



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

ZONING CERTIFICATE #: Z24-01-0016

Date of Application: 01/17/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804071549	111 N LAKE DR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	COOPER, DOUGLAS & KELLY	TAX MAP 0076	BLOCK N	PARCEL 0014
OWNER ADDRESS:	111 N LAKE DR STEVENSVILLE, MD 21666	LOT 32	SECTION	ZONED NC-1
HOME PHONE:	(470) 570-5746	CRITICAL AREA YES		ACREAGE 0.97
		SUBDIVISION TOWER GARDENS		
		BUILDING VALUE \$25,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	VICTOR SKINNER	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	7808 Beddington Ct CLINTON, MD 20735	ELECTRICAL PERMIT #: EZ24-01-0016	
PHONE:	(240) 804-7350	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: REMOVE EXISTING 18' X 40' INGROUND VINYL POOL AND REPLACE WITH 18' X 36' INGROUND CONCRETE POOL. REMOVE AND REPLACE IN KIND 1200 SQ FT OF CONCRETE PATIO.

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	01/23/2024 LAWSON E-638
ENV. HEALTH	04/05/2024 JEN
HOA REVIEW	01/24/2024 MP
S.W. MGT.	04/03/2024 JK
SKI	04/08/2024 AC
ZONING	04/01/2024 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:
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Victor Skinner* DATE APPROVED: 4-19-24



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

ZONING CERTIFICATE #: Z23-10-0356

Date of Application: 10/30/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805005620	640 CHESTER RIVER BEACH RD	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	NICHOLSON, GEORGE	TAX MAP 058E	BLOCK A	PARCEL 0568
OWNER ADDRESS:	111 WYE RIVER DR QUEENSTOWN, MD 21658	LOT 39ETC	SECTION	ZONED NC-8
HOME PHONE:	(443) 336-5002	CRITICAL AREA YES		ACREAGE 0.75
		SUBDIVISION CHESTER RIVER BEACH		
		BUILDING VALUE \$2,500.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	HEATHERWOOD CONSULTING	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	9879 Fox Hill Ct ELLCOTT CITY, MD 21042	ELECTRICAL PERMIT #: EZ22-12-0439	
PHONE:	(410) 781-8282	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: INSTALL BOAT LIFT AND JET SKI LIFT ON EXISTING PILES FOR EXISTING 92' PIER.			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	10/24/2023 BISHOP E-1538
FLOODPLAIN ZONE	03/12/2024 KN
ZONING	03/12/2024 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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 FLOOD ZONE: AE BFE:6 ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 8 FEET
 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: *V. J. Swanson* DATE APPROVED: 4-19-24



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

BUILDING PERMIT No.: BR24-03-0150
 Date of Application: 03/05/2024

BUILDING PERMIT

BUILDING LOCATION 133 NIGHTHAWK DR CHESTER TAX ACCOUNT 1804126333 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.152 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 269 ZONED SMPD FRONTAGE DEPTH		PROPERTY OWNERS: MAYER TRUSTEE, KAREN RICE TRUSTEE, THOMAS 133 NIGHTHAWK DR CHESTER, MD 21619 HOME PHONE: (240) 882-3151 APPLICANT: PERMIT SERVICE, INC BRENDA GARVER 2011 Fraley Ln STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE RENOVATION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$5,000.00		FEES SPRINKLER \$100.00 ZONING \$55.00 ELECT. ADMIN. \$10.00 RENOVATION \$35.00 ELECT. PERMIT \$60.00 PERMIT FEE	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# MHIC NEW LIFE CONSTRUCTION 21483 (410) 320-7557 ELECTRICIAN JJ CLOW & SONS ELECTRIC E-#155 (410) 827-6447 ER24-03-0150			
DESCRIPTION OF WORK: CONVERT EXISTING COVERED PORCH TO 15' X 12' (4) SEASON ROOM.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: 180 THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA: 180	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE PUBLIC HEATING SYSTEM: EXISTING CENTRAL AIR: YES FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE PUBLIC

The undersigned hereby certifies and agrees as follows: (1) That he/she is authorized to make this application; (2) that the information is correct; (3) that he/she will comply with all regulations of Queen Anne's County which are applicable thereto; (4) that he/she will perform no work on the above referenced property not specifically described in this application; (5) that he/she grants County Officials the right to enter onto this property for the purpose of inspecting the work permitted and posting notices.

NOTE: Separate electrical and plumbing permits are required! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered if construction is continuous.

