



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

BUILDING PERMIT No.: BC24-09-0070

Date of Application: 09/27/2024

BUILDING PERMIT

BUILDING LOCATION 215 LOG CANOE CIR SUITE L STEVENSVILLE TAX ACCOUNT 1804095928 SUBDIVISION CHESAPEAKE BAY BUSINESS PARK CRITICAL AREA YES ACREAGE 17 TAX MAP 0048 GRID 0023 PARCEL 0130 SECTION BLOCK LOT 7 ZONED SIBE FRONTAGE DEPTH		PROPERTY OWNERS: KRM DEVELOPMENT CORPORATION 205 CANNON ST CHESTERTOWN, MD 21620 HOME PHONE: (410) 604-2622 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE VACANT SPACE PROPOSED USE RENOVATION REVISED PROPOSED USE CONSTRUCTION VALUE \$98,000.00		FEES FIRE MARSHAL FEE \$602.46 COMMERCIAL SPRINKLER REVIEW FEE - FIRE MARSHAL \$150.00 ELECT. ADMIN. RENOVATION PERMIT FEE \$10.00 ELECT. PERMIT ZONING \$60.00 \$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>KRM CONSTRUCTION COMPANY 913 WASHINGTON AVE, CHESTERTOWN, MD 21620</td> <td>MD 14242036</td> <td>(410) 810-1393</td> <td></td> </tr> <tr> <td>PLUMBER</td> <td>JEFFREY LUND & SONS</td> <td>PN-576</td> <td>(410) 507-5344</td> <td>P-1341-24</td> </tr> <tr> <td>ELECTRICIAN</td> <td>GARRETT GERMAN & SONS INC</td> <td>E-#571</td> <td>(410) 758-0225</td> <td>TP-000218-2024</td> </tr> <tr> <td>SPRINKLER</td> <td>BEAR INDUSTRIES</td> <td>MSC-69</td> <td>(302) 368-1311</td> <td>EXISTING</td> </tr> <tr> <td>HVAC</td> <td>LEGACY MECHANICAL GROUP</td> <td>HR-595</td> <td>(443) 282-0042</td> <td>H-1365-24</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	GENERAL	KRM CONSTRUCTION COMPANY 913 WASHINGTON AVE, CHESTERTOWN, MD 21620	MD 14242036	(410) 810-1393		PLUMBER	JEFFREY LUND & SONS	PN-576	(410) 507-5344	P-1341-24	ELECTRICIAN	GARRETT GERMAN & SONS INC	E-#571	(410) 758-0225	TP-000218-2024	SPRINKLER	BEAR INDUSTRIES	MSC-69	(302) 368-1311	EXISTING	HVAC	LEGACY MECHANICAL GROUP	HR-595	(443) 282-0042	H-1365-24
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																													
GENERAL	KRM CONSTRUCTION COMPANY 913 WASHINGTON AVE, CHESTERTOWN, MD 21620	MD 14242036	(410) 810-1393																														
PLUMBER	JEFFREY LUND & SONS	PN-576	(410) 507-5344	P-1341-24																													
ELECTRICIAN	GARRETT GERMAN & SONS INC	E-#571	(410) 758-0225	TP-000218-2024																													
SPRINKLER	BEAR INDUSTRIES	MSC-69	(302) 368-1311	EXISTING																													
HVAC	LEGACY MECHANICAL GROUP	HR-595	(443) 282-0042	H-1365-24																													
DESCRIPTION OF WORK: RENOVATION/TENANT FIT OUT FOR "PRS GUITARS" GUITAR STORAGE WAREHOUSE. TO INCLUDE WAREHOUSE STORAGE, (2) BATHROOMS, BREAKROOM AND OFFICE.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 10,041 SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPOR: DECK: PORCH: OTHER: TOTAL FLOOR AREA: 10,041		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: # BATHROOMS: 2 ROAD TYPE: SPRINKLER: YES 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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING HD	10/16/2024	FLOODPLAIN ZONE	N/A
FRONT	FRONT	ZONING MO	10/21/2024	PLUMBING Ch	10/31/2024
SIDE	SIDE	SEDIMENT	N/A	ENV. HEALTH JAV	10/18/2024
REAR	REAR	PUB. SEWER DT	10/21/2024	HISTORIC	N/A
SIDE STREET	SIDE STREET	S.W. MGT.	N/A	SHA	N/A
MAX. HGHT	MAX. HGHT	ENTRANCE	N/A	MECHANICAL Ch	10/31/2024
		FIRE MARSHAL	10/29/2024	ELECTRICAL	10/25/2024
		BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 11-7-24

ADMINISTRATOR APPROVAL: *Vran 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.: BR24-10-0764

