



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

BUILDING PERMIT No.: BC24-03-0022  
 Date of Application: 03/22/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 1630 MAIN ST SUITE 108 STEVENSVILLE MD 21666  <b>TAX ACCOUNT</b> 1804118006  <b>SUBDIVISION</b> <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 3.99 <b>TAX MAP</b> 0057 <b>GRID</b> 0002 <b>PARCEL</b> 0008A <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 2 <b>ZONED TC</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> ANNE ARUNDEL REAL ESTATE HOLDING COMPANY 1997 ANNAPOLIS EXCHANGE PKWY SUITE 430  <b>HOME PHONE:</b> (443) 742-0420 <b>APPLICANT:</b> CRGA DESIGN JOHN ZIERDT  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
<b>EXISTING USE</b> LUMINUS HEALTH  <b>PROPOSED USE</b> RENOVATION  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$75,000.00		<b>FEES</b> <b>FIRE MARSHAL FEE</b> \$176.00 <b>RENOVATION PERMIT FEE</b> \$525.00 <b>ELECT. ADMIN.</b> \$10.00 <b>ELECT. PERMIT</b> \$245.00 <b>ZONING</b> \$55.00																															
<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>GENERAL</td> <td>BUILDING MAINTENANCE SERVICE LLC 929 S PICKETT ST, ALEXANDRIA, VA 22304</td> <td>MD-13239078</td> <td>(703) 517-8307</td> <td></td> </tr> <tr> <td>PLUMBER</td> <td>AIR LLC ADVANCED INDOOR RESOURCES</td> <td>PN-737</td> <td>(410) 382-2420</td> <td>P-0448-24</td> </tr> <tr> <td>ELECTRICIAN</td> <td>CITY GENERAL INC</td> <td>E-000314-2024</td> <td>(202) 832-0783</td> <td>EC24-03-0022</td> </tr> <tr> <td>HVAC</td> <td>DOUBLE R AC AND HEATING</td> <td>HM-637</td> <td>(240) 603-1358</td> <td>H-0546-24</td> </tr> <tr> <td>SPRINKLER</td> <td>RELIANCE FIRE PROTECTION INC</td> <td>MSC-#36</td> <td>(443) 989-3000</td> <td></td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	GENERAL	BUILDING MAINTENANCE SERVICE LLC 929 S PICKETT ST, ALEXANDRIA, VA 22304	MD-13239078	(703) 517-8307		PLUMBER	AIR LLC ADVANCED INDOOR RESOURCES	PN-737	(410) 382-2420	P-0448-24	ELECTRICIAN	CITY GENERAL INC	E-000314-2024	(202) 832-0783	EC24-03-0022	HVAC	DOUBLE R AC AND HEATING	HM-637	(240) 603-1358	H-0546-24	SPRINKLER	RELIANCE FIRE PROTECTION INC	MSC-#36	(443) 989-3000	
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SPRINKLER	RELIANCE FIRE PROTECTION INC	MSC-#36	(443) 989-3000																														
<b>DESCRIPTION OF WORK:</b> RENOVATION/TENANT FIT OUT TO EXISTING TENANT SPACE FOR "BAY AREA ORTHOPEDICS SPORTS MEDICINE". REMOVE EXISTING FIXTURES, GYM EQUIPMENT, DOORS & WALLS WHERE NEEDED AND REPLACE WITH NEW. INSTALL/UPDATE PLUMBING, ELECTRICAL AND MECHANICAL AS NEEDED. EXISTING BATHROOMS TO REMAIN. INSTALL 10 SPRINKLER HEADS TO EXISTING SYSTEM. INSTALL PARTITION WALL NEXT TO GYM TO CREATE NEW TENANT SPACE "SUITE 110".																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b> UNFIN. BASEMENT:                      FIN BASEMENT: FIRST FLOOR:                      SECOND FLOOR: THIRD FLOOR:                      FOURTH FLOOR: GARAGE:                      CARPORT: DECK:                      PORCH: OTHER: <b>TOTAL FLOOR AREA:</b>		<b>CONSTRUCTION TYPE: OTHER</b> # BEDROOMS:                      # BATHROOMS: ROAD TYPE:                      SPRINKLER: WATER TYPE PUBLIC                      SEWER TYPE PUBLIC HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES 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.

**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. 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. PER QUEEN ANNES COUNTY FIRE MARSHAL, ADDITIONAL SPRINKLER HEADS MUST BE INSPECTED PRIOR TO CLOSING IN THE CEILING.

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	HD	04/09/2024
ZONING	MO	04/10/2024
SEDIMENT		N/A
PUB. SEWER	DT	05/30/2024
S.W. MGT.		N/A
ENTRANCE		N/A
FIRE MARSHAL	JM	04/29/2024
BACKFLOW		N/A

FLOODPLAIN ZONE	N/A
PLUMBING	CJ 05/01/2024
ENV. HEALTH	JEN 05/30/2024
HISTORIC	N/A
SHA	N/A
MECHANICAL	CN 05/01/2024
ELECTRICAL	04/08/2024
FOOD SERVICE	N/A

DATE APPROVED: 6-3-24

ADMINISTRATOR APPROVAL: *Vivian J. Ginnison*



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

BUILDING PERMIT No.: BR24-04-0290  
 Date of Application: 04/18/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 152 TALL PINES LN GRASONVILLE  <b>TAX ACCOUNT</b> 1805050928 <b>SUBDIVISION</b> TALL PINES <b>CRITICAL AREA NO</b> <b>ACREAGE</b> 0.328 <b>TAX MAP</b> 0581 <b>GRID</b> 0022 <b>PARCEL</b> 0305 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 8 <b>ZONED</b> NC-20T <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> EWING, JOSEPH CARROLL, KEVIN 152 TALL PINES LN GRASONVILLE, MD 21638  <b>HOME PHONE:</b> (443) 786-6630  <b>APPLICANT:</b>  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> SOLAR PANELS  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$24,000.00		<b>FEES</b> <b>ELECT. ADMIN.</b> \$10.00 <b>ELECT. PERMIT</b> \$256.00 <b>SOLAR ARRAYS</b> \$250.00 <b>COPIES AND</b> \$30.00 1-50 <b>MISC</b> <b>ZONING</b> \$55.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> MHIC                              PERFECT WATER SOLUTIONS INC              MHIC 118714    (856) 906-5771		<b>ELECTRICIAN</b> JG BENJAMINS ELECTRIC LLC              E-1609              (301) 655-8759    ER24-04-0290	
<b>DESCRIPTION OF WORK:</b> INSTALL (32) 400 WATT ROOF MOUNTED SOLAR PANELS TO ROOF OF EXISTING SFD.			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b>	
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b>	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPORT:</b> <b>PORCH:</b>	<b># BEDROOMS:</b> <b>ROAD TYPE:</b> <b>WATER TYPE</b> PUBLIC <b>HEATING SYSTEM:</b> <b>FIREPLACE:</b>	<b># BATHROOMS:</b> <b>SPRINKLER:</b> <b>SEWER TYPE:</b> PUBLIC <b>CENTRAL AIR:</b>

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. ANY RESIDENTIAL OCCUPANCY THAT IS EQUIPPED WITH SOLAR PANELS MOUNT ON TO ANY PORTION OF THE DWELLING SHALL BE PROVIDED WITH AN EXTERIOR EMERGENCY POWER SHUT OFF. THIS SHUT OFF SHALL BE CLEARLY IDENTIFIED AND NOT BLOCKED WITH ANY FIXTURES, FURNITURE, BRUSH AND/OR LANDSCAPING.

**OFFICE USE ONLY**

<b>MINIMUM YARD REQUIREMENTS</b>				<b>APPROVALS:</b>			
<b>ACCESSORY STRUCTURE</b>		<b>PRINCIPLE STRUCTURE</b>		<b>BUILDING</b> HD	04/26/2024	<b>FLOODPLAIN ZONE</b>	N/A
<b>FRONT</b>	FT	<b>FRONT</b>	FT	<b>ZONING</b> PO	05/10/2024	<b>PLUMBING</b>	N/A
<b>SIDE</b>	FT	<b>SIDE</b>	FT	<b>SEDIMENT</b>	N/A	<b>ENV. HEALTH</b>	N/A
<b>REAR</b>	FT	<b>REAR</b>	FT	<b>PUB. SEWER</b>	N/A	<b>HISTORIC</b>	N/A
<b>SIDE STREET</b>	FT	<b>SIDE STREET</b>	FT	<b>S.W. MGT.</b>	N/A	<b>SHA</b>	N/A
<b>MAX. HGHT</b>	FT	<b>MAX. HGHT</b>	FT	<b>ENTRANCE</b>	N/A	<b>MECHANICAL</b>	N/A
				<b>FIRE MARSHAL</b>	N/A	<b>ELECTRICAL</b>	04/18/2024
				<b>BACKFLOW</b>	N/A	<b>FOOD SERVICE</b>	N/A

**DATE APPROVED:** 6-3-24      **ADMINISTRATOR APPROVAL:** *Vivian J. Ginnison*





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

BUILDING PERMIT No.: BR24-03-0159  
 Date of Application: 03/08/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 128 TWIN COVE DR STEVENSVILLE  <b>TAX ACCOUNT</b> 1804098099 <b>SUBDIVISION</b> TWIN COVE ESTATES <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 18.01 <b>TAX MAP</b> 0076 <b>GRID</b> 0002 <b>PARCEL</b> 0031 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 8 <b>ZONED CS</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> MARQUART, LAURA & JASON 128 TWIN COVE DR STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (301) 367-1535 <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> ACCESSORY STRUCTURE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$5,000.00		<b>FEES</b> <b>BOCA FEE</b> \$35.00 <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>DESCRIPTION OF WORK:</b> REVISION TO (BR21-01-0072) INSTALL 12' X 24' PREFAB SHED WITH 1650 SQFT GRAVEL PAD.			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> <b>OTHER:</b> 288 <b>TOTAL FLOOR AREA:</b> 288	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b>	<b># BEDROOMS:</b> <b>ROAD TYPE:</b> <b>WATER TYPE</b> PRIVATE <b>HEATING SYSTEM:</b> <b>FIREPLACE:</b>	<b># BATHROOMS:</b> <b>SPRINKLER:</b> <b>SEWER TYPE</b> PRIVATE <b>CENTRAL AIR:</b>

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

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

**Conditions:**  
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN PRIOR TO CERTIFICATE OF OCCUPANCY DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. ANY ELECTRICAL WORK ADDED TO THIS STRUCTURE WILL REQUIRE AN APPROVED QUEEN ANNE'S COUNTY ELECTRICAL PERMIT AND AN INSPECTION BY THE MIDDLE DEPARTMENT INSPECTION AGENCY. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

**OFFICE USE ONLY**

<b>MINIMUM YARD REQUIREMENTS</b>		<b>APPROVALS:</b>			
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	BUILDING <b>HD</b>	03/20/2024	FLOODPLAIN ZONE	N/A
FRONT 40 FT	FRONT FT	ZONING <b>PO</b>	03/21/2024	PLUMBING	N/A
SIDE 3 FT	SIDE FT	SEDIMENT	N/A	ENV. HEALTH <b>CS</b>	03/21/2024
REAR 100 FT	REAR FT	PUB. SEWER	N/A	HISTORIC	N/A
SIDE STREET FT	SIDE STREET FT	S.W. MGT. <b>KN</b>	03/26/2024	SHA	N/A
MAX. HGHT 40 FT	MAX. HGHT FT	ENTRANCE	N/A	MECHANICAL	N/A
		FIRE MARSHAL	N/A	ELECTRICAL	N/A
		BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 6-3-24                      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.: BR24-04-0314

Date of Application: 04/29/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 118 PEREGRINE DR CHESTER  <b>TAX ACCOUNT</b> 1804126404 <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> 340 <b>ZONED SMPD</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>SPRINKLER</td> <td>\$150.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>BOCA FEE</td> <td>\$296.72</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$135.00</td> <td>4SEASNDRRRA</td> <td>\$7,750.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> </table>		SPRINKLER	\$150.00	ZONING	\$55.00	ELECT. ADMIN.	\$10.00	BOCA FEE	\$296.72	ELECT. PERMIT	\$135.00	4SEASNDRRRA	\$7,750.00	SINGLE LOT	\$55.00	MHB FEE	\$50.00														
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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-0587-24																													
SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-0593-24																													
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PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0589-24																													
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 1 STORY SFD. 35' X 80'4" OVERALL TO INCLUDE 19'8" X 20'2" GARAGE, 5' X 4'4" & 6' X 14'4" "L" SHAPED PORCH, AND 10'2" X 18'8" COVERED PATIO.  <b>MODEL:</b> JENKINS II DD (IN REVERSE) PHASE III 55+ RESTRICTED COMMUNITY																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b> <table border="0"> <tr> <td>UNFIN. BASEMENT:</td> <td>FIN BASEMENT:</td> </tr> <tr> <td>FIRST FLOOR: 1,996</td> <td>SECOND FLOOR:</td> </tr> <tr> <td>THIRD FLOOR:</td> <td>FOURTH FLOOR:</td> </tr> <tr> <td>GARAGE: 398</td> <td>CARPORIT:</td> </tr> <tr> <td>DECK:</td> <td>PORCH: 127</td> </tr> <tr> <td>OTHER: 190 COVERED PATIO</td> <td></td> </tr> <tr> <td><b>TOTAL FLOOR AREA: 2,711</b></td> <td></td> </tr> </table>		UNFIN. BASEMENT:	FIN BASEMENT:	FIRST FLOOR: 1,996	SECOND FLOOR:	THIRD FLOOR:	FOURTH FLOOR:	GARAGE: 398	CARPORIT:	DECK:	PORCH: 127	OTHER: 190 COVERED PATIO		<b>TOTAL FLOOR AREA: 2,711</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME  <table border="0"> <tr> <td># BEDROOMS: 2</td> <td># BATHROOMS: 2</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>HEATING SYSTEM: GAS</td> <td>CENTRAL AIR: YES</td> </tr> <tr> <td>FIREPLACE: GAS</td> <td></td> </tr> </table>		# BEDROOMS: 2	# BATHROOMS: 2	ROAD TYPE: COUNTY	SPRINKLER: YES	WATER TYPE PUBLIC	SEWER TYPE PUBLIC	HEATING SYSTEM: GAS	CENTRAL AIR: YES	FIREPLACE: GAS							
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HEATING SYSTEM: GAS	CENTRAL AIR: YES																																
FIREPLACE: 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:**  
 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 LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

<b>MINIMUM YARD REQUIREMENTS</b>				<b>APPROVALS:</b>			
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	BUILDING	05/09/2024	FLOODPLAIN ZONE	05/09/2024		
FRONT	FRONT 20 FT	ZONING	05/18/2024	PLUMBING	05/14/2024		
SIDE	SIDE 5 FT	SEDIMENT	01/25/2024	ENV. HEALTH	05/10/2024		
REAR	REAR 10 FT	PUB. SEWER	05/13/2024	HISTORIC	N/A		
SIDE STREET	SIDE STREET FT	S.W. MGT.	05/09/2024	SHA	N/A		
MAX. HGHT	MAX. HGHT 40 FT	ENTRANCE	05/09/2024	MECHANICAL	05/14/2024		
		FIRE MARSHAL	05/29/2024	ELECTRICAL	05/06/2024		
		BACKFLOW	05/14/2024	FOOD SERVICE	N/A		

DATE APPROVED: 6-3-24                      ADMINISTRATOR APPROVAL: Vivian 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.: BR24-04-0249  
 Date of Application: 04/05/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 243 KINGFISHER LN CHESTER  <b>TAX ACCOUNT</b> 1804126503 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 0.168 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 463 <b>ZONED SMPD</b> <b>FRONTAGE</b> 60 <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> <b>ELECT. PERMIT</b> \$135.00 <b>ELECT. ADMIN.</b> \$10.00 <b>BOCA FEE</b> \$421.56 <b>SPRINKLER</b> \$150.00 <b>ZONING</b> \$55.00 <b>SINGLE LOT</b> \$55.00 <b>4SEASND RRA</b> \$7,750.00 <b>MHB FEE</b> \$50.00																															
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 1 STORY SFD. 49'4 X 79'4 OVERALL TO INCLUDE 8'8" X 12'2", 19'10" X 20'10" GARAGE, 4'2" X 5'10" FRONT PORCH, AND 13' X 22' 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>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b> <b>FIRST FLOOR:</b> 2,963 <b>SECOND FLOOR:</b> <b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b> <b>GARAGE:</b> 511 <b>CARPORT:</b> <b>DECK:</b> <b>PORCH:</b> 24 <b>OTHER:</b> 290 SCREENED PATIO <b>TOTAL FLOOR AREA:</b> 3,788		<b>CONSTRUCTION TYPE:</b> WOOD FRAME  <b># BEDROOMS:</b> 3 <b># BATHROOMS:</b> 4 <b>ROAD TYPE:</b> COUNTY <b>SPRINKLER:</b> YES <b>WATER TYPE:</b> PUBLIC <b>SEWER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>CENTRAL AIR:</b> YES <b>FIREPLACE:</b> GAS																															

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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 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. QUEEN ANNE'S COUNTY FIRE MARSHAL: THIS PERMIT IS APPROVED SUBJECT TO THE ENCLOSED STATED COMMENTS. NO INSPECTION WILL BE COMPLETED UNLESS APPROVED STAMPED PLANS AND COMMENTS ARE ON SITE. FOR INFORMATION OR TO ARRANGE AN INSPECTION CALL 410-758-4500 EXT. 1144.