Conditions:

QUEEN ANNE'S COUNTY FIRE MARSHAL: THIS PERMIT IS APPROVED SUBJECT TO THE ENCLOSED STATED COMMENTS. NO INSPECTION WILL BE COMPLETED UNLESS APPROVED STAMPED PLANS AND COMMENTS ARE ON SITE. FOR INFORMATION OR TO ARRANGE AN INSPECTION CALL 410-758-4500 EXT. 1144. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	FT	PRINCIPLE STRUCTURE	FT
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	03/14/2024	FLOODPLAIN ZONE	N/A
ZONING	MO	03/20/2024	PLUMBING	N/A
SEDIMENT		N/A	ENV. HEALTH	JEN 03/15/2024
PUB. SEWER	DT	03/18/2024	HISTORIC	N/A
S.W. MGT.		N/A	SHA	N/A
ENTRANCE		N/A	MECHANICAL	N/A
FIRE MARSHAL	JL	03/20/2024	ELECTRICAL	04/09/2024
BACKFLOW		N/A	FOOD SERVICE	N/A

DATE APPROVED: 4-19-24

ADMINISTRATOR APPROVAL: Karen 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.: BR24-03-0234

Date of Application: 03/28/2024

BUILDING PERMIT

BUILDING LOCATION 405 LANDS END RD CENTREVILLE TAX ACCOUNT 1803024296 SUBDIVISION CRITICAL AREA YES ACREAGE 43.53 TAX MAP 0021 GRID 0020 PARCEL 0027 SECTION BLOCK LOT ZONED CS FRONTAGE DEPTH		PROPERTY OWNERS: NICHOLS NEFF INVESTMENTS LLC GIBBONS-NEFF, MORTON 1426 CEDAR LANE FARM RD HOME PHONE: (410) 974-6843 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE AGRICULTURE PROPOSED USE DEMOLITION REVISED PROPOSED USE CONSTRUCTION VALUE \$5,000.00		FEES DEMOLITION \$50.00 ZONING \$55.00 PERMIT FEE	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# MHIC CHESTER RIVER LANDSCAPING MHIC#99142 (410) 708-0900			
DESCRIPTION OF WORK: DEMOLISH EXISTING DOUBLE SILO STRUCTURE			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: DEMO	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA:	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE PRIVATE HEATING SYSTEM: FIREPLACE:	# BATHROOMS: 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.

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	TD	04/12/2024
ZONING	RO	04/15/2024
SEDIMENT		N/A
PUB. SEWER		N/A
S.W. MGT.		N/A
ENTRANCE		N/A
FIRE MARSHAL		N/A
BACKFLOW		N/A

FLOODPLAIN ZONE	KA	04/15/2024
PLUMBING		N/A
ENV. HEALTH	JEN	04/15/2024
HISTORIC		N/A
SHA		N/A
MECHANICAL		N/A
ELECTRICAL		N/A
FOOD SERVICE		N/A

DATE APPROVED: 4-19-24 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.: BR24-03-0218
 Date of Application: 03/25/2024

BUILDING PERMIT

BUILDING LOCATION 312 TALBOT RD STEVENSVILLE TAX ACCOUNT 1804056108 SUBDIVISION KENT ISLAND ESTATES CRITICAL AREA YES ACREAGE 0.688 TAX MAP 0070 GRID 0000 PARCEL 0109 SECTION 1 BLOCK J LOT 33 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: GREENFIELD, RODNEY 312 TALBOT RD STEVENSVILLE, MD 21666 HOME PHONE: (630) 987-9455 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE ADDITION TO RESIDENCE REVISED PROPOSED USE RENOVATION/ADDITION TO RESIDENCE CONSTRUCTION VALUE \$10,000.00		FEES ZONING \$55.00 BOCA FEE \$35.20	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# MHIC REYES CONSTRUCTION MHIC-153887 (410) 725-8430			
DESCRIPTION OF WORK: REPLACE DECK BOARDS ON EXISTING 10' X 20' DECK AND EXTEND BY 16'6" X 10' TO CREATE 36'6" X 10' DECK, CONVERT 9' X 10' PORTION OF EXISTING DECK INTO SCREEN PORCH AND EXTEND BY 10' X 12' TO CREATE 21' X 10' SCREEN PORCH.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: 150 OTHER: TOTAL FLOOR AREA: 380	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH: 230	# BEDROOMS: ROAD TYPE: WATER TYPE PRIVATE HEATING SYSTEM: FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE PRIVATE CENTRAL AIR:

