





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

BUILDING PERMIT No.: BC24-12-0095  
 Date of Application: 12/06/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 201 SWITCHGRASS WAY CHESTER  <b>TAX ACCOUNT</b> 1804127038 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 1.975 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> <b>ZONED SMPD</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (301) 683-6275 <b>APPLICANT:</b> K HOVNIANIAN LOLITA JUSTICE-WATKINS 101 LOG CANOE CIR SUITE C2 STEVENSVILLE MD 21666  <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> CONDO/APARTMENTS  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$3,200,000.00		<b>FEES</b> <b>FIRE MARSHAL FEE</b> \$3,441.76 <b>MHB FEE</b> \$50.00 <b>COMMERCIAL SPRINKLER REVIEW FEE - FIRE MARSHAL ZONING</b> \$1,150.00 <b>ELECT. ADMIN.</b> \$10.00 <b>ELECT. PERMIT</b> \$55.00 <b>BOCA FEE</b> \$5,162.64 <b>4SEASNDRRRA</b> \$4,770.00 <b>147,644.00</b>																															
<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-0108-25</td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-0114-25</td> </tr> <tr> <td>ELECTRICIAN</td> <td>C&amp;R ELECTRIC INC</td> <td>E-#732</td> <td>(410) 760-4224</td> <td>EC24-12-0095</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-0110-25</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-0108-25	SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-0114-25	ELECTRICIAN	C&R ELECTRIC INC	E-#732	(410) 760-4224	EC24-12-0095	PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0110-25
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PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0110-25																													
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 4-STORY CONDO BUILDING 139' X 83'3" OVERALL. 1ST FLOOR (14) GARAGE UNITS, (14) STORAGE UNITS, AND MAGOTHY MODEL UNITS 101/102, CORRIDORS, ELEVATOR, MECHANICAL ROOM. 2ND FLOOR SEVERN MODEL UNITS 201/204, CHESTER MODEL UNITS 202/203, ELEVATOR, CORRIDORS, MECHANICAL ROOM, PORCHES/BALCONIES. 3RD FLOOR SEVERN MODEL UNITS 301/304, CHESTER MODEL UNITS 302/303, ELEVATOR MECHANICAL ROOM, CORRIDORS, PORCHES/BALCONIES. 4TH FLOOR SEVERN MODEL UNITS 401/404, CHESTER MODEL UNITS 402/403, ELEVATOR MECHANICAL ROOM, CORRIDORS, PORCHES/BALCONIES.  <b>BUILDING #14 PHASE III &amp; IV</b>																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b> <b>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b> <b>FIRST FLOOR:</b> 7,579 <b>SECOND FLOOR:</b> 10341 <b>THIRD FLOOR:</b> 9973 <b>FOURTH FLOOR:</b> 9,973 <b>GARAGE:</b> 3,250 <b>CARPORT:</b> <b>DECK:</b> <b>PORCH:</b> 1,906 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 43,022		<b>CONSTRUCTION TYPE:</b> WOOD FRAME  <b># BEDROOMS:</b> 28 <b># BATHROOMS:</b> 42 <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>																															

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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN 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.

MINIMUM YARD REQUIREMENTS		APPROVALS:	OFFICE USE ONLY
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	BUILDING <i>HD</i>	12/06/2024 FLOODPLAIN ZONE <i>KN</i> 12/06/2024
<b>FRONT</b> FT	<b>FRONT</b> 10 FT	ZONING <i>MD</i>	01/22/2025 PLUMBING <i>Ch</i> 01/29/2025
<b>SIDE</b> FT	<b>SIDE</b> 10 FT	SEDIEMENT <i>MD</i>	01/24/2024 ENV. HEALTH <i>JEN</i> 12/09/2024
<b>REAR</b> FT	<b>REAR</b> 150 FT	PUB. SEWER <i>DT</i>	12/09/2024 HISTORIC N/A
<b>SIDE STREET</b> FT	<b>SIDE STREET</b> FT	S.W. MGT. <i>KN</i>	12/06/2024 SHA N/A
<b>MAX. HGHT</b> FT	<b>MAX. HGHT</b> 55 FT	ENTRANCE <i>DB</i>	12/09/2024 MECHANICAL <i>Ch</i> 01/29/2025
		FIRE MARSHAL <i>JL</i>	01/06/2025 ELECTRICAL 01/22/2025
		BACKFLOW <i>Ch</i>	01/29/2025 FOOD SERVICE N/A

DATE APPROVED: 2.11.25 ADMINISTRATOR APPROVAL: Kieran 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.: BR25-01-0074  
 Date of Application: 01/30/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 620 PATHFINDER CIR GRASONