



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

BUILDING PERMIT No.: BR24-09-0757
 Date of Application: 09/27/2024

BUILDING PERMIT

| BUILDING LOCATION 102 ICE HOUSE POINT DR QUEENSTOWN TAX ACCOUNT 1805021774 SUBDIVISION BENNETTS POINT CRITICAL AREA YES ACREAGE 6.32 TAX MAP 0077 GRID 0011 PARCEL 0004 SECTION 1 BLOCK LOT 28 ZONED NC-5 FRONTAGE DEPTH | | PROPERTY OWNERS: GRAY, GEORGE & ANN 102 ICE HOUSE POINT DR QUEENSTOWN, MD 21658 HOME PHONE: (617) 869-5154 APPLICANT: DEIBERT ADAMS CONSTRUCTION GROUP 6305 Falls Rd SUITE 300 BALTIMORE MD 21209 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 \$315,000.00 | | FEES <table border="0"> <tr> <td>ELECT. PERMIT</td> <td>\$125.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>RENOVATION</td> <td>\$2,205.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>PERMIT FEE</td> <td></td> <td></td> <td></td> </tr> </table> | | ELECT. PERMIT | \$125.00 | ZONING | \$55.00 | RENOVATION | \$2,205.00 | ELECT. ADMIN. | \$10.00 | PERMIT FEE | | | | | | | | | | | | | | | | |
| ELECT. PERMIT | \$125.00 | ZONING | \$55.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| RENOVATION | \$2,205.00 | ELECT. ADMIN. | \$10.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| PERMIT FEE | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="0"> <thead> <tr> <th>CONTRACTORS</th> <th>NAME</th> <th>LICENSE #</th> <th>PHONE#</th> <th>PERMIT#</th> </tr> </thead> <tbody> <tr> <td>MHIC</td> <td>DEIBERT ADAMS CONSTRUCTION GROUP</td> <td>MHIC-125653</td> <td>(410) 583-7575</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>DESHAIES ELECTRICAL SERVICES</td> <td>E-1465</td> <td>(410) 969-2620</td> <td>ER24-09-075</td> </tr> <tr> <td>HVAC</td> <td>MID-ATLANTIC HEATING & COOLING LLC</td> <td>HM-657</td> <td>(410) 459-4109</td> <td>H-1497-24</td> </tr> <tr> <td>PLUMBER</td> <td>HOWARD PLUMBING LLC</td> <td>PN-180</td> <td>(410) 353-6215</td> <td>P-1450-24</td> </tr> </tbody> </table> | | | | CONTRACTORS | NAME | LICENSE # | PHONE# | PERMIT# | MHIC | DEIBERT ADAMS CONSTRUCTION GROUP | MHIC-125653 | (410) 583-7575 | | ELECTRICIAN | DESHAIES ELECTRICAL SERVICES | E-1465 | (410) 969-2620 | ER24-09-075 | HVAC | MID-ATLANTIC HEATING & COOLING LLC | HM-657 | (410) 459-4109 | H-1497-24 | PLUMBER | HOWARD PLUMBING LLC | PN-180 | (410) 353-6215 | P-1450-24 |
| CONTRACTORS | NAME | LICENSE # | PHONE# | PERMIT# | | | | | | | | | | | | | | | | | | | | | | | | |
| MHIC | DEIBERT ADAMS CONSTRUCTION GROUP | MHIC-125653 | (410) 583-7575 | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECTRICIAN | DESHAIES ELECTRICAL SERVICES | E-1465 | (410) 969-2620 | ER24-09-075 | | | | | | | | | | | | | | | | | | | | | | | | |
| HVAC | MID-ATLANTIC HEATING & COOLING LLC | HM-657 | (410) 459-4109 | H-1497-24 | | | | | | | | | | | | | | | | | | | | | | | | |
| PLUMBER | HOWARD PLUMBING LLC | PN-180 | (410) 353-6215 | P-1450-24 | | | | | | | | | | | | | | | | | | | | | | | | |
| DESCRIPTION OF WORK: RENOVATION TO EXISTING SFD TO INCLUDE REPLACING DRYWALL AS NEEDED, FLOORING, FIXTURES, ELECTRIC AND PLUMBING IN ALL (4) BATHROOMS, (4) BEDROOMS, AND KITCHEN. RECONFIGURE OWNER'S BEDROOM/BATHROOM TO CREATE WALK-IN CLOSET AND TOILET ROOM WITHIN BATHROOM. RECONFIGURE HALLWAY BATHROOM AND CLOSET. REMOVE BAY WINDOW IN DINING ROOM AND REPLACE WITH FLAT WINDOW. REPLACE ALL OTHER WINDOWS AND DOORS IN KIND. REPLACE EXISTING ROOF OVER PATIO AND WITH NEW GABLE ROOF. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) | | CONSTRUCTION TYPE: WOOD FRAME | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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: HEAT PUMP CENTRAL AIR: YES FIREPLACE: | # BATHROOMS: SPRINKLER: NO SEWER TYPE PRIVATE | | | | | | | | | | | | | | | | | | | | | | | | | |

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 | FLOODPLAIN ZONE |
| FRONT FT | FRONT FT | 10/21/2024 | 10/21/2024 |
| SIDE FT | SIDE FT | ZONING JM 10/29/2024 | PLUMBING CN 11/22/2024 |
| REAR FT | REAR FT | SEDIMENT N/A | ENV. HEALTH KY 10/22/2024 |
| SIDE STREET FT | SIDE STREET FT | PUB. SEWER N/A | HISTORIC N/A |
| MAX. HGHT FT | MAX. HGHT FT | S.W. MGT. N/A | SHA N/A |
| | | ENTRANCE N/A | MECHANICAL CN 11/22/2024 |
| | | FIRE MARSHAL N/A | ELECTRICAL 11/27/2024 |
| | | BACKFLOW N/A | FOOD SERVICE N/A |

DATE APPROVED: 12-31-24 ADMINISTRATOR APPROVAL: Vivian G. Simson



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

ZONING CERTIFICATE #: Z24-09-0400

Date of Application: 09/17/2024

ZONING CERTIFICATE

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME |
|---------------|------------------|------------|
| 1805016517 | 119 WYE RIVER DR | QUEENSTOWN |

| OWNER INFORMATION | | PROPERTY INFORMATION | | |
|-------------------|--|-----------------------------|--------------------|--------------|
| OWNER: | FREUND, SCOTT & EMILY | TAX MAP 0073 | BLOCK | PARCEL 0076 |
| OWNER ADDRESS: | 119 WYE RIVER DR QUEENSTOWN, MD 21658 | LOT 7 | SECTION | ZONED NC-1 |
| HOME PHONE: | (301) 675-6993 | CRITICAL AREA YES | | ACREAGE 0.88 |
| | | SUBDIVISION SPORTSMANS HALL | | |
| | | BUILDING VALUE \$80,000.00 | | |
| | | WATER TYPE PRIVATE | SEWER TYPE PRIVATE | |

| APPLICANT INFORMATION | | PERMIT FEES | |
|---|---|-----------------------------------|--|
| NAME: | COASTAL POOLS | ZONING FEE: \$75.00 | FM FEE: |
| ADDRESS: | 6608 Ocean Gtwy QUEENSTOWN, MD 21658 | ELECTRICAL PERMIT #: E224-09-0400 | |
| PHONE: | (410) 827-0888 | 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 | HEIGHT: 40 FT |
| WORK DESCRIPTION: INSTALL 15' X 32' CONCRETE POOL WITH CONNECTED 8' X 8' SPA AND 600' SQ FT PATIO | | | |

AGENCY APPROVALS:

| Name | Completed Date |
|-----------------|------------------------|
| ELECTRICAL | 10/09/2024 CLOW - #155 |
| ENV. HEALTH | 10/17/2024 KK |
| FLOODPLAIN ZONE | 11/15/2024 KN |
| ZONING | 11/22/2024 JM |

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.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 MUST COMPLY WITH MITIGATION PLAN UNDER BR24-01-0037.

ADMINISTRATOR APPROVAL: *Man J. Sunson* DATE APPROVED: 12-31-24



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

ZONING CERTIFICATE #: Z22-04-0160

Date of Application: 04/21/2022

ZONING CERTIFICATE

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME |
|---------------|-----------------------|--------------|
| 1804090004 | 421 THOMPSON CREEK RD | STEVENSVILLE |

| OWNER INFORMATION | | PROPERTY INFORMATION | | |
|-------------------|---------------------------------------|----------------------------|-------------------|--------------|
| OWNER: | ALBINA-KENT ISLAND LLC | TAX MAP 0056 | BLOCK 12 | PARCEL 0315 |
| OWNER ADDRESS: | 6311 TILDEN LN ROCKVILLE, MD 20852 | LOT | SECTION | ZONED UC |
| HOME PHONE: | | CRITICAL AREA YES | | ACREAGE 1.31 |
| | | SUBDIVISION | | |
| | | BUILDING VALUE \$15,000.00 | | |
| | | WATER TYPE PUBLIC | SEWER TYPE PUBLIC | |

| APPLICANT INFORMATION | | PERMIT FEES | |
|-----------------------|--|--|---------|
| NAME: | PASADENA SIGNS | ZONING FEE: \$55.00 | FM FEE: |
| ADDRESS: | 6300 Arundel Cove Ave BALTIMORE, MD 21226 | ELECTRICAL PERMIT #: EC-50977 | |
| PHONE: | (410) 355-5400 | PLUMBING PERMIT #: | |
| | | GAS PERMIT #: | |
| | | STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL | |
| EXISTING USE: | COMMERCIAL | PROPOSED USE: FREESTANDING SIGN | |

| MINIMUM YARD REQUIREMENTS: | | | | |
|--|----------|----------|-----------------|------------|
| FRONT: FT | SIDE: FT | REAR: FT | SIDE STREET: FT | HEIGHT: FT |
| WORK DESCRIPTION: REPLACE EXISTING 8' X 10' FREE STANDING SIGN WITH NEW 5'3" X 12'6" DOUBLE SIDED INTERNALLY ILLUMINATED FREE STANDING SIGN. SIGN AREA = 66SQFT. SIGN HEIGHT = 16'. SIGN MESSAGE "THE SHOPPE'S AT CHESAPEAKE" AND TENANT DIRECTORY. | | | | |

| AGENCY APPROVALS: | |
|-------------------|---------------------------|
| Name | Completed Date |
| ELECTRICAL | 06/03/2022 NEWGENT E-1441 |
| ZONING | 05/06/2022 JP |

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 FREESTANDING SIGNS SHALL HAVE AN ARCHITECTURAL BASE OR A LANDSCAPED AREA CONSISTING OF LOW SHRUBS, ORNAMENTAL GRASSES OR SIMILAR VEGETATION AT THE BASE OF THE SIGN AT LEAST AS LONG AS THE SIGN FACE AREA & A MINIMUM OF 4TH IN WIDTH, A FREESTANDING SIGN MAY NOT CONSIST OF BARE POLES OR POST ENTERING THE GROUND. SECTION 18:1-81(C) [4]

ADMINISTRATOR APPROVAL: Vivian J. Swanson DATE APPROVED: 12-31-24



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

ZONING CERTIFICATE #: Z24-10-0456

Date of Application: 10/25/2024

ZONING CERTIFICATE

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME |
|---------------|----------------|-----------|
| 1804126358 | 143 KESTREL LN | CHESTER |

| OWNER INFORMATION | PROPERTY INFORMATION |
|--|---|
| OWNER: HOBSON, SHARON & LEE | TAX MAP 0049 BLOCK PARCEL 0007 |
| OWNER ADDRESS: 143 KESTREL LN CHESTER, MD 21619 | LOT 294 SECTION ZONED SMPD |
| HOME PHONE: (410) 707-8859 | CRITICAL AREA YES ACREAGE 0.14 |
| | SUBDIVISION FOUR SEASONS AT KENT ISLAND |
| | BUILDING VALUE \$10,000.00 |
| | WATER TYPE PUBLIC SEWER TYPE PUBLIC |

| APPLICANT INFORMATION | PERMIT FEES |
|--|--|
| NAME: SHARON & LEE HOBSON | ZONING FEE: \$75.00 FM FEE: |
| ADDRESS: 143 Kestrel Ln CHESTER, MD 21619 | ELECTRICAL PERMIT #: E224-10-0456 |
| PHONE: (410) 707-8859 | 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: INSTALL 8' X 8' HOT TUB ON PROPOSED PAVER PATIO (BR24-10-0824) | |

AGENCY APPROVALS:

| Name | Completed Date |
|---------------|-------------------------------|
| ELECTRICAL | 12/16/2024 MILDENBERGER E-925 |
| ENV. HEALTH | 11/21/2024 JEN |
| S.W. MGT. | 11/21/2024 KN |
| SANITARY DEPT | 11/20/2024 DT |
| ZONING | 12/16/2024 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.
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.

ADMINISTRATOR APPROVAL:

Virginia J. Simpson

DATE APPROVED:

12-31-24



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

ZONING CERTIFICATE #: Z24-11-0481

Date of Application: 11/15/2024

ZONING CERTIFICATE

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME |
|---------------|----------------------|------------|
| 1805033926 | 120 SPEER COTTAGE LN | QUEENSTOWN |

| OWNER INFORMATION | PROPERTY INFORMATION |
|--|--|
| OWNER: HORSTMAN, JEFFREY & BETH | TAX MAP 0073 BLOCK PARCEL 0078 |
| OWNER ADDRESS: 300 WYE ISLAND RD QUEENSTOWN 21658 | LOT SECTION ZONED CS |
| HOME PHONE: (484) 885-0611 | CRITICAL AREA YES ACREAGE 98.41 |
| | SUBDIVISION |
| | BUILDING VALUE \$10,000.00 |
| | WATER TYPE PRIVATE SEWER TYPE PRIVATE |

| APPLICANT INFORMATION | PERMIT FEES |
|--|--|
| NAME: LANE ENGINEERING LLC | ZONING FEE: \$75.00 FM FEE: |
| ADDRESS: 354 Pennsylvania Ave CENTREVILLE, MD 21617 | ELECTRICAL PERMIT #: EZ24-06-0279 |
| PHONE: (443) 496-3115 | PLUMBING PERMIT #: |
| | GAS PERMIT #: |
| | STAKED? <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL |

| | |
|-------------------------------------|------------------------|
| EXISTING USE: RESIDENCE/AGRICULTURE | PROPOSED USE: POOL/SPA |
|-------------------------------------|------------------------|

| MINIMUM YARD REQUIREMENTS: | | | | |
|----------------------------|------------|--------------|-----------------|------------|
| FRONT: 35 FT | SIDE: 3 FT | REAR: 100 FT | SIDE STREET: FT | HEIGHT: FT |

WORK DESCRIPTION: RENOVATION TO POOL/PATIO UNDER CONSTRUCTION (Z24-06-0279) TO INSTALL 8' X 8' CONCRETE BUMPOUT SECTION TO POOL WITH 112 SQFT SLATE PATIO

AGENCY APPROVALS:

| Name | Completed Date |
|-----------------|-------------------------|
| ELECTRICAL | 08/07/2024 LAWSON E-638 |
| ENV. HEALTH | 12/03/2024 JEN |
| FLOODPLAIN ZONE | 12/02/2024 KN |
| S.W. MGT. | 12/18/2024 KN |
| ZONING | 12/17/2024 JM |

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:
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 MUST COMPLY WITH APPROVED BUFFER ESTABLISHMENT PLAN. CALL 410-758-4088 FOR INSPECTION.

ADMINISTRATOR APPROVAL: *Vivian J. Smanson* DATE APPROVED: 12-31-24