



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

BUILDING PERMIT No.: BR23-12-0905  
 Date of Application: 12/20/2023

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 840 RED LION BRANCH RD MILLINGTON  <b>TAX ACCOUNT</b> 1807127058 <b>SUBDIVISION</b> <b>CRITICAL AREA NO</b> <b>TAX MAP</b> 0006 <b>GRID</b> 0016 <b>ACREAGE</b> 7.737 <b>SECTION</b> <b>BLOCK</b> <b>PARCEL</b> 0045 <b>ZONED AG</b> <b>FRONTAGE</b> <b>LOT</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> JOHNSON, CASEY 126 TEATS LN MILLINGTON, MD 21651  <b>HOME PHONE:</b> (410) 708-5165 <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> \$190,000.00		<b>FEES</b> <table border="0"> <tr> <td><b>ELECT. PERMIT</b></td> <td>\$95.00</td> <td><b>SCHOOLS</b></td> <td>\$9,244.26</td> </tr> <tr> <td><b>SINGLE LOT</b></td> <td>\$55.00</td> <td><b>ZONING</b></td> <td>\$55.00</td> </tr> <tr> <td><b>PARKS &amp; REC</b></td> <td>\$1,027.14</td> <td><b>FIRE DIST 7</b></td> <td>\$1,065.90</td> </tr> <tr> <td><b>BOCA FEE</b></td> <td>\$322.48</td> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> </tr> <tr> <td><b>ROADS FEE</b></td> <td>\$500.00</td> <td><b>SPRINKLER</b></td> <td>\$150.00</td> </tr> </table>		<b>ELECT. PERMIT</b>	\$95.00	<b>SCHOOLS</b>	\$9,244.26	<b>SINGLE LOT</b>	\$55.00	<b>ZONING</b>	\$55.00	<b>PARKS &amp; REC</b>	\$1,027.14	<b>FIRE DIST 7</b>	\$1,065.90	<b>BOCA FEE</b>	\$322.48	<b>ELECT. ADMIN.</b>	\$10.00	<b>ROADS FEE</b>	\$500.00	<b>SPRINKLER</b>	\$150.00										
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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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. SWM - MUST FOLLOW APPROVED 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.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>
<b>FRONT</b> FT <b>FRONT</b> 35 FT	
<b>SIDE</b> FT <b>SIDE</b> 20 FT	
<b>REAR</b> FT <b>REAR</b> 50 FT	
<b>SIDE STREET</b> FT <b>SIDE STREET</b> FT	
<b>MAX. HGHT</b> FT <b>MAX. HGHT</b> 40 FT	

**APPROVALS:**

BUILDING	HPD 01/18/2024	FLOODPLAIN ZONE	KN 01/11/2024
ZONING	HPD 02/02/2024	PLUMBING	CG 01/17/2024
SEDIMENT	HPD 01/10/2024	ENV. HEALTH	JEN 01/16/2024
PUB. SEWER	N/A	HISTORIC	N/A
S.W. MGT.	KN 01/22/2024	SHA	N/A
ENTRANCE	HPD 01/18/2024	MECHANICAL	CG 01/17/2024
FIRE MARSHAL	JL 02/02/2024	ELECTRICAL	CG 01/24/2024
BACKFLOW	CG 01/17/2024	FOOD SERVICE	N/A

DATE APPROVED: 2-29-24

ADMINISTRATOR APPROVAL: Vivian Swinson





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

BUILDING PERMIT No.: BR24-01-0033

Date of Application: 01/17/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 406 BAY CITY RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804019660 <b>SUBDIVISION</b> BAY CITY <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 0.344 <b>TAX MAP</b> 0056 <b>GRID</b> 0000 <b>PARCEL</b> 0409 <b>SECTION</b> 1 <b>BLOCK</b> 20 <b>LOT</b> 8 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> BAY COUNTRY BUILDERS OF MD LLC 2024 HOPE RD CENTREVILLE, MD 21617  <b>HOME PHONE:</b> (410) 490-7325  <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> \$200,000.00		<b>FEES</b> <b>SPRINKLER</b> \$150.00 <b>MHB FEE</b> \$50.00 <b>SINGLE LOT</b> \$55.00 <b>BOCA FEE</b> \$327.92 <b>ELECT. ADMIN.</b> \$10.00 <b>ELECT. PERMIT</b> \$115.00 <b>ZONING</b> \$55.00																															
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 40'6" X 43'4" OVERALL TO INCLUDE 8' X 4'6" & 11'6" X 8'6" FRONT PORCH AND 21'7-1/2" X 21' & 7'1-1/2" X 5'9-1/2" GARAGE. SECOND FLOOR 40'6" X 43'4" OVERALL.																																	
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<b>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b> <b>FIRST FLOOR:</b> 997 <b>SECOND FLOOR:</b> 1331 <b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b> <b>GARAGE:</b> 483 <b>CARPOR:</b> <b>DECK:</b> <b>PORCH:</b> 124 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 2,935		<b># BEDROOMS:</b> 4 <b># BATHROOMS:</b> 3 <b>ROAD TYPE:</b> COUNTY <b>SPRINKLER:</b> YES <b>WATER TYPE</b> PUBLIC <b>SEWER TYPE</b> PUBLIC <b>HEATING SYSTEM:</b> HEAT P CENTRAL AIR: YES <b>FIREPLACE:</b> GAS																															

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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. EV CHARGING STATION REQUIRED. IMPACT FEE CREDIT. DEMO B18-0550. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. SWM - MUST FOLLOW APPROVED 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.

**OFFICE USE ONLY**

MINIMUM YARD REQUIREMENTS		APPROVALS:	
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	<b>BUILDING</b>	01/31/2024
<b>FRONT</b> FT <b>FRONT</b> 35 FT		<b>ZONING</b>	01/24/2024
<b>SIDE</b> FT <b>SIDE</b> 15/35 FT		<b>SEDIMENT</b>	02/14/2024
<b>REAR</b> FT <b>REAR</b> 50 FT		<b>PUB. SEWER</b>	02/26/2024
<b>SIDE STREET</b> FT <b>SIDE STREET</b> FT		<b>S.W. MGT.</b>	01/31/2024
<b>MAX. HGHT</b> FT <b>MAX. HGHT</b> 40 FT		<b>ENTRANCE</b>	01/26/2024
		<b>FIRE MARSHAL</b>	02/06/2024
		<b>BACKFLOW</b>	01/24/2024
		<b>FLOODPLAIN ZONE</b>	01/26/2024
		<b>PLUMBING</b>	01/24/2024
		<b>ENV. HEALTH</b>	01/23/2024
		<b>HISTORIC</b>	N/A
		<b>SHA</b>	N/A
		<b>MECHANICAL</b>	01/24/2024
		<b>ELECTRICAL</b>	01/24/2024
		<b>FOOD SERVICE</b>	N/A

**DATE APPROVED:** 2-29-24                      **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.: BR23-12-0878  
 Date of Application: 12/13/2023

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 601 OWENS RD QUEEN ANNE  <b>TAX ACCOUNT</b> 1803025985 <b>SUBDIVISION</b> <b>CRITICAL AREA NO</b> <b>ACREAGE</b> 1.49 <b>TAX MAP</b> 0061 <b>GRID</b> 0019 <b>PARCEL</b> 0127 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> <b>ZONED AG</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> CRITES, JOHNNY & NORMA 601 OWENS RD QUEEN ANNE, MD 21657  <b>HOME PHONE:</b> (410) 490-5932  <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> ADDITION TO RESIDENCE  <b>REVISED PROPOSED USE</b> RENOVATION/ADDITION TO RESIDENCE  <b>CONSTRUCTION VALUE</b> \$15,000.00		<b>FEES</b> <b>RENOVATION</b> \$57.00 <b>ZONING</b> \$55.00 <b>PERMIT FEE</b> <b>BOCA FEE</b> \$147.20 <b>ELECT. ADMIN.</b> \$10.00 <b>ELECT. PERMIT</b> \$60.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> <b>OWNER</b> <b>OWNER</b> <b>QAC1000</b> <b>ELECTRICIAN</b> <b>ELECTRIC &amp; CONTROLS LLC</b> <b>E-#716</b> <b>(443) 496-0300</b> <b>ER23-12-0878</b>			
<b>DESCRIPTION OF WORK:</b> CONVERT 20' X 16' PORTION OF EXISTING ATTACHED DECK INTO LIVING ROOM EXPANSION AND INSTALL MASONRY WOOD BURNING FIREPLACE. ENCLOSE EXISTING 36' X 28' ATTACHED CARPORT AND ADD 26' X 20' ADDITION TO CREATE 36' X 48' GARAGE. CONSTRUCT 12' X 60' LEAN-TO ADDITION TO EXISTING 30' X 60' ATTACHED WORK-SHOP.. WORKS-SHOP 42' X 60' OVERALL.			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
<b>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b> <b>FIRST FLOOR:</b> 320 <b>SECOND FLOOR:</b> <b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b> <b>GARAGE:</b> <b>CARPOR:</b> 520 <b>DECK:</b> <b>PORCH:</b> <b>OTHER:</b> 720 SHOP ADDITION <b>TOTAL FLOOR AREA:</b> 1,560		<b># BEDROOMS:</b> <b># BATHROOMS:</b> <b>ROAD TYPE:</b> <b>SPRINKLER:</b> <b>WATER TYPE</b> PRIVATE <b>SEWER TYPE</b> PRIVATE <b>HEATING SYSTEM:</b> BASEBOARD CENTRAL AIR: WALL UNIT <b>FIREPLACE:</b> WOOD	

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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. ALL EXISTING STRUCTURES MUST COMPLY WITH CURRENT EDITION OF

**Conditions:** NATIONAL ELECTRIC CODE.  
 PROPERTY MUST BE CLEANED OF EXCESS DEBRIS AND MATERIALS PRIOR TO CERTIFICATE OF OCCUPANCY. 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 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	12/28/2023
ZONING	RO	12/27/2023
SEDIMENT		N/A
PUB. SEWER		N/A
S.W. MGT.		N/A
ENTRANCE		N/A
FIRE MARSHAL		N/A
BACKFLOW		N/A

FLOODPLAIN ZONE	N/A
PLUMBING	N/A
ENV. HEALTH	CS 12/27/2023
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	01/16/2024
FOOD SERVICE	N/A

DATE APPROVED: 2-29-24

ADMINISTRATOR APPROVAL: Vranj Swinson





Queen Anne's County  
 Department of Planning and Zoning  
 110 Vincit St, Suite 104  
 Centreville, MD 21617  
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BUILDING PERMIT No.: BR23-12-0920

Date of Application: 12/29/2023

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 724 BRICK SCHOOL HOUSE RD CENTREVILLE  <b>TAX ACCOUNT</b> 1803028526  <b>SUBDIVISION</b>  <b>CRITICAL AREA NO</b> <b>ACREAGE</b> 60.69 <b>TAX MAP</b> 0029 <b>GRID</b> 0015 <b>PARCEL</b> 0107 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> <b>ZONED AG</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> RHODES, RYAN 2308 CHURCH HILL RD CENTREVILLE, MD 21617  <b>HOME PHONE:</b> (410) 490-4284  <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> AGRICULTURE/RESIDENCE  <b>PROPOSED USE</b> SINGLE FAMILY DWELLING  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$150,000.00		<b>FEES</b> <b>ELECT. ADMIN.</b> \$10.00 <b>BOCA FEE</b> \$136.80 <b>MHB FEE</b> \$50.00 <b>SPRINKLER</b> \$150.00 <b>ELECT. PERMIT</b> \$135.00 <b>SINGLE LOT</b> \$55.00 <b>ZONING</b> \$55.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> <b>OWNER</b> <b>OWNER</b> QAC1000 <b>ELECTRICIAN</b> BRAMBLES ELECTRIC INC.                      E-#857                      (443) 496-1961                      ER23-12-0920 <b>SPRINKLER</b> BLAZEGUARD                      MSC 72                      (410) 549-6313                      BF-0098-24 <b>HVAC</b> WILLIAM H METCALFE & SONS                      HM#105                      (301) 868-6330                      H-0083-24 <b>PLUMBER</b> BRETT E HADDAWAY & SONS LLC                      PR#014                      (410) 643-9744                      P-0097-24			
<b>DESCRIPTION OF WORK:</b> CONSTRUCT A 1 STORY FARM EMPLOYEE DWELLING 30' X 38' OVERALL			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
<b>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b> <b>FIRST FLOOR:</b> 1,140 <b>SECOND FLOOR:</b> <b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b> <b>GARAGE:</b> <b>CARPORT:</b> <b>DECK:</b> <b>PORCH:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 1,140		<b># BEDROOMS:</b> 3 <b># BATHROOMS:</b> 2 <b>ROAD TYPE:</b> COUNTY <b>SPRINKLER:</b> YES <b>WATER TYPE:</b> PRIVATE <b>SEWER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> HEAT P CENTRAL AIR: YES <b>FIREPLACE:</b> 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:**  
 MALPF APPROVAL. IMPACT FEES NOT REQUIRED PER 18:3-5 D (B) (C). LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. SWM - MUST FOLLOW APPROVED 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.

