



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

BUILDING PERMIT No.: BR24-10-0834

Date of Application: 10/30/2024

BUILDING PERMIT

BUILDING LOCATION 244 WARBLER WAY CHESTER TAX ACCOUNT 1804126523 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.126 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 482 ZONED NC-1, SMI 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																															
EXISTING USE VACANT LOT PROPOSED USE 4SEASONS -SFD REVISED PROPOSED USE CONSTRUCTION VALUE \$195,000.00		STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL FEES <table border="0"> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$135.00</td> <td>4SEASNDRRRA</td> <td>\$10,546.00</td> </tr> <tr> <td>COPIES AND MISC</td> <td>\$28.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$296.72</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td></td> <td></td> </tr> </table>		SINGLE LOT	\$55.00	ZONING	\$55.00	ELECT. PERMIT	\$135.00	4SEASNDRRRA	\$10,546.00	COPIES AND MISC	\$28.00	ELECT. ADMIN.	\$10.00	BOCA FEE	\$296.72	MHB FEE	\$50.00	SPRINKLER	\$150.00												
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DESCRIPTION OF WORK: CONSTRUCT 1 STORY SFD 35'4" X 80'4" OVERALL TO INCLUDE 19' X 20'2" GARAGE, 5' X 4'4" & 6' X 14'4" "L" SHAPED PORCH, AND 10'2" X 18'8" SCREENED PATIO. MODEL: JENKINS FD, PHASE III 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,996 THIRD FLOOR: GARAGE: 398 DECK: OTHER: 190 - SCREENED PATIO TOTAL FLOOR AREA: 2,711	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH: 127	# BEDROOMS: 2 ROAD TYPE: PRIVATE WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 2 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:
 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

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	11/21/2024
ZONING	MO	01/23/2025
SEDIMENT	ME	01/25/2024
PUB. SEWER	DT	11/25/2024
S.W. MGT.	KN	11/21/2024
ENTRANCE	DB	11/21/2024
FIRE MARSHAL	JB	12/03/2024
BACKFLOW	Un	11/25/2024

FLOODPLAIN ZONE	KA	01/21/2024
PLUMBING	Un	11/25/2024
ENV. HEALTH	JEN	11/22/2024
HISTORIC		N/A
SHA		N/A
MECHANICAL	Un	11/25/2024
ELECTRICAL		11/19/2024
FOOD SERVICE		N/A

DATE APPROVED: 1-28-25

ADMINISTRATOR APPROVAL: *Kuan 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.: BR24-12-0956

Date of Application: 12/16/2024

BUILDING PERMIT

BUILDING LOCATION 305 N LAKE RD STEVENSVILLE TAX ACCOUNT 1804030583 SUBDIVISION KENT ISLAND ESTATES CRITICAL AREA YES ACREAGE 0.647 TAX MAP 0070 GRID 0000 PARCEL 0099 SECTION 3 BLOCK Y LOT 33 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: MD RESIDENTIAL BY LACROSSE LLC NICHOLS, KRISTIN PO BOX 1118 HOME PHONE: (410) 604-3701 APPLICANT: MD RESIDENTIAL BY LACROSSE LLC KRISTIN NICHOLS Po Box 1118 STEVENSVILLE MD 21666 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENTIAL PROPOSED USE PREFAB FIREPLACE REVISED PROPOSED USE CONSTRUCTION VALUE \$5,000.00		FEES ZONING \$55.00 FIREPLACE PERMIT FEE \$35.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000 ELECTRICIAN BRAMBLES ELECTRIC INC. E-#857 (443) 496-1961 ER24-06-0507			
DESCRIPTION OF WORK: RENOVATION TO SFD UNDER CONSTRUCTION (BR24-06-0507) TO ADD GAS FIREPLACE IN GAME/MEDIA ROOM.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: OTHER	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA:	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH:	# BEDROOMS: ROAD TYPE: PRIVATE WATER TYPE: PRIVATE HEATING SYSTEM: HEAT P CENTRAL AIR: YES FIREPLACE: GAS	# BATHROOMS: SPRINKLER: NO 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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	12/31/2024	FLOODPLAIN ZONE	12/31/2024		
FRONT	FRONT	ZONING	01/14/2025	PLUMBING	N/A		
SIDE	SIDE	SEDIMENT	N/A	ENV. HEALTH	N/A		
REAR	REAR	PUB. SEWER	01/06/2025	HISTORIC	N/A		
SIDE STREET	SIDE STREET	S.W. MGT.	N/A	SHA	N/A		
MAX. HGHT	MAX. HGHT	ENTRANCE	N/A	MECHANICAL	N/A		
		FIRE MARSHAL	N/A	ELECTRICAL	07/12/2024		
		BACKFLOW	N/A	FOOD SERVICE	N/A		

