



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

BUILDING PERMIT No.: BR24-07-0526

Date of Application: 07/05/2024

BUILDING PERMIT

BUILDING LOCATION 106 MANED GOOSE CT CHURCH HILL TAX ACCOUNT 1802025248 SUBDIVISION ASHLEIGH MANOR SOUTH CRITICAL AREA NO ACREAGE 1.68 TAX MAP 0023 GRID 0014 PARCEL 0196 SECTION BLOCK LOT 7 ZONED AG FRONTAGE DEPTH		PROPERTY OWNERS: MOORE, ANGELO RICE-MOORE, SHARLA 106 MANED GOOSE CT CHURCH HILL, MD 21623 HOME PHONE: (410) 490-1105 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE RENOVATION REVISED PROPOSED USE CONSTRUCTION VALUE \$6,470.00		FEES RENOVATION \$45.29 ELECT. ADMIN. \$10.00 PERMIT FEE ELECT. PERMIT \$60.00 ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000 PLUMBER MICHAEL SIPES PLUMBING INC PR#036 (410) 758-2346 P-1045-24 ELECTRICIAN LYWOOD ELECTRIC INC E-#1561 (410) 754-8631 ER24-07-0526			
DESCRIPTION OF WORK: CONSTRUCT BATHROOM IN EXISTING FINISHED BASEMENT TO INCLUDE INSULATION, DRYWALL, ELECTRIC, & PLUMBING. INSTALL NEW BATHROOM FIXTURES, HEATED FLOOR SYSTEM, BARN DOOR FOR BATHROOM ENTRY AND BI-FOLD DOOR TO STORAGE AREA WITH SUPPORT BEAM HIDDEN IN WALL.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPORT: DECK: PORCH: OTHER: TOTAL FLOOR AREA:		# BEDROOMS: # BATHROOMS: 1 ROAD TYPE: SPRINKLER: NO WATER TYPE PRIVATE SEWER TYPE PRIVATE HEATING SYSTEM: EXISTING CENTRAL AIR: 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.

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	07/23/2024
ZONING	WB	07/29/2024
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	CA 08/22/2024
ENV. HEALTH	JEN 07/22/2024
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	09/23/2024
FOOD SERVICE	N/A

DATE APPROVED: 10-4-24

ADMINISTRATOR APPROVAL: Vernon J. Blinson



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

BUILDING PERMIT No.: BR24-08-0611
 Date of Application: 08/06/2024

BUILDING PERMIT

BUILDING LOCATION 419 KENTMORR RD STEVENSVILLE TAX ACCOUNT 1804013344 SUBDIVISION KENTMORR AIRPARK CRITICAL AREA YES ACREAGE 0.459 TAX MAP 0070 GRID 0001 PARCEL 0024 SECTION BLOCK F LOT 1ETC ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: DAVIDSON DEVELOPMENT INC DAVIDSON, JAMES 211 LONG CREEK CT STEVENSVILLE, MD 21666 HOME PHONE: (410) 320-4604 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$275,000.00		FEES ZONING \$55.00 SCHOOLS \$12,106.26 FIRE DIST 9 \$1,395.90 ELECT. ADMIN. \$10.00 ROADS FEE \$500.00 MHB FEE \$50.00 PARKS & REC \$1,345.14 SPRINKLER \$150.00 ELECT. PERMIT \$115.00 BOCA FEE \$371.84 SINGLE LOT \$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>MHBR</td> <td>DAVIDSON DEVELOPMENT INC 211 LONG CREEK CT, STEVENSVILLE, MD 21666</td> <td>MHBL 383</td> <td>(410) 320-4604</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>THREE RIVERS ELECTRIC LLC</td> <td>E-#1356</td> <td>(443) 480-5131</td> <td>ER24-08-0611</td> </tr> <tr> <td>SPRINKLER</td> <td>FAMILY FIRE PROTECTION SERV.</td> <td>MSC-#187</td> <td>(301) 390-3500</td> <td>BF-1082-24</td> </tr> <tr> <td>HVAC</td> <td>CLEAN AIR HEATING & AIR</td> <td>HM-062</td> <td>(410) 633-8350</td> <td>H-1214-24</td> </tr> <tr> <td>PLUMBER</td> <td>TIM THE PLUMBER</td> <td>PR-371</td> <td>(410) 758-4399</td> <td>P-1081-24</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	DAVIDSON DEVELOPMENT INC 211 LONG CREEK CT, STEVENSVILLE, MD 21666	MHBL 383	(410) 320-4604		ELECTRICIAN	THREE RIVERS ELECTRIC LLC	E-#1356	(443) 480-5131	ER24-08-0611	SPRINKLER	FAMILY FIRE PROTECTION SERV.	MSC-#187	(301) 390-3500	BF-1082-24	HVAC	CLEAN AIR HEATING & AIR	HM-062	(410) 633-8350	H-1214-24	PLUMBER	TIM THE PLUMBER	PR-371	(410) 758-4399	P-1081-24
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																													
MHBR	DAVIDSON DEVELOPMENT INC 211 LONG CREEK CT, STEVENSVILLE, MD 21666	MHBL 383	(410) 320-4604																														
ELECTRICIAN	THREE RIVERS ELECTRIC LLC	E-#1356	(443) 480-5131	ER24-08-0611																													
SPRINKLER	FAMILY FIRE PROTECTION SERV.	MSC-#187	(301) 390-3500	BF-1082-24																													
HVAC	CLEAN AIR HEATING & AIR	HM-062	(410) 633-8350	H-1214-24																													
PLUMBER	TIM THE PLUMBER	PR-371	(410) 758-4399	P-1081-24																													
DESCRIPTION OF WORK: CONSTRUCT 3 STORY SFD. FIRST FLOOR 30' X 38' OVERALL TO INCLUDE 20' X 24' GARAGE. SECOND FLOOR 30' X 48' TO INCLUDE 16' X 10' REAR OPEN DECK AND 6' X 20' COVERED FRONT PORCH. THIRD FLOOR 30' X 38' OVERALL TO INCLUDE 6' X 20' FRONT COVERED PORCH.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 624 THIRD FLOOR: 957 GARAGE: 441 DECK: 400 OTHER: TOTAL FLOOR AREA: 3,379	FIN BASEMENT: SECOND FLOOR: 957 FOURTH FLOOR: CARPORT: PORCH:	# BEDROOMS: 3 ROAD TYPE: COUNTY WATER TYPE: PRIVATE HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE:	# BATHROOMS: 4 SPRINKLER: YES 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. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. WATER MUST DRAIN TO ROAD SIDE SWALE AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. 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 35 FT
SIDE FT	SIDE 15/35 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET 35 FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING <i>HD</i>	08/22/2024	FLOODPLAIN ZONE <i>NO</i>	08/26/2024
ZONING <i>MD</i>	09/03/2024	PLUMBING <i>CH</i>	09/24/2024
SEDIMENT <i>DS</i>	09/19/2024	ENV. HEALTH <i>JEN</i>	08/23/2024
PUB. SEWER <i>AC</i>	09/16/2024	HISTORIC	N/A
S.W. MGT <i>KN</i>	09/16/2024	SHA	N/A
ENTRANCE <i>DB</i>	08/26/2024	MECHANICAL <i>CH</i>	09/24/2024
FIRE MARSHAL <i>JB</i>	09/04/2024	ELECTRICAL	08/14/2024
BACKFLOW <i>CH</i>	09/24/2024	FOOD SERVICE	N/A

DATE APPROVED: 10-4-24

ADMINISTRATOR APPROVAL: *Varan 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.: BR24-09-0709

Date of Application: 09/12/2024

BUILDING PERMIT

BUILDING LOCATION 214 WINDWARD COVE CT S GRASONVILLE TAX ACCOUNT 1805032970 SUBDIVISION WINDWARD COVE CRITICAL AREA YES ACREAGE 2.13 TAX MAP 0072 GRID 0011 PARCEL 0113 SECTION BLOCK LOT 10 ZONED NC-2 FRONTAGE DEPTH		PROPERTY OWNERS: JOHANSON, CHRISTOPHER & CHRISTINA 214 WINDWARD COVE CT S GRASONVILLE, MD 21638 HOME PHONE: (410) 804-0697 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENTIAL PROPOSED USE ACCESSORY STRUCTURE IN FLOODPLAIN REVISED PROPOSED USE CONSTRUCTION VALUE		FEES ZONING \$55.00 BOCA FEE \$35.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: INSTALL 8' X 8' SHED IN FLOODPLAIN.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: 64 TOTAL FLOOR AREA: 64	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:	# 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:
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN PRIOR TO CERTIFICATE OF OCCUPANCY SHED MUST BE ANCHORED AND VENTED OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 80% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING. ANY ELECTRICAL WORK ADDED TO THIS STRUCTURE WILL REQUIRE AN APPROVED QUEEN ANNE'S COUNTY ELECTRICAL PERMIT AND AN INSPECTION BY THE MIDDLE DEPARTMENT INSPECTION AGENCY.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING HD	09/13/2024	FLOODPLAIN ZONE KN	09/04/2024
FRONT 35 FT	FRONT FT	ZONING WB	08/01/2024	PLUMBING	N/A
SIDE 3 FT	SIDE FT	SEDIMENT	N/A	ENV. HEALTH JEN	07/11/2024
REAR 100 FT	REAR FT	PUB. SEWER	N/A	HISTORIC	N/A
SIDE STREET FT	SIDE STREET FT	S.W. MGT. KN	07/10/2024	SHA	N/A
MAX. HGHT 20 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: 10-3-24 **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.: BR24-08-0669