**OFFICE USE ONLY**

<b>MINIMUM YARD REQUIREMENTS</b>		<b>APPROVALS:</b>	
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	BUILDING	01/10/2024
<b>FRONT</b> 100 FT	<b>FRONT</b> FT	ZONING	01/11/2024
<b>SIDE</b> 100 FT	<b>SIDE</b> FT	SEDIMENT	01/17/2024
<b>REAR</b> 100 FT	<b>REAR</b> FT	PUB. SEWER	N/A
<b>SIDE STREET</b> FT	<b>SIDE STREET</b> FT	S.W. MGT.	01/12/2024
<b>MAX. HGHT</b> 40 FT	<b>MAX. HGHT</b> FT	ENTRANCE	01/09/2024
		FIRE MARSHAL	01/18/2024
		BACKFLOW	01/30/2024
		FLOODPLAIN ZONE	01/10/2024
		PLUMBING	01/30/2024
		ENV. HEALTH	01/30/2024
		HISTORIC	N/A
		SHA	N/A
		MECHANICAL	01/30/2024
		ELECTRICAL	01/04/2024
		FOOD SERVICE	N/A

DATE APPROVED: 2-29-24                      ADMINISTRATOR APPROVAL: Ryan J Swinson



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

ZONING CERTIFICATE #: Z23-12-0411

Date of Application: 12/20/2023

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1807127058	840 RED LION BRANCH RD	MILLINGTON

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	JOHNSON, CASEY	TAX MAP 0006	BLOCK	PARCEL 0045
OWNER ADDRESS:	126 TEATS LN MILLINGTON, MD 21651	LOT	SECTION	ZONED AG
HOME PHONE:	(410) 708-5165	CRITICAL AREA NO		ACREAGE 7.74
		SUBDIVISION		
		BUILDING VALUE \$90,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$55.00      FM FEE:
ADDRESS:	ELECTRICAL PERMIT #:
PHONE:	PLUMBING PERMIT #:
	GAS PERMIT #:
	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE: RESIDENCE/AGRICULTURE	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 31'3-1/4" X 51'3-1/4" FARM STORAGE BUILDING	

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	01/18/2024 CS
SOIL CONSERVATION - PERMITTING	01/10/2024 DS
ZONING	02/05/2024 RO

**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.

ADMINISTRATOR APPROVAL: *Vivian J. Swanson*      DATE APPROVED: 2-29-24





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

BUILDING PERMIT No.: BR24-01-0067  
 Date of Application: 01/30/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 103 NIGHTHAWK DR CHESTER  <b>TAX ACCOUNT</b> 1804126326  <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.177 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 262 <b>ZONED CMPD</b> <b>FRONTAGE</b> 45 <b>DEPTH</b> 122		<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> <table border="0"> <tr> <td><b>SINGLE LOT</b></td> <td>\$55.00</td> <td><b>SPRINKLER</b></td> <td>\$150.00</td> </tr> <tr> <td><b>ZONING</b></td> <td>\$55.00</td> <td><b>ELECT. PERMIT</b></td> <td>\$155.00</td> </tr> <tr> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> <td><b>4SEASNDRRA</b></td> <td>\$7,750.00</td> </tr> <tr> <td><b>MHB FEE</b></td> <td>\$50.00</td> <td><b>BOCA FEE</b></td> <td>\$482.96</td> </tr> </table>		<b>SINGLE LOT</b>	\$55.00	<b>SPRINKLER</b>	\$150.00	<b>ZONING</b>	\$55.00	<b>ELECT. PERMIT</b>	\$155.00	<b>ELECT. ADMIN.</b>	\$10.00	<b>4SEASNDRRA</b>	\$7,750.00	<b>MHB FEE</b>	\$50.00	<b>BOCA FEE</b>	\$482.96														
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 49'4" X 73'4" OVERALL TO INCLUDE 19' X 14'9" & 19'8" X 19'8", 7'8" X 7'2" FRONT PORCH, AND 12' X 13'8" COVERED/SCREENED PATIO. SECOND FLOOR 25'5" X 49'4" OVERALL WITH LOFT.  <b>MODEL:</b> MYKONOS DD 55+ AGE RESTRICTED COMMUNITY.																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> FIRST FLOOR: 2,406 THIRD FLOOR: GARAGE: 548 DECK: OTHER: 182 COVERED PATIO <b>TOTAL FLOOR AREA:</b> 4,280	<b>FIN BASEMENT:</b> SECOND FLOOR: 1108 FOURTH FLOOR: CARPORT: PORCH: 36	<b># BEDROOMS:</b> 4 <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																														

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**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. EV CHARGER REQUIRED.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>
<b>FRONT</b>	<b>FRONT</b> 20 FT
<b>SIDE</b>	<b>SIDE</b> 5 FT
<b>REAR</b>	<b>REAR</b> 10 FT
<b>SIDE STREET</b>	<b>SIDE STREET</b> 20 FT
<b>MAX. HGHT</b>	<b>MAX. HGHT</b> 40 FT

**APPROVALS:**

BUILDING	HD 02/08/2024	FLOODPLAIN ZONE	KM 02/07/2024
ZONING	RO 02/09/2024	PLUMBING	CG 02/12/2024
SEDIMENT	AR 01/25/2024	ENV. HEALTH	EA 02/12/2024
PUB. SEWER	DT 02/08/2024	HISTORIC	N/A
S.W. MGT.	KM 02/07/2024	SHA	N/A
ENTRANCE	DB 02/07/2024	MECHANICAL	CG 02/12/2024
FIRE MARSHAL	JB 02/23/2024	ELECTRICAL	02/07/2024
BACKFLOW	CG 02/12/2024	FOOD SERVICE	N/A