Date of Application: 10/01/2024

BUILDING PERMIT

BUILDING LOCATION 252 WARBLER WAY CHESTER TAX ACCOUNT 1804126525 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.126 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 484 ZONED SMPD FRONTAGE 45 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 ELECT. ADMIN. \$10.00 BOCA FEE \$381.00 SINGLE LOT \$55.00 4SEASNDRRRA \$7,750.00 ZONING \$55.00 ELECT. PERMIT \$135.00 SPRINKLER \$150.00 MHB FEE \$50.00																															
<table border="1"> <thead> <tr> <th>CONTRACTORS</th> <th>NAME</th> <th>LICENSE #</th> <th>PHONE#</th> <th>PERMIT#</th> </tr> </thead> <tbody> <tr> <td>MHBR</td> <td>K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666</td> <td>MHBL#3114</td> <td>(301) 683-6275</td> <td></td> </tr> <tr> <td>HVAC</td> <td>MCCREA EQUIPMENT COMPANY, INC</td> <td>HR-616</td> <td>(301) 423-6623</td> <td>H-1382-24</td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-1379-24</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS SERVICES</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>EZ24-10-0764</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-1371-24</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-1382-24	SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-1379-24	ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 261-4943	EZ24-10-0764	PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1371-24
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																														
HVAC	MCCREA EQUIPMENT COMPANY, INC	HR-616	(301) 423-6623	H-1382-24																													
SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-1379-24																													
ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 261-4943	EZ24-10-0764																													
PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1371-24																													
DESCRIPTION OF WORK: 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 8'2" X 16' COVERED PATIO. SECOND FLOOR 34'4" X 43'10" OVERALL WITH LOFT. MODEL: SIMONE DD - 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:
 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	HD	10/22/2024
ZONING	MO	10/23/2024
SEDIMENT	TR	01/25/2024
PUB. SEWER	DT	10/21/2024
S.W. MGT	KN	10/21/2024
ENTRANCE	LB	10/21/2024
FIRE MARSHAL	JB	10/30/2024
BACKFLOW	Ch	11/04/2024

FLOODPLAIN ZONE	KN	10/21/2024
PLUMBING	Ch	11/04/2024
ENV. HEALTH	JEN	10/23/2024
HISTORIC		N/A
SHA		N/A
MECHANICAL	Ch	11/04/2024
ELECTRICAL		10/09/2024
FOOD SERVICE		N/A

DATE APPROVED: 11-7-24

ADMINISTRATOR APPROVAL: Kiran G Swinson



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

ZONING CERTIFICATE #: Z24-09-0416

Date of Application: 09/26/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802014122	211 BRITLAND FARM LN	CHESTERTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KRM BRITTLAND MANOR LLC	TAX MAP 0010	BLOCK	PARCEL 0020
OWNER ADDRESS:	211 BRITLAND FARM LN CHESTERTOWN, MD 21620	LOT	SECTION	ZONED CS
HOME PHONE:	(443) 282-0860	CRITICAL AREA YES		ACREAGE 533.20
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	HORIZONS OF KENT AND QUEEN ANNE'S	ZONING FEE: \$55.00	FM FEE: \$100.00
ADDRESS:	116 B S Lynchburg St CHESTERTOWN, MD 21620	ELECTRICAL PERMIT #:	
PHONE:	(410) 778-9903	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: AGRICULTURE/RESIDENCE	PROPOSED USE: TEMPORARY TENT
-------------------------------------	------------------------------

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

WORK DESCRIPTION: INSTALL 40' X 80' TEMPORARY TENT FOR "DANCE WITH THE STARS" EVENT FUNDRAISER FOR HORIZONS OF KENT & QUEEN ANNES. EVENT DATE: 11/16/24 . TIME: 6PM-10:30PM

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	10/16/2024 JEN
FIRE MARSHAL	11/06/2024 JM
FLOODPLAIN ZONE	10/16/2024 KN
ZONING	10/16/2024 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:

FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: Vivian J. Sunson DATE APPROVED: 11-7-24



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

ZONING CERTIFICATE #: Z24-09-0415

Date of Application: 09/26/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802014122	211 BRITLAND FARM LN	CHESTERTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KRM BRITTLAND MANOR LLC	TAX MAP 0010	BLOCK	PARCEL 0020
OWNER ADDRESS:	211 BRITLAND FARM LN CHESTERTOWN, MD 21620	LOT	SECTION	ZONED CS
HOME PHONE:	(443) 282-0860	CRITICAL AREA YES		ACREAGE 533.20
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	HORIZONS OF KENT AND QUEEN ANNE'S	ZONING FEE: \$55.00	FM FEE: \$100.00
ADDRESS:	116 B S Lynchburg St CHESTERTOWN, MD 21620	ELECTRICAL PERMIT #:	
PHONE:	(410) 778-9903	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: AGRICULTURE/RESIDENCE	PROPOSED USE: TEMPORARY TENT
-------------------------------------	------------------------------

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

WORK DESCRIPTION: INSTALL 60' X 100' TEMPORARY TENT FOR "DANCE WITH THE STARS" EVENT FUNDRAISER FOR HORIZONS OF KENT & QUEEN ANNES. EVENT DATE: 11/16/24 . TIME: 6PM-10:30PM

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	10/16/2024 JEN
FIRE MARSHAL	11/06/2024 JM
FLOODPLAIN ZONE	10/16/2024 KN
ZONING	10/16/2024 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:
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: Vivian J. Sumner DATE APPROVED: 11.7.24