



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

BUILDING PERMIT No.: BR23-08-0571

Date of Application: 08/10/2023

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 1043 PRICE STATION RD CHURCH HILL  <b>TAX ACCOUNT</b> 1802029308 <b>SUBDIVISION</b> STARFIELD FARMS <b>CRITICAL AREA NO</b> ACREAGE 2 <b>TAX MAP</b> 0030 <b>GRID</b> 0009 <b>PARCEL</b> 0008 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 3 <b>ZONED AG</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> CARDWELL, ROBERT & DESTINY 106 PRICE ST CENTREVILLE, MD 21617  <b>HOME PHONE:</b> (410) 490-5354 <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> \$147,000.00		<b>FEES</b> <table border="0"> <tr> <td><b>FIRE DIST 5</b></td> <td>\$619.30</td> <td><b>PARKS &amp; REC</b></td> <td>\$596.78</td> </tr> <tr> <td><b>MHB FEE</b></td> <td>\$50.00</td> <td><b>ELECT. PERMIT</b></td> <td>\$95.00</td> </tr> <tr> <td><b>BOCA FEE</b></td> <td>\$170.12</td> <td><b>SINGLE LOT</b></td> <td>\$55.00</td> </tr> <tr> <td><b>SPRINKLER</b></td> <td>\$150.00</td> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> </tr> <tr> <td><b>SCHOOLS</b></td> <td>\$5,371.02</td> <td><b>ZONING</b></td> <td>\$55.00</td> </tr> </table>		<b>FIRE DIST 5</b>	\$619.30	<b>PARKS &amp; REC</b>	\$596.78	<b>MHB FEE</b>	\$50.00	<b>ELECT. PERMIT</b>	\$95.00	<b>BOCA FEE</b>	\$170.12	<b>SINGLE LOT</b>	\$55.00	<b>SPRINKLER</b>	\$150.00	<b>ELECT. ADMIN.</b>	\$10.00	<b>SCHOOLS</b>	\$5,371.02	<b>ZONING</b>	\$55.00										
<b>FIRE DIST 5</b>	\$619.30	<b>PARKS &amp; REC</b>	\$596.78																														
<b>MHB FEE</b>	\$50.00	<b>ELECT. PERMIT</b>	\$95.00																														
<b>BOCA FEE</b>	\$170.12	<b>SINGLE LOT</b>	\$55.00																														
<b>SPRINKLER</b>	\$150.00	<b>ELECT. ADMIN.</b>	\$10.00																														
<b>SCHOOLS</b>	\$5,371.02	<b>ZONING</b>	\$55.00																														
<table border="0"> <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>DAVIDSON DEVELOPMENT INC PO BOX 400, STEVENSVILLE, MD 21666</td> <td>MHBL 383</td> <td>(410) 320-4604</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>THREE RIVERS ELECTRIC LLC</td> <td>E-#1356</td> <td>(443) 480-5131</td> <td>ER23-08-0571</td> </tr> <tr> <td>SPRINKLER</td> <td>FAMILY FIRE PROTECTION SERV.</td> <td>MSC-#187</td> <td>(301) 390-3500</td> <td>BF-1081-23</td> </tr> <tr> <td>HVAC</td> <td>CLEAN AIR HEATING &amp; AIR</td> <td>HM-062</td> <td>(410) 633-8350</td> <td>H-1079-23</td> </tr> <tr> <td>PLUMBER</td> <td>TIM THE PLUMBER</td> <td>PR-371</td> <td>(410) 758-4399</td> <td>P-1080-23</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	DAVIDSON DEVELOPMENT INC PO BOX 400, STEVENSVILLE, MD 21666	MHBL 383	(410) 320-4604		ELECTRICIAN	THREE RIVERS ELECTRIC LLC	E-#1356	(443) 480-5131	ER23-08-0571	SPRINKLER	FAMILY FIRE PROTECTION SERV.	MSC-#187	(301) 390-3500	BF-1081-23	HVAC	CLEAN AIR HEATING & AIR	HM-062	(410) 633-8350	H-1079-23	PLUMBER	TIM THE PLUMBER	PR-371	(410) 758-4399	P-1080-23
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																													
MHBR	DAVIDSON DEVELOPMENT INC PO BOX 400, STEVENSVILLE, MD 21666	MHBL 383	(410) 320-4604																														
ELECTRICIAN	THREE RIVERS ELECTRIC LLC	E-#1356	(443) 480-5131	ER23-08-0571																													
SPRINKLER	FAMILY FIRE PROTECTION SERV.	MSC-#187	(301) 390-3500	BF-1081-23																													
HVAC	CLEAN AIR HEATING & AIR	HM-062	(410) 633-8350	H-1079-23																													
PLUMBER	TIM THE PLUMBER	PR-371	(410) 758-4399	P-1080-23																													
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 1 STORY 42' X 46' SFD TO INCLUDE 20' X 20' GARAGE AND 4' X 5' PORCH.																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b> UNFIN. BASEMENT:      FIN BASEMENT: FIRST FLOOR: 1,126      SECOND FLOOR: THIRD FLOOR:      FOURTH FLOOR: GARAGE: 400      CARPORT: DECK:      PORCH: 20 OTHER: <b>TOTAL FLOOR AREA:</b> 1,546		<b>CONSTRUCTION TYPE:</b> WOOD FRAME # BEDROOMS: 3      # BATHROOMS: 2 ROAD TYPE: STATE      SPRINKLER: YES WATER TYPE PRIVATE      SEWER TYPE PRIVATE HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE: NONE																															