DATE APPROVED: 2-29-24

ADMINISTRATOR APPROVAL: Vern 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.: BR24-01-0066

Date of Application: 01/30/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 129 NIGHTHAWK DR CHESTER  <b>TAX ACCOUNT</b> 1804126332 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 0.152 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 268 <b>ZONED SMPD</b> <b>FRONTAGE</b> 64 <b>DEPTH</b> 120		<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																															
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 39'4" X 80'4" OVERALL TO INCLUDE 10'5" X 14'10" & 20' X 19'4" "L" SHAPED GARAGE, 10 X 6' & 20' X 6' "L" SHAPED PORCH, AND 14'2" X 19'8" SCREENED/COVERED PATIO. SECOND FLOOR 36'6" X 39'4" OVERALL WITH LOFT. <b>MODEL:</b> TUSCALOOSA LOFT FD <b>55+ AGE RESTRICTED COMMUNITY</b>																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE: WOOD FRAME</b>																															
<b>UNFIN. BASEMENT:</b> FIRST FLOOR: 2,008 THIRD FLOOR: GARAGE: 570 DECK: OTHER: 280 SCREENED PATIO <b>TOTAL FLOOR AREA: 4,248</b>	<b>FIN BASEMENT:</b> SECOND FLOOR: 1210 FOURTH FLOOR: CARPORT: PORCH: 180	<b># BEDROOMS: 5</b> <b>ROAD TYPE: COUNTY</b> <b>WATER TYPE PUBLIC</b> <b>HEATING SYSTEM: GAS</b> <b>FIREPLACE: GAS</b>	<b># BATHROOMS: 5</b> <b>SPRINKLER: YES</b> <b>SEWER TYPE PUBLIC</b> <b>CENTRAL AIR: YES</b>																														

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**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	HD 02/26/2024	FLOODPLAIN ZONE	FN 02/07/2024
ZONING	RO 02/09/2024	PLUMBING	CG 02/12/2024
SEDIMENT	AR 01/25/2024	ENV. HEALTH	JEN 02/12/2024
PUB. SEWER	DT 02/08/2024	HISTORIC	N/A
S.W. MGT.	KN 02/07/2024	SHA	N/A
ENTRANCE	OB 02/07/2024	MECHANICAL	CG 02/12/2024
FIRE MARSHAL	JB 02/23/2024	ELECTRICAL	02/07/2024
BACKFLOW	CG 02/12/2024	FOOD SERVICE	N/A

DATE APPROVED: 2-29-24

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

BUILDING PERMIT No.: BR23-12-0899  
 Date of Application: 12/19/2023

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 105 HIDDEN HOLLOW LN CENTREVILLE  <b>TAX ACCOUNT</b> 1803125133  <b>SUBDIVISION</b> HALL INVESTMENT LANDS <b>CRITICAL AREA NO</b> ACREAGE 3.1 <b>TAX MAP 0028</b> GRID 0015 PARCEL 0102 <b>SECTION</b> BLOCK LOT 4 <b>ZONED AG, NC-1</b> FRONTAGE DEPTH		<b>PROPERTY OWNERS:</b> WICHLINSKI, MICHAEL 202 E WATER ST #505 CENTREVILLE, MD 21617  <b>HOME PHONE:</b> (443) 988-9400  <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> \$300,000.00		<b>FEES</b> <table border="0"> <tr> <td>ZONING</td> <td>\$55.00</td> <td>SCHOOLS</td> <td>\$7,736.94</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>PARKS &amp; REC</td> <td>\$859.66</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>BOCA FEE</td> <td>\$229.64</td> </tr> <tr> <td>FIRE DIST 4</td> <td>\$892.10</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$95.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> </table>		ZONING	\$55.00	SCHOOLS	\$7,736.94	MHB FEE	\$50.00	PARKS & REC	\$859.66	SPRINKLER	\$150.00	BOCA FEE	\$229.64	FIRE DIST 4	\$892.10	ELECT. ADMIN.	\$10.00	ELECT. PERMIT	\$95.00	SINGLE LOT	\$55.00										
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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:**

LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. 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 35 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 01/04/2024	FLOODPLAIN ZONE	KN 01/03/2024
ZONING	PD 01/11/2024	PLUMBING	CG 02/27/2024
SEDIMENT	DS 02/28/2024	ENV. HEALTH	GSH 02/27/2024
PUB. SEWER	N/A	HISTORIC	N/A
S.W. MGT.	KN 02/28/2024	SHA	N/A
ENTRANCE	DB 01/04/2024	MECHANICAL	CG 02/27/2024
FIRE MARSHAL	JB 02/05/2024	ELECTRICAL	01/24/2024
BACKFLOW	CG 02/27/24	FOOD SERVICE	N/A

DATE APPROVED: 2-29-24

ADMINISTRATOR APPROVAL: Vnan J Swinson



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

ZONING CERTIFICATE #: Z24-01-0021

Date of Application: 01/25/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804101596	209 PARKS RD	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	RUECKER, RICHARD & ANGELA	TAX MAP 0057	BLOCK	PARCEL 0378
OWNER ADDRESS:	209 PARKS RD CHESTER, MD 21619	LOT 36	SECTION	ZONED NC-20
HOME PHONE:	(410) 919-7683	CRITICAL AREA YES		ACREAGE 23.87
		SUBDIVISION BENTON'S PLEASURE		
		BUILDING VALUE \$25,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	SHORELINE SOLUTIONS	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	278 Granny Branch Rd CHURCH HILL, MD 21623	ELECTRICAL PERMIT #:		
PHONE:	(410) 924-7432	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		
MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

**WORK DESCRIPTION:** REMOVE EXISTING PIER AND ASSOCIATED STRUCTURES AND CONSTRUCT 90' X 6' PIER WITH 10' X 20' PLATFORM, (4) MOORING PILES, PILES FOR FUTURE BOAT LIFT, AND (1) OSPREY POLE. TOTAL LENGTH OF PIER = 100'

**AGENCY APPROVALS:**

Name	Completed Date
FLOODPLAIN ZONE	02/05/2024 KN
ZONING	02/09/2024 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.  
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. 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.  
 FLOOD ZONE: BFE: AE 5 ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET

ADMINISTRATOR APPROVAL: Vivian J. Samson DATE APPROVED: 2-29-24



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

ZONING CERTIFICATE #: Z24-01-0021

Date of Application: 01/25/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804101596	209 PARKS RD	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	RUECKER, RICHARD & ANGELA	TAX MAP 0057	BLOCK	PARCEL 0378
OWNER ADDRESS:	209 PARKS RD CHESTER, MD 21619	LOT 36	SECTION	ZONED NC-20
HOME PHONE:	(410) 919-7683	CRITICAL AREA YES		ACREAGE 23.87
		SUBDIVISION BENTON'S PLEASURE		
		BUILDING VALUE \$25,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES			
NAME:	SHORELINE SOLUTIONS	ZONING FEE: \$55.00	FM FEE:		
ADDRESS:	278 Granny Branch Rd CHURCH HILL, MD 21623	ELECTRICAL PERMIT #:			
PHONE:	(410) 924-7432	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			
MINIMUM YARD REQUIREMENTS:					
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT	

**WORK DESCRIPTION:** REMOVE EXISTING PIER AND ASSOCIATED STRUCTURES AND CONSTRUCT 90' X 6' PIER WITH 10' X 20' PLATFORM, (4) MOORING PILES, PILES FOR FUTURE BOAT LIFT, AND (1) OSPREY POLE. TOTAL LENGTH OF PIER = 100'

**AGENCY APPROVALS:**

Name	Completed Date
FLOODPLAIN ZONE	02/05/2024 KN
ZONING	02/09/2024 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. MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. 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. FLOOD ZONE: BFE: AE 5 ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET

ADMINISTRATOR APPROVAL: Vivian J. Samson DATE APPROVED: 2-29-24



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

ZONING CERTIFICATE #: Z24-01-0022

Date of Application: 01/25/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804039335	244 BENTON PLEASURE RD	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	ROBIN FORD BUILDING & REMODELING INC	TAX MAP 0057	BLOCK	PARCEL 0378
OWNER ADDRESS:	2900 SHILOH RD HAMPSTED, MD 21074	LOT 12	SECTION	ZONED NC-20
HOME PHONE:	(102) 398-8504	CRITICAL AREA YES		ACREAGE 1.03
		SUBDIVISION BENTONSPLEASURE		
		BUILDING VALUE \$25,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	SHORELINE SOLUTIONS	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	278 Granny Branch Rd CHURCH HILL, MD 21623	ELECTRICAL PERMIT #:		
PHONE:	(410) 924-7432	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
-------------------------	--------------------

MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: CONSTRUCT 20' X 6' ADDITION TO EXISTING 80' X 6' PIER. CONSTRUCT 10' X 20' PLATFORM AND PILES FOR FUTURE BOAT LIFTS. TOTAL LENGTH OF PIER = 110'

**AGENCY APPROVALS:**

Name	Completed Date
FLOODPLAIN ZONE	02/05/2024 KN
ZONING	02/08/2024 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.  
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 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. 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.