Date of Application: 08/29/2024

BUILDING PERMIT

BUILDING LOCATION 163 NIGHTHAWK DR CHESTER TAX ACCOUNT 1804126339 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.156 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 275 ZONED SMPD FRONTAGE 68.4 DEPTH 120		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: K HOVNIANIAN LOLITA JUSTICE-WATKINS 101 LOG CANOE CIR SUITE C2 STEVENSVILLE MD 21666 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. ADMIN. \$10.00 ELECT. PERMIT \$135.00 SPRINKLER \$150.00 SINGLE LOT \$55.00 BOCA FEE \$396.04 4SEASNDARRA \$7,750.00 ZONING \$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-1141-24																													
SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-1124-24																													
ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 261-4943	ER24-08-0669																													
PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1120-24																													
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 39'4" X 76'4" OVERALL TO INCLUDE 20' X 20' & 10' X 16' GARAGE, 6' X 8' FRONT PORCH, 12' X 15'2" SCREENED PATIO. SECOND FLOOR 16'5" X 39'4" OVERALL. MODEL: KERR DD PHASE III 55+ AGE RESTRICTED COMMUNITY.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 2,127 SECOND FLOOR: 646 THIRD FLOOR: FOURTH FLOOR: GARAGE: 563 CARPOR: DECK: PORCH: 48 OTHER: 180- SCREENED PATIO TOTAL FLOOR AREA: 3,564		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: 3 # BATHROOMS: 3 ROAD TYPE: PRIVATE SPRINKLER: YES WATER TYPE: PUBLIC SEWER TYPE: PUBLIC HEATING SYSTEM: GAS CENTRAL AIR: YES FIREPLACE: 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.

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

Conditions:

SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. 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.

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 <i>HD</i>	09/03/2024	FLOODPLAIN ZONE <i>No</i>	09/03/2024
ZONING <i>MO</i>	09/11/2024	PLUMBING <i>Ch</i>	09/10/2024
SEDIMENT <i>AP</i>	01/25/2024	ENV. HEALTH <i>JEN</i>	09/03/2024
PUB. SEWER <i>DT</i>	09/03/2024	HISTORIC	N/A
S.W. MGT. <i>KN</i>	09/03/2024	SHA	N/A
ENTRANCE <i>DB</i>	09/03/2024	MECHANICAL <i>Ch</i>	09/10/2024
FIRE MARSHAL <i>JB</i>	10/02/2024	ELECTRICAL	09/05/2024
BACKFLOW <i>Ch</i>	09/10/2024	FOOD SERVICE	N/A

DATE APPROVED: 10-3-24

ADMINISTRATOR APPROVAL: *V. 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.: BR24-09-0677