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:

OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. OWNER MUST PLANT (1) 4'-6- TALL CONTAINER GROWN NATIVE TREES WITHIN 45 DAYS CALL 410-758-4088 FOR INSPECTION

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	FT	PRINCIPLE STRUCTURE	FT
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	HD	04/12/2024
ZONING	RO	04/12/2024
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	JEN 04/12/2024
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	N/A
FOOD SERVICE	N/A

DATE APPROVED:

4-19-26

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.: BR24-04-0283
 Date of Application: 04/16/2024

BUILDING PERMIT

BUILDING LOCATION 106 RACETRACK RD SUDLERSVILLE TAX ACCOUNT 1801009869 SUBDIVISION CRITICAL AREA NO ACREAGE 4.4 TAX MAP 0019 GRID 0007 PARCEL 0064 SECTION BLOCK LOT ZONED AG FRONTAGE DEPTH		PROPERTY OWNERS: HILLIARD, NICOLE 100 RACETRACK RD SUDLERSVILLE, MD 21668 HOME PHONE: (443) 786-8241 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENTIAL PROPOSED USE RENOVATION TO ACCESSORY BLDG REVISED PROPOSED USE CONSTRUCTION VALUE \$2,500.00		FEES BOCA FEE \$35.00 ELECT. PERMIT \$60.00 ELECT. ADMIN. \$10.00 RENOVATION PERMIT FEE \$35.00 ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000 PLUMBER LEGACY MECHANICAL GROUP PR-356 (443) 282-0042 P-0396-24 ELECTRICIAN A M WEBB ELECTRIC E-000237-2022 (410) 490-4040 ER24-04-0283			
DESCRIPTION OF WORK: RENOVATION TO POLE BUILDING UNDER CONSTRUCTION (BR23-12-0874) OF 6' X 8' BATHROOM. TO INCLUDE TOILET, VANITY AND MOP SINK.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: 48 THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA: 48		FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH: # BEDROOMS: ROAD TYPE: WATER TYPE PRIVATE SEWER TYPE PRIVATE HEATING SYSTEM: BASEBOARD CENTRAL AIR: NO FIREPLACE:	

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.

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Conditions:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:				
ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE		BUILDING	HD	04/17/2024	FLOODPLAIN ZONE	N/A
FRONT	FT	FRONT	FT	ZONING	MO	04/16/2024	PLUMBING	CA 04/16/2024
SIDE	FT	SIDE	FT	SEDIMENT		N/A	ENV. HEALTH	CS 04/17/2024
REAR	FT	REAR	FT	PUB. SEWER		N/A	HISTORIC	N/A
SIDE STREET	FT	SIDE STREET	FT	S.W. MGT.		N/A	SHA	N/A
MAX. HGHT	FT	MAX. HGHT	FT	ENTRANCE		N/A	MECHANICAL	N/A
				FIRE MARSHAL		N/A	ELECTRICAL	04/19/2024
				BACKFLOW		N/A	FOOD SERVICE	N/A

DATE APPROVED: 4-19-24 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.: BR24-03-0142
 Date of Application: 03/01/2024

BUILDING PERMIT

BUILDING LOCATION 157 WARBLER WAY CHESTER TAX ACCOUNT 1804126450 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.151 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 386 ZONED SMPD FRONTAGE 48.5 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 type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE 4SEASONS -SFD REVISED PROPOSED USE CONSTRUCTION VALUE \$195,000.00		FEES ELECT. PERMIT \$155.00 SINGLE LOT \$55.00 4SEASNDRRRA \$7,750.00 MHB FEE \$50.00 ZONING \$55.00 SPRINKLER \$150.00 ELECT. ADMIN. \$10.00 BOCA FEE \$330.36																															
<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-0339-24</td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-0346-24</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS SERVICES</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>ER24-03-0142</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-0343-24</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-0339-24	SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-0346-24	ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 261-4943	ER24-03-0142	PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0343-24
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																														
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SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-0346-24																													
ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 261-4943	ER24-03-0142																													
PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0343-24																													
DESCRIPTION OF WORK: CONSTRUCT ONE STORY SFD. 39'4" X 76'4" OVERALL TO INCLUDE 20' X 20'4" & 10' X 14'9" (3) CAR GARAGE, 12' X 15'2" SCREENED PATIO, AND 6' X 19'4" , 8' X 6'8" "L" SHAPED FRONT PORCH. MODEL - KELLY FD PHASE III 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,143 THIRD FLOOR: GARAGE: 567 DECK: OTHER: 180 SCREENED PATIO TOTAL FLOOR AREA: 3,058	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH: 168	# BEDROOMS: 2 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 2 SPRINKLER: YES SEWER TYPE: PUBLIC CENTRAL AIR: YES																														