ADMINISTRATOR APPROVAL: *Vivian J. Sunson* DATE APPROVED: 2-29-24



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

BUILDING PERMIT No.: BR24-02-0080

Date of Application: 02/01/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 249 PEREGRINE DR CHESTER  <b>TAX ACCOUNT</b> 1804126379 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.126 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 315 <b>ZONED SMPD</b> <b>FRONTAGE</b> <b>DEPTH</b>		<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> <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>\$296.44</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$155.00</td> <td>4SEASNDRRRA</td> <td>\$7,750.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> </table>		MHB FEE	\$50.00	ELECT. ADMIN.	\$10.00	BOCA FEE	\$296.44	SPRINKLER	\$150.00	ELECT. PERMIT	\$155.00	4SEASNDRRRA	\$7,750.00	ZONING	\$55.00	SINGLE LOT	\$55.00														
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PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0217-24																													
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 1 STORY SFD 35' X 80'4" OVERALL TO INCLUDE 19'8" X 20'2" GARAGE, 6 X 14'4" & 5' X 4'4" L SHAPED PORCH, AND 10'12" X 18'8" SCREENED/COVERED PATIO.  <b>MODEL - JENKINS II DD</b> <b>55+ AGE RESTRICTED COMMUNITY</b>																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE: WOOD FRAME</b>																															
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 2,019 <b>THIRD FLOOR:</b> <b>GARAGE:</b> 395 <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 2,710	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 296	<b># BEDROOMS:</b> 2 <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>FIREPLACE:</b> GAS	<b># BATHROOMS:</b> 2 <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> PUBLIC <b>CENTRAL AIR:</b> YES																														

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 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. EV CHARGER REQUIRED 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**

<b>MINIMUM YARD REQUIREMENTS</b>		<b>APPROVALS:</b>	
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	<b>BUILDING</b>	HD 02/13/2024
<b>FRONT</b>	<b>FRONT</b> 20 FT	<b>ZONING</b>	MO 02/22/2024
<b>SIDE</b>	<b>SIDE</b> 5 FT	<b>SEDIMENT</b>	AR 01/25/2024
<b>REAR</b>	<b>REAR</b> 10 FT	<b>PUB. SEWER</b>	DT 02/20/2024
<b>SIDE STREET</b>	<b>SIDE STREET</b> FT	<b>S.W. MGT.</b>	KN 02/15/2024
<b>MAX. HGHT</b>	<b>MAX. HGHT</b> 40 FT	<b>ENTRANCE</b>	DB 02/13/2024
		<b>FIRE MARSHAL</b>	JB 02/23/2024
		<b>BACKFLOW</b>	CG 02/14/2024
		<b>FLOODPLAIN ZONE</b>	CA 02/15/2024
		<b>PLUMBING</b>	CG 02/14/2024
		<b>ENV. HEALTH</b>	JEN 02/14/2024
		<b>HISTORIC</b>	N/A
		<b>SHA</b>	N/A
		<b>MECHANICAL</b>	CG 02/14/2024
		<b>ELECTRICAL</b>	02/07/2024
		<b>FOOD SERVICE</b>	N/A

**DATE APPROVED:** 2-29-24                      **ADMINISTRATOR APPROVAL:** *Kieran 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.: BR24-02-0089

Date of Application: 02/06/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 245 PEREGRINE DR CHESTER  <b>TAX ACCOUNT</b> 1804126380 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.126 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 316 <b>ZONED</b> SMPD <b>FRONTAGE</b> 45 <b>DEPTH</b> 122		<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> <table border="0"> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$381.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>4SEASNDARRA</td> <td>\$7,750.00</td> <td>ELECT. PERMIT</td> <td>\$155.00</td> </tr> </table>		MHB FEE	\$50.00	ZONING	\$55.00	BOCA FEE	\$381.00	ELECT. ADMIN.	\$10.00	SPRINKLER	\$150.00	SINGLE LOT	\$55.00	4SEASNDARRA	\$7,750.00	ELECT. PERMIT	\$155.00														
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 34'4" X 76'4" OVERALL TO INCLUDE 5' X 6' FRONT PORCH, 19'4" X 20'4" GARAGE, AND 8' X 16' SCREENED PATIO. SECOND FLOOR 43'10" X 34'4" WITH LOFT. <b>MODEL:</b> SIMONE FD <b>55+ AGE RESTRICTED COMMUNITY</b>																																	
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<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 1,906 <b>THIRD FLOOR:</b> <b>GARAGE:</b> 394 <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 3,359	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> 901 <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 158	<b># BEDROOMS:</b> 4 <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>FIREPLACE:</b> GAS	<b># BATHROOMS:</b> 3 <b>SPRINKLER:</b> YES <b>SEWER TYPE</b> PUBLIC <b>CENTRAL AIR:</b> YES																														