Date of Application: 09/03/2024

BUILDING PERMIT

BUILDING LOCATION 247 KINGFISHER LN CHESTER TAX ACCOUNT 1804126502 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.168 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 462 ZONED SMPD FRONTAGE 60 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: K HOVNIANIAN LOLITA JUSTICE-WATKINS 101 LOG CANOE CIR SUITE C2 STEVENSVILLE MD 21666 STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																															
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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																														
SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-1185-24																													
ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 261-4943	ER24-09-0677																													
HVAC	MCCREA EQUIPMENT COMPANY	HR-616	(301) 423-6623	H-1192-24																													
PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1180-24																													
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 49'4" X 73'4" OVERALL TO INCLUDE 19'8" X 19'8" & 10'4" X 18' (3) CAR GARAGE, 3'2" X 5'8" & 6' X 29'8" FRONT PORCH, AND 13' X 13'8" COVERED PATIO. SECOND FLOOR 25'5" X 49'4" WITH LOFT. MYKONOS FD PHASE III PLANS IN REVERSE 55+ AGE RESTRICTED COMMUNITY.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,406 THIRD FLOOR: GARAGE: 548 DECK: OTHER: 182 COVERED PATIO TOTAL FLOOR AREA: 4,435	FIN BASEMENT: SECOND FLOOR: 1102 FOURTH FLOOR: CARPORT: PORCH: 197	# BEDROOMS: 4 ROAD TYPE: PRIVATE WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 4 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:

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.

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	09/11/2024	FLOODPLAIN ZONE	KA	09/11/2024
ZONING	MO	09/11/2024	PLUMBING	Ch	09/19/2024
SEDIMENT	BT	01/25/2024	ENV. HEALTH	Jen	09/11/2024
PUB. SEWER	BT	09/16/2024	HISTORIC		N/A
S.W. MGT.	KN	09/11/2024	SHA		N/A
ENTRANCE	DB	09/11/2024	MECHANICAL	Ch	09/19/2024
FIRE MARSHAL	CB	10/02/2024	ELECTRICAL		10/02/2024
BACKFLOW	Ch	09/19/2024	FOOD SERVICE		N/A

DATE APPROVED:

10.3.24

ADMINISTRATOR APPROVAL:

Francis Swinson



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

BUILDING PERMIT No.: BR24-09-0679

Date of Application: 09/04/2024

BUILDING PERMIT

BUILDING LOCATION 228 WARBLER WAY CHESTER TAX ACCOUNT 1804126519 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.13 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 478 ZONED SMPD FRONTAGE 48 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: K HOVNIANIAN LOLITA JUSTICE-WATKINS 101 LOG CANOE CIR SUITE C2 STEVENSVILLE MD 21666 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input 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>SINGLE LOT</td> <td>\$55.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>4SEASNDRRA</td> <td>\$7,750.00</td> <td>ELECT. PERMIT</td> <td>\$135.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$381.00</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> </table>		SINGLE LOT	\$55.00	ZONING	\$55.00	4SEASNDRRA	\$7,750.00	ELECT. PERMIT	\$135.00	BOCA FEE	\$381.00	MHB FEE	\$50.00	ELECT. ADMIN.	\$10.00	SPRINKLER	\$150.00														
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 34'4" X 76'4" OVERALL TO INCLUDE 19'4" X 20'4" CAR GARAGE, 6' X 5' FRONT PORCH, AND 8'2" X 16' COVERED PATIO. SECOND FLOOR 43'10" X 34'4" OVERALL. SIMONE FD PHASE III 55+ AGE RESTRICTED COMMUNITY.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,906 THIRD FLOOR: GARAGE: 394 DECK: OTHER: 128 - COVERED PATIO TOTAL FLOOR AREA: 3,359	FIN BASEMENT: SECOND FLOOR: 901 FOURTH FLOOR: CARPORT: PORCH: 30	# BEDROOMS: 4 ROAD TYPE: PRIVATE WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 3 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. 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.

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	09/11/2024	FLOODPLAIN ZONE	LD	09/11/2024
ZONING	MO	09/13/2024	PLUMBING	Ch	09/19/2024
SEDIMENT	TR	01/25/2024	ENV. HEALTH	JEN	09/11/2024
PUB. SEWER	DT	09/16/2024	HISTORIC		N/A
S.W. MGT.	KN	09/11/2024	SHA		N/A
ENTRANCE	DB	09/12/2024	MECHANICAL	Ch	09/19/2024
FIRE MARSHAL	JB	10/02/2024	ELECTRICAL		09/11/2024
BACKFLOW	Ch	09/19/2024	FOOD SERVICE		N/A