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. 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. SWM - MUST FOLLOW APPROVED STORMWATER MANAGEMENT PLAN

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 40 FT
SIDE FT	SIDE 20 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING	HD	09/19/2023
ZONING	KS	09/20/2023
SEDIMENT	DS	09/18/2023
PUB. SEWER		N/A
S.W. MGT.	KN	09/22/2023
ENTRANCE		N/A
FIRE MARSHAL	JB	10/04/2023
BACKFLOW	Ch	09/28/2023

FLOODPLAIN ZONE	AO	09/18/2023
PLUMBING	Ch	09/28/2023
ENV. HEALTH	CS	09/28/2023
HISTORIC		N/A
SHA	JL	09/27/2023
MECHANICAL	Ch	09/28/2023
ELECTRICAL		09/29/2023
FOOD SERVICE		N/A

DATE APPROVED: 10-6-23

ADMINISTRATOR APPROVAL: Vuan J Swinson



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

ZONING CERTIFICATE #: Z22-11-0433

Date of Application: 11/28/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805021901	3210 BENNETT POINT RD	QUEENSTOWN

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: WHITE, PAUL	TAX MAP 0077 BLOCK PARCEL 0004
OWNER ADDRESS: 3210 BENNETT POINT RD QUEENSTOWN, MD 21658	LOT 40 SECTION 1 ZONED NC-5
HOME PHONE:	CRITICAL AREA YES ACREAGE 5.10
	SUBDIVISION BENNETTS POINT
	BUILDING VALUE \$8,000.00
	WATER TYPE PRIVATE SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME: HEATHERWOOD CONSULTING	ZONING FEE: \$55.00 FM FEE:
ADDRESS: 9879 Fox Hill Ct ELLCOTT CITY, MD 21042	ELECTRICAL PERMIT #:
PHONE: (410) 781-8282	PLUMBING PERMIT #:
EXISTING USE: RESIDENTIAL	GAS PERMIT #:
MINIMUM YARD REQUIREMENTS:	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
FRONT: FT SIDE: 6 FT REAR: FT SIDE STREET: FT HEIGHT: FT	PROPOSED USE: PIER
WORK DESCRIPTION: AMMENDED (SEE ATTACHED LETTER) TO CONSTRUCT A 4' X 10' WALKWAY TO 6' X 66' FISHING PIER WITH 8' X 25' PLATFORM. OVERALL PIER LENGTH = 74"	

**AGENCY APPROVALS:**

Name	Completed Date
FLOODPLAIN ZONE	11/28/2022 KN
ZONING	12/01/2022 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:**  
 MOORING BOATS IS PROHIBITED.  
 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.