**OFFICE USE ONLY**

MINIMUM YARD REQUIREMENTS				APPROVALS:			
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	BUILDING	TD	04/12/2024	FLOODPLAIN ZONE	KA	04/12/2024
<b>FRONT</b>	<b>FRONT</b>	ZONING	MB	05/23/2024	PLUMBING	Ch	04/16/2024
<b>SIDE</b>	<b>SIDE</b>	SEDIMENT	AP	01/25/2024	ENV. HEALTH	JEN	04/15/2024
<b>REAR</b>	<b>REAR</b>	PUB. SEWER	DT	04/15/2024	HISTORIC		N/A
<b>SIDE STREET</b>	<b>SIDE STREET</b>	S.W. MGT.	KA	04/12/2024	SHA		N/A
<b>MAX. HGHT</b>	<b>MAX. HGHT</b>	ENTRANCE	DB	04/12/2024	MECHANICAL	Ch	04/16/2024
		FIRE MARSHAL	JB	04/30/2024	ELECTRICAL		04/09/2024
		BACKFLOW	Ch	04/16/2024	FOOD SERVICE		N/A

DATE APPROVED: 4-3-24                      ADMINISTRATOR APPROVAL: Vivian 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.: BR24-04-0292

Date of Application: 04/18/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 273 KINGFISHER LN CHESTER  <b>TAX ACCOUNT</b> 1804126496 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.199 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 456 <b>ZONED</b> SMPD <b>FRONTAGE</b> 79 <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 type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" 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>ELECT. PERMIT</b> \$135.00 <b>ZONING</b> \$55.00 <b>SINGLE LOT</b> \$55.00 <b>MHB FEE</b> \$50.00 <b>SPRINKLER</b> \$150.00 <b>BOCA FEE</b> \$468.56 <b>4SEASNDRA</b> \$7,750.00 <b>ELECT. ADMIN.</b> \$10.00																															
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 39'4" X 80'4" OVERALL TO INCLUDE 10' X 6' & 20' X 6' "L" SHAPED PORCH, 10'5" X 14'10" & 20' X 19'11-1/2" "L" SHAPED GARAGE, AND 14'2" X 19'8" SCREENED PATIO. SECOND FLOOR 39'4" X 36'6" OVERALL.  <b>MODEL:</b> TUSCALOOSA FD (IN REVERSE) PHASE III 55+ AGE RESTRICTED COMMUNITY																																	
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<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 2,008 <b>THIRD FLOOR:</b> <b>GARAGE:</b> 570 <b>DECK:</b> <b>OTHER:</b> 280 SCREENED PATIO <b>TOTAL FLOOR AREA:</b> 4,248	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> 1210 <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 180	<b># BEDROOMS:</b> 5 <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>FIREPLACE:</b> GAS	<b># BATHROOMS:</b> 5 <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> PUBLIC <b>CENTRAL AIR:</b> YES																														

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**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

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

**APPROVALS:**

BUILDING <i>HD</i>	04/26/2024	FLOODPLAIN ZONE <i>KB</i>	04/26/2024
ZONING <i>MO</i>	05/24/2024	PLUMBING <i>Ch</i>	04/30/2024
SEDIMENT <i>TR</i>	01/25/2024	ENV. HEALTH <i>JEN</i>	04/26/2024
PUB. SEWER <i>DT</i>	04/29/2024	HISTORIC	N/A
S.W. MGT. <i>KN</i>	04/26/2024	SHA	N/A
ENTRANCE <i>DB</i>	04/26/2024	MECHANICAL <i>Ch</i>	04/30/2024
FIRE MARSHAL <i>JM</i>	05/22/2024	ELECTRICAL	04/23/2024
BACKFLOW <i>Ch</i>	04/30/2024	FOOD SERVICE	N/A

DATE APPROVED: 6-3-24

ADMINISTRATOR APPROVAL: *Vivian J Swinson*



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

ZONING CERTIFICATE #: Z24-04-0188

Date of Application: 04/29/2024

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803018059	410 WATSON RD	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	THOMPSON, JAMES & MARY ANN	TAX MAP 035I	BLOCK	PARCEL 0108
OWNER ADDRESS:	410 WATSON RD Centreville, MD 21638	LOT	SECTION	ZONED CS
HOME PHONE:	(410) 490-2978	CRITICAL AREA YES		ACREAGE 29.95
		SUBDIVISION		
		BUILDING VALUE \$10,200.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	B SQUARE CONSTRUCTION	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	22849 Peaviner Rd RIDGELY, MD 21660	ELECTRICAL PERMIT #:	
PHONE:	(443) 375-0497	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	AGRICULTURE/RESIDENCE	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 (3) SIDED 24' X 32' FARM STORAGE BUILDING			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	05/16/2024 GJH
FLOODPLAIN ZONE	05/15/2024 KN
SOIL CONSERVATION - PERMITTING	05/13/2024 JP
ZONING	05/14/2024 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.  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 APPROVED FARM PLAN ON FILE BUFFER ESTABLISHMENT NOT REQUIRED  
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

ADMINISTRATOR APPROVAL: *Nancy Swinson* DATE APPROVED: 6-3-24