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Conditions:
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OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT	FRONT 20 FT
SIDE	SIDE 5 FT
REAR	REAR 10 FT
SIDE STREET	SIDE STREET FT
MAX. HGHT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	HD	04/19/2024	FLOODPLAIN ZONE	HD	03/07/2024
ZONING	MO	04/15/2024	PLUMBING	Ch	03/12/2024
SEDIMENT	TR	01/25/2024	ENV. HEALTH	JEN	03/07/2024
PUB. SEWER	DT	03/07/2024	HISTORIC		N/A
S.W. MGT.	HN	03/07/2024	SHA		N/A
ENTRANCE	DS	03/07/2024	MECHANICAL	Ch	03/12/2024
FIRE MARSHAL	JB	04/17/2024	ELECTRICAL		03/07/2024
BACKFLOW	Ch	03/12/2024	FOOD SERVICE		N/A

DATE APPROVED:

4-19-24

ADMINISTRATOR APPROVAL:

Vuong J. Simson



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

BUILDING PERMIT No.: BR24-03-0143
 Date of Application: 03/01/2024

BUILDING PERMIT

BUILDING LOCATION 132 NIGHTHAWK DR CHESTER TAX ACCOUNT 1804126352 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.178 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 288 ZONED SMPD FRONTAGE 44.8 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 type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" 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>ZONING</td> <td>\$55.00</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$468.56</td> <td>4SEASNDRA</td> <td>\$7,750.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$155.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> </table>		ZONING	\$55.00	MHB FEE	\$50.00	BOCA FEE	\$468.56	4SEASNDRA	\$7,750.00	SINGLE LOT	\$55.00	ELECT. ADMIN.	\$10.00	ELECT. PERMIT	\$155.00	SPRINKLER	\$150.00														
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BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,008 THIRD FLOOR: GARAGE: 570 DECK: OTHER: 280 SCREENED PATIO TOTAL FLOOR AREA: 4,248	FIN BASEMENT: SECOND FLOOR: 1210 FOURTH FLOOR: CARPORT: PORCH: 180	# BEDROOMS: 5 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 5 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:
 LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. 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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING HD	03/12/2024	FLOODPLAIN ZONE No	03/12/2024
FRONT FT	FRONT 20 FT	ZONING MD	04/15/2024	PLUMBING Ch	03/12/2024
SIDE FT	SIDE 5 FT	SEDIMENT DP	01/25/2024	ENV. HEALTH JEN	03/12/2024
REAR FT	REAR 10 FT	PUB. SEWER DP	03/12/2024	HISTORIC	N/A
SIDE STREET FT	SIDE STREET FT	S.W. MGT. KN	03/12/2024	SHA	N/A
MAX. HGHT FT	MAX. HGHT 40 FT	ENTRANCE DS	03/12/2024	MECHANICAL Ch	03/12/2024
		FIRE MARSHAL Ch	03/21/2024	ELECTRICAL	03/07/2024
		BACKFLOW Ch	03/12/2024	FOOD SERVICE	N/A

DATE APPROVED: 4-19-24 **ADMINISTRATOR APPROVAL:** *Walter 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.: BR24-03-0175
 Date of Application: 03/12/2024

BUILDING PERMIT

BUILDING LOCATION 242 PERRYS RETREAT BLVD GRASONVILLE TAX ACCOUNT 1805126965 SUBDIVISION PERRY'S RETREAT CRITICAL AREA NO ACREAGE 0.138 TAX MAP 058H GRID 0021 PARCEL 0201 SECTION BLOCK LOT 114 ZONED GPRN FRONTAGE DEPTH		PROPERTY OWNERS: TOR PERRYS LLC SHECKELLS, FRED PO BOX 257 FALLSTON, MD 21047 HOME PHONE: APPLICANT: PERMITS PLUS, INC TERRI MCNICHOLAS Po Box 690 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
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OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE	
FRONT	FT	FRONT	15 FT
SIDE	FT	SIDE	5 FT
REAR	FT	REAR	20 FT
SIDE STREET	FT	SIDE STREET	FT
MAX. HGHT	FT	MAX. HGHT	40 FT