ADMINISTRATOR APPROVAL: *Virvan J. Stinson* DATE APPROVED: 10-6-23



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

BUILDING PERMIT No.: BR23-09-0650

Date of Application: 09/01/2023

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 122 KESTREL LN CHESTER  <b>TAX ACCOUNT</b> 1804126367 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.207 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 303 <b>ZONED</b> SMPD <b>FRONTAGE</b> 94 <b>DEPTH</b> 125		<b>PROPERTY OWNERS:</b> K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (240) 375-4735 <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> 4SEASONS -SFD  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$195,000.00		<b>FEES</b> <b>BOCA FEE</b> \$421.32 <b>ELECT. ADMIN.</b> \$10.00 <b>SINGLE LOT</b> \$55.00 <b>ELECT. PERMIT</b> \$135.00 <b>SPRINKLER</b> \$150.00 <b>ZONING</b> \$55.00 <b>4SEASNDRRRA</b> \$7,750.00 <b>MHB FEE</b> \$50.00																															
<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>HVAC</td> <td>MCCREA EQUIPMENT COMPANY, INC</td> <td>HR-616</td> <td>(301) 423-6623</td> <td>H-1069-23</td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-1116-23</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS SERVICES</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>ER23-09-0650</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-1113-23</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		HVAC	MCCREA EQUIPMENT COMPANY, INC	HR-616	(301) 423-6623	H-1069-23	SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-1116-23	ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 261-4943	ER23-09-0650	PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1113-23
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																														
HVAC	MCCREA EQUIPMENT COMPANY, INC	HR-616	(301) 423-6623	H-1069-23																													
SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-1116-23																													
ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 261-4943	ER23-09-0650																													
PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1113-23																													
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 1 STORY SFD. 49' X 79'4" OVERALL TO INCLUDE 8'8" X 12'2", 19'10" X 19'4" GARAGE, 4'2" X 5'10" FRONT PORCH, AND 13'2" X 22' COVERED/SCREENED PATIO.  <b>MODEL:</b> FRANKLIN FD (PLANS IN REVERSE) PHASE III 55+ AGE RESTRICTED COMMUNITY																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 2,963 <b>THIRD FLOOR:</b> <b>GARAGE:</b> 511 <b>DECK:</b> <b>OTHER:</b> 290 SCREENED/COVERED PATIO <b>TOTAL FLOOR AREA:</b> 3,785	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 21	<b># BEDROOMS:</b> 3 <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>FIREPLACE:</b> GAS	<b># BATHROOMS:</b> 4 <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> PUBLIC <b>CENTRAL AIR:</b> 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 LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. 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 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	TD	09/13/2023	FLOODPLAIN ZONE	KN	09/13/2023
ZONING	MO	09/29/2023	PLUMBING	Ch	10/03/2023
SEDIMENT	TV	09/23/2021	ENV. HEALTH	JEN	09/14/2023
PUB. SEWER	DTJ	09/14/2023	HISTORIC		N/A
S.W. MGT.	KN	09/13/2023	SHA		N/A
ENTRANCE	DB	09/13/2023	MECHANICAL	Ch	10/03/2023
FIRE MARSHAL	JB	10/04/2023	ELECTRICAL		10/02/2023
BACKFLOW	Ch	10/03/2023	FOOD SERVICE		N/A

DATE APPROVED:

10-6-23

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.: BR23-08-0630  
 Date of Application: 08/30/2023