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 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 SUBDIVISION STORMWATER MANAGEMENT PLAN OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. EV CHARGER REQUIRED 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	HD 02/15/2024	FLOODPLAIN ZONE	HD 02/15/2024
ZONING	MO 02/22/2024	PLUMBING	CG 02/15/2024
SEDIMENT	AR 01/25/2024	ENV. HEALTH	JEN 02/15/2024
PUB. SEWER	DT 02/20/2024	HISTORIC	N/A
S.W. MGT.	KN 02/15/2024	SHA	N/A
ENTRANCE	DB 02/15/2024	MECHANICAL	CG 02/15/2024
FIRE MARSHAL	JB 02/23/2024	ELECTRICAL	02/09/2024
BACKFLOW	CG 02/15/2024	FOOD SERVICE	N/A

DATE APPROVED: 2-29-24

ADMINISTRATOR APPROVAL: Kieran 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.: BR24-01-0055

Date of Application: 01/24/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 305 COON RUN LN CENTREVILLE  <b>TAX ACCOUNT</b> 1803002934  <b>SUBDIVISION</b>  <b>CRITICAL AREA NO</b> <b>ACREAGE</b> 1.7 <b>TAX MAP</b> 0028 <b>GRID</b> 0010 <b>PARCEL</b> 0113 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> <b>ZONED</b> NC-1 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> VINCE CLARK CONSTRUCTION CLARK, VINCENT 702 COON BOX RD CENTREVILLE, MD 21617  <b>HOME PHONE:</b> (410) 490-1631  <b>APPLICANT:</b>  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" 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> \$230,000.00		<b>FEES</b> <table border="0"> <tr> <td><b>BOCA FEE</b></td> <td>\$241.68</td> <td><b>FIRE DIST 4</b></td> <td>\$838.20</td> </tr> <tr> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> <td><b>PARKS &amp; REC</b></td> <td>\$807.72</td> </tr> <tr> <td><b>SINGLE LOT</b></td> <td>\$55.00</td> <td><b>ELECT. PERMIT</b></td> <td>\$115.00</td> </tr> <tr> <td><b>SPRINKLER</b></td> <td>\$150.00</td> <td><b>SCHOOLS</b></td> <td>\$7,269.48</td> </tr> <tr> <td><b>ZONING</b></td> <td>\$55.00</td> <td><b>MHB FEE</b></td> <td>\$50.00</td> </tr> </table>		<b>BOCA FEE</b>	\$241.68	<b>FIRE DIST 4</b>	\$838.20	<b>ELECT. ADMIN.</b>	\$10.00	<b>PARKS &amp; REC</b>	\$807.72	<b>SINGLE LOT</b>	\$55.00	<b>ELECT. PERMIT</b>	\$115.00	<b>SPRINKLER</b>	\$150.00	<b>SCHOOLS</b>	\$7,269.48	<b>ZONING</b>	\$55.00	<b>MHB FEE</b>	\$50.00										
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**OFFICE USE ONLY**

<b>MINIMUM YARD REQUIREMENTS</b>				<b>APPROVALS:</b>			
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>			<b>BUILDING</b>	HD 02/02/2024	<b>FLOODPLAIN ZONE</b>	KN 02/05/2024
<b>FRONT</b>	<b>FRONT</b>	35 FT		<b>ZONING</b>	RD 02/20/2024	<b>PLUMBING</b>	CG 02/06/2024
<b>SIDE</b>	<b>SIDE</b>	20 FT		<b>SEDIMENT</b>	AK 01/25/2024	<b>ENV. HEALTH</b>	CGH 02/06/2024
<b>REAR</b>	<b>REAR</b>	50 FT		<b>PUB. SEWER</b>	N/A	<b>HISTORIC</b>	N/A
<b>SIDE STREET</b>	<b>SIDE STREET</b>	FT		<b>S.W. MGT.</b>	KN 02/14/2024	<b>SHA</b>	N/A
<b>MAX. HGHT</b>	<b>MAX. HGHT</b>	40 FT		<b>ENTRANCE</b>	DB 02/05/2024	<b>MECHANICAL</b>	CG 02/06/2024
				<b>FIRE MARSHAL</b>	JB 02/06/2024	<b>ELECTRICAL</b>	CG 01/25/2024
				<b>BACKFLOW</b>	CG 02/06/2024	<b>FOOD SERVICE</b>	N/A

DATE APPROVED: 2-29-24 ADMINISTRATOR APPROVAL: Vincent Swinson