DATE APPROVED: 1-28-25 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 #: Z24-12-0536

Date of Application: 12/26/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803024296	405 LANDS END RD	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	NICHOLS NEFF INVESTMENTS LLC GIBBONS-NEFF, MORTON	TAX MAP 0021	BLOCK	PARCEL 0027
OWNER ADDRESS:	1426 CEDAR LANE FARM RD ANNAPOLIS, MD 21409	LOT	SECTION	ZONED CS
HOME PHONE:	(410) 974-6843	CRITICAL AREA YES	SUBDIVISION	ACREAGE 43.54
		BUILDING VALUE \$2,000.00	WATER TYPE PRIVATE	SEWER TYPE PRIVATE

APPLICANT INFORMATION		PERMIT FEES		
NAME:	NICHOLS NEFF INVESTMENTS LLC	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	1426 Cedar Lane Farm Rd ANNAPOLIS, MD 21409	ELECTRICAL PERMIT #:		
PHONE:	(410) 974-6843	PLUMBING PERMIT #:		
		GAS PERMIT #:		
EXISTING USE: FARM		STAKED?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
			<input type="checkbox"/> WILL CALL	
MINIMUM YARD REQUIREMENTS:		PROPOSED USE: FARM BLDG		
FRONT: 35 FT	SIDE: 10 FT	REAR: 100 FT	SIDE STREET: FT	HEIGHT: 125 FT
WORK DESCRIPTION: ADD 41' X 50' 2ND FLOOR UNFINISHED STORAGE AREA TO EXISTING FARM BUILDING (Z24-06-0278)				

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	01/13/2025 GJH
FLOODPLAIN ZONE	01/15/2025 KN
ZONING	01/13/2025 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:

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.
 PER ENVIRONMENTAL HEALTH: ANY ADDITIONAL LIVING SPACE ADDED IN THE FUTURE MAY REQUIRE A UPGRADE TO THE SEPTIC SYSTEM/SRA. GJH.

ADMINISTRATOR APPROVAL: *V. Van G. Johnson* DATE APPROVED: 1-28-25



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

ZONING CERTIFICATE #: Z24-12-0511

Date of Application: 12/06/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804083571	207 TACKLE CIR	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	STERLING PROPERTIES	TAX MAP 0049	BLOCK A	PARCEL 0023
OWNER ADDRESS:	301 TACKLE CIR CHESTER, MD 21619	LOT 1	SECTION	ZONED KISC, UR
HOME PHONE:	(410) 643-5599	CRITICAL AREA YES		ACREAGE 22.09
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	STERLING PROPERTIES ASSOCIATES III	ZONING FEE: \$55.00	FM FEE: \$100.00
ADDRESS:	301 Tackle Cir CHESTER, MD 21619	ELECTRICAL PERMIT #: EZ24-12-0511	
PHONE:	(410) 643-5599	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: CASTLE MARINA	PROPOSED USE: TEMPORARY TRAILER
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: INSTALL 20' X 8' TEMPORARY OFFICE TRAILER FOR "STERLING PROPERTIES" WHILE CURRENT OFFICE IS NOT ACCESSIBLE DURING "J" DOCK CONSTRUCTION (Z24-12-0508)

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	12/11/2024 DAVIS E-606
ENV. HEALTH	12/19/2024 JEN
FIRE MARSHAL	01/06/2025 JM
FLOODPLAIN ZONE	12/18/2024 KN
SANITARY DEPT	12/30/2024 DT
ZONING	01/10/2025 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:
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.
 TEMPORARY OFFICE MUST BE REMOVED UPON COMPLETION OF CONSTRUCTION ON DOCK J.

ADMINISTRATOR APPROVAL: Vivian G. Emswiler DATE APPROVED: 1-28-25