MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLANS FOR Z23-06-0216 AND S22-01-0027.. CALL 410-758-4088 FOR INSPECTION.
A PIER CANNOT EXTEND INTO A BODY OF WATER A DISTANCE GREATER THAN 150 FT NOR CAN A PIER EXCEED ONE-QUARTER THE DISTANCE OF A WATERWAY. OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE OR FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER.
OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: Nan G. Eason DATE APPROVED: 8-21-23