APPROVALS:

BUILDING	HD	03/18/2024	FLOODPLAIN ZONE	KN	03/22/2024
ZONING	MO	03/20/2024	PLUMBING	Ch	03/21/2024
SEDIMENT	AL	03/02/2023	ENV. HEALTH	Jen	03/19/2024
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ENTRANCE	DB	03/20/2024	MECHANICAL	Ch	03/21/2024
FIRE MARSHAL	JB	04/01/2024	ELECTRICAL		04/16/2024
BACKFLOW	Ch	03/21/2024	FOOD SERVICE		N/A

DATE APPROVED: 4-19-24

ADMINISTRATOR APPROVAL: Vern 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.: BR24-03-0158

Date of Application: 03/07/2024

BUILDING PERMIT

BUILDING LOCATION 168 PATHFINDER CIR GRASONVILLE TAX ACCOUNT 1805126953 SUBDIVISION PERRY'S RETREAT CRITICAL AREA NO ACREAGE 0.156 TAX MAP 058H GRID 0021 PARCEL 0201 SECTION BLOCK LOT 100 ZONED GPRN FRONTAGE DEPTH		PROPERTY OWNERS: TOR PERRYS LLC SHECKELLS, FRED PO BOX 257 FALLSTON, MD 21047 HOME PHONE: APPLICANT: PERMITS PLUS, INC TERRI MCNICHOLAS Po Box 690 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 56' X 37' OVERALL TO INCLUDE 20' X 21' GARAGE, 10' X 14' REAR COVERED PORCH, AND 6' X 8' FRONT PORCH. SECOND FLOOR 36' X 37' OVERALL MODEL: COLUMBIA, ELEVATION A.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) <table border="0"> <tr> <td>UNFIN. BASEMENT:</td> <td>FIN BASEMENT:</td> </tr> <tr> <td>FIRST FLOOR: 1,112</td> <td>SECOND FLOOR: 1332</td> </tr> <tr> <td>THIRD FLOOR:</td> <td>FOURTH FLOOR:</td> </tr> <tr> <td>GARAGE: 420</td> <td>CARPOR:</td> </tr> <tr> <td>DECK:</td> <td>PORCH: 188</td> </tr> <tr> <td>OTHER:</td> <td></td> </tr> <tr> <td colspan="2">TOTAL FLOOR AREA: 3,052</td> </tr> </table>		UNFIN. BASEMENT:	FIN BASEMENT:	FIRST FLOOR: 1,112	SECOND FLOOR: 1332	THIRD FLOOR:	FOURTH FLOOR:	GARAGE: 420	CARPOR:	DECK:	PORCH: 188	OTHER:		TOTAL FLOOR AREA: 3,052		CONSTRUCTION TYPE: WOOD FRAME <table border="0"> <tr> <td># BEDROOMS: 4</td> <td># BATHROOMS: 3</td> </tr> <tr> <td>ROAD TYPE: COUNTY</td> <td>SPRINKLER: YES</td> </tr> <tr> <td>WATER TYPE: PUBLIC</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: NONE</td> </tr> </table>		# BEDROOMS: 4	# BATHROOMS: 3	ROAD TYPE: COUNTY	SPRINKLER: YES	WATER TYPE: PUBLIC	SEWER TYPE: PUBLIC	HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES		FIREPLACE: NONE							
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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:

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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN EV CHARGING STATION REQUIRED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 15 FT
SIDE FT	SIDE 5 FT
REAR FT	REAR 20 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING <i>HD</i>	03/18/2024
ZONING <i>MB</i>	03/19/2024
SEDIMENT <i>AP</i>	03/02/2023
PUB. SEWER <i>BT</i>	03/19/2024
S.W. MGT. <i>KW</i>	03/22/2024
ENTRANCE <i>DB</i>	03/20/2024
FIRE MARSHAL <i>JB</i>	03/28/2024
BACKFLOW <i>Ch</i>	03/21/2024

FLOODPLAIN ZONE <i>As</i>	03/22/2024
PLUMBING <i>Ch</i>	03/21/2024
ENV. HEALTH <i>Jen</i>	03/19/2024
HISTORIC	N/A
SHA	N/A
MECHANICAL <i>Ch</i>	03/21/2024
ELECTRICAL	04/16/2024
FOOD SERVICE	N/A

DATE APPROVED: 4-19-24

ADMINISTRATOR APPROVAL: *Karen G Swinson*