DATE APPROVED: 10-3-24

ADMINISTRATOR APPROVAL: Kwan J. Simson



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

ZONING CERTIFICATE #: Z24-09-0382

Date of Application: 09/09/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804004302	1420 MAIN ST	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	ISLAND TIDES LLC	TAX MAP 0057	BLOCK	PARCEL 0440
OWNER ADDRESS:	103 NEW CASTLE ST REHOBOTH BEACH, DE 19971	LOT	SECTION	ZONED TC
HOME PHONE:	(410) 643-6465	CRITICAL AREA NO		ACREAGE 1.78
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	LURIE MCGOVERN	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	44 Queen Neva Ct H CHESTER, MD 21619	ELECTRICAL PERMIT #:	
PHONE:	(410) 533-4585	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	WESTERN AUTO	PROPOSED USE:	TEMPORARY TENT
MINIMUM YARD REQUIREMENTS:			
FRONT:	35 FT	SIDE:	10 FT
REAR:	10 FT	SIDE STREET:	FT
		HEIGHT:	45 FT
WORK DESCRIPTION: TEMPORARY TENT FOR SALE OF SEASONAL FLOWERS AND RELATED ITEMS FROM 09/19/24 TO 03/19/25.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	09/18/2024 JEN
ZONING	09/25/2024 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:
 MUST COMPLY WITH SECTION 18.1-53 (A)-(D) SEE ATTACHED
 TENT MUST BE REMOVED IN 6 MONTHS.

ADMINISTRATOR APPROVAL: *V. Hanson* DATE APPROVED: 10-3-24



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

ZONING CERTIFICATE #: Z24-08-0325

Date of Application: 08/01/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1807001215	118 FRONT ST	CRUMPTON

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MORGAN, PAUL HOWELL, NAOMI	TAX MAP 005C	BLOCK	PARCEL 0030
OWNER ADDRESS:	118 FRONT ST CRUMPTON, MD 21628	LOT	SECTION	ZONED NC-20
HOME PHONE:	(410) 537-3779	CRITICAL AREA YES		ACREAGE 1.81
		SUBDIVISION		
		BUILDING VALUE \$67,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	COASTAL DOCK & PILE INC	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	P.O. Box 124 CHURCH HILL, MD 21623	ELECTRICAL PERMIT #: EZ24-08-0325	
PHONE:	(410) 810-1066	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" 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: INSTALL 6' X 3' WALKWAY TO 6' X 150' PIER WITH BOAT LIFT AND ASSOCIATED PILES. TOTAL LENGTH OF PIER = 150'

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	09/24/2024 STARKEY E-917
FLOODPLAIN ZONE	08/16/2024 KN
ZONING	08/19/2024 WB

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:
 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: AE 6 FPE: 8 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 8 FEET
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION.

ADMINISTRATOR APPROVAL: Vivian J. Swanson DATE APPROVED: 10-3-24



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

ZONING CERTIFICATE #: Z24-03-0089

Date of Application: 03/11/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805025370	101 EDGE KNOL LN	QUEENSTOWN

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: SACHS, PAUL & LIZABETH	TAX MAP 0059 BLOCK C PARCEL 0139
OWNER ADDRESS: 21 GREENS CIR STAMFORD, CT 06903-1419	LOT 10C SECTION A ZONED NC-2
HOME PHONE: (203) 912-9902	CRITICAL AREA YES ACREAGE 3.09
	SUBDIVISION HICKORY RIDGE
	BUILDING VALUE \$40,000.00
	WATER TYPE PRIVATE SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME: LUNDBERG BUILDERS INC	ZONING FEE: \$75.00 FM FEE:
ADDRESS: 314 Main St STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #: EZ24-03-0089
PHONE: (410) 643-3334	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: 35 FT	SIDE: 3 FT	REAR: 100 FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: INSTALL 16' X 34' INGROUND FIBERGLASS POOL WITH 336 SQFT CONCRETE DECKING

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	09/05/2024 PELIKAN E-684
ENV. HEALTH	04/12/2024 KK
FLOODPLAIN ZONE	04/09/2024 KN
HOA REVIEW	04/09/2024 MP
S.W. MGT.	05/29/2024 KN
ZONING	08/01/2024 WB

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:
 ALL SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO START OF WORK
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION.
 REVISED BUFFER MANAGEMENT PLAN NEEDS TO BE SUBMITTED PRIOR TO CERTIFICATE OF OCCUPANCY FOR BR24-04-0295.
 SHOWING ADDITION OF PERMITS BR24-09-0753 AND BR24-09-0754.
 NO DISTURBANCE TO EXPANDED BUFFER WITHOUT APPROVAL FROM BOARD OF APPEALS.
 SWM - MUST FOLLOW APPROVED SITE PLAN
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.

ADMINISTRATOR APPROVAL: Vivian J. Sunson DATE APPROVED: 10-3-24