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 109 ROSE CT CENTREVILLE  <b>TAX ACCOUNT</b> 1806009255 <b>SUBDIVISION</b> BRIDGETOWN ESTATES <b>CRITICAL AREA NO</b> ACREAGE 1.26 <b>TAX MAP 0047</b> GRID 0016 PARCEL 0034 <b>SECTION</b> BLOCK LOT 78 <b>ZONED AG</b> FRONTAGE DEPTH		<b>PROPERTY OWNERS:</b> ASHLEY LITTLE HUT LLC 107 S COMMERCE ST CENTREVILLE, MD 21617  <b>HOME PHONE:</b> (410) 310-2707 <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> \$150,000.00		<b>FEES</b> <table border="0"> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>PARKS &amp; REC</td> <td>\$858.60</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$266.40</td> <td>ROADS FEE</td> <td>\$500.00</td> </tr> <tr> <td>FIRE DIST 5</td> <td>\$891.00</td> <td>ELECT. PERMIT</td> <td>\$95.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>3 PERCENT</td> <td>\$142.16</td> <td>SCHOOLS</td> <td>\$7,727.40</td> </tr> <tr> <td>ADMIN FEE TO</td> <td></td> <td></td> <td></td> </tr> <tr> <td>BALANCE OF</td> <td></td> <td></td> <td></td> </tr> <tr> <td>IMPACT FEE</td> <td></td> <td></td> <td></td> </tr> </table>		MHB FEE	\$50.00	PARKS & REC	\$858.60	SPRINKLER	\$150.00	ELECT. ADMIN.	\$10.00	BOCA FEE	\$266.40	ROADS FEE	\$500.00	FIRE DIST 5	\$891.00	ELECT. PERMIT	\$95.00	SINGLE LOT	\$55.00	ZONING	\$55.00	3 PERCENT	\$142.16	SCHOOLS	\$7,727.40	ADMIN FEE TO				BALANCE OF				IMPACT FEE			
MHB FEE	\$50.00	PARKS & REC	\$858.60																																				
SPRINKLER	\$150.00	ELECT. ADMIN.	\$10.00																																				
BOCA FEE	\$266.40	ROADS FEE	\$500.00																																				
FIRE DIST 5	\$891.00	ELECT. PERMIT	\$95.00																																				
SINGLE LOT	\$55.00	ZONING	\$55.00																																				
3 PERCENT	\$142.16	SCHOOLS	\$7,727.40																																				
ADMIN FEE TO																																							
BALANCE OF																																							
IMPACT FEE																																							
<b>CONTRACTORS</b>		<table border="0"> <thead> <tr> <th>NAME</th> <th>LICENSE #</th> <th>PHONE#</th> <th>PERMIT#</th> </tr> </thead> <tbody> <tr> <td>MHBR ATLANTIC BUILDING CO 107 S COMMERCE ST, CENTREVILLE, MD 21617</td> <td>MHBL 643</td> <td>(410) 310-2707</td> <td></td> </tr> <tr> <td>ELECTRICIAN GARRETT GERMAN &amp; SONS INC</td> <td>E-#571</td> <td>(410) 758-0225</td> <td>ER23-08-0630</td> </tr> <tr> <td>PLUMBER TIM THE PLUMBER</td> <td>PR-371</td> <td>(410) 758-4399</td> <td>P-1051-23</td> </tr> <tr> <td>SPRINKLER EASTON FIRE</td> <td>MSC-#386</td> <td>(410) 310-4063</td> <td>BF-1054-23</td> </tr> <tr> <td>HVAC SHORE HVAC INC</td> <td>HM#358</td> <td>(410) 778-9515</td> <td>H-1055-23</td> </tr> </tbody> </table>		NAME	LICENSE #	PHONE#	PERMIT#	MHBR ATLANTIC BUILDING CO 107 S COMMERCE ST, CENTREVILLE, MD 21617	MHBL 643	(410) 310-2707		ELECTRICIAN GARRETT GERMAN & SONS INC	E-#571	(410) 758-0225	ER23-08-0630	PLUMBER TIM THE PLUMBER	PR-371	(410) 758-4399	P-1051-23	SPRINKLER EASTON FIRE	MSC-#386	(410) 310-4063	BF-1054-23	HVAC SHORE HVAC INC	HM#358	(410) 778-9515	H-1055-23												
NAME	LICENSE #	PHONE#	PERMIT#																																				
MHBR ATLANTIC BUILDING CO 107 S COMMERCE ST, CENTREVILLE, MD 21617	MHBL 643	(410) 310-2707																																					
ELECTRICIAN GARRETT GERMAN & SONS INC	E-#571	(410) 758-0225	ER23-08-0630																																				
PLUMBER TIM THE PLUMBER	PR-371	(410) 758-4399	P-1051-23																																				
SPRINKLER EASTON FIRE	MSC-#386	(410) 310-4063	BF-1054-23																																				
HVAC SHORE HVAC INC	HM#358	(410) 778-9515	H-1055-23																																				
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 1 STORY SFD 46' X 76' OVERALL TO INCLUDE 26' X 26' ATTACHED GARAGE, 4' X 20' FRONT PORCH, AND 12' X 12' REAR DECK.																																							
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																																					
<b>UNFIN. BASEMENT:</b> FIRST FLOOR: 1,620 THIRD FLOOR: GARAGE: 676 DECK: 144 OTHER: <b>TOTAL FLOOR AREA:</b> 2,520	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 80	<b># BEDROOMS:</b> 3 <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> HEAT PUMP CENTRAL AIR: YES <b>FIREPLACE:</b> NONE	<b># BATHROOMS:</b> 2 <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> PRIVATE <b>AIR:</b> 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 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. MUST HAVE 1 PROTECTED FOREST AREA SIGN IN PLACE PRIOR TO CERTIFICATE OF OCCUPANCY. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. THE SCHOOL, FIRE, AND PARK LAND IMPACT FEES OF \$ 4,738.50 HAVE BEEN DEFERRED. NO TEMPORARY OR FINAL OCCUPANCY CERTIFICATE WILL BE ISSUED UNTIL FEES HAVE BEEN PAID.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>
FRONT FT	FRONT 40 FT
SIDE FT	SIDE 20 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING <i>HD</i>	09/08/2023	FLOODPLAIN ZONE <i>HD</i>	09/08/2023
ZONING <i>KS</i>	09/14/2023	PLUMBING <i>Ch</i>	10/03/2023
SEDIMENT <i>TR</i>	09/07/2023	ENV. HEALTH <i>JEN</i>	10/03/2023
PUB. SEWER	N/A	HISTORIC	N/A
S.W. MGT. <i>KN</i>	09/08/2023	SHA	N/A
ENTRANCE <i>DB</i>	09/08/2023	MECHANICAL <i>Ch</i>	10/03/2023
FIRE MARSHAL <i>JB</i>	09/26/2023	ELECTRICAL	09/01/2023
BACKFLOW <i>Ch</i>	10/03/2023	FOOD SERVICE	N/A

DATE APPROVED: 10-6-23 ADMINISTRATOR APPROVAL: Kwan J Swinson







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

ZONING CERTIFICATE #: Z23-09-0302

Date of Application: 09/11/2023

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804089286	117 TERRAPIN LN	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	JOHN PRISBE HARRIS, PAMELA	TAX MAP 0076	BLOCK	PARCEL 0026
OWNER ADDRESS:	117 TERRAPIN LN STEVENSVILLE, MD 21666	LOT 97	SECTION	ZONED NC-1
HOME PHONE:	(301) 699-8391	CRITICAL AREA YES		ACREAGE 1.77
		SUBDIVISION COVE CREEK CLUB		
		BUILDING VALUE \$7,000 00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	HOME ALTERATIONS	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	105 Allegany Rd STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #: EZ23-09-0302	
PHONE:	(410) 310-6121	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	RESIDENCE	PROPOSED USE: POOL/SPA	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 3 FT	REAR: 3 FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL 7' X 7' HOT TUB ON DECK UNDER CONSTRUCTION (BR23-09-0646)			

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	10/04/2023 DAVIS E-606
ENV. HEALTH	09/27/2023 JFW
S.W. MGT.	09/25/2023 KN
ZONING	10/04/2023 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:  
 BUFFER IS FULLY ESTABLISHED.  
 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.  
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

ADMINISTRATOR APPROVAL: *Karen J. Sunson* DATE APPROVED: 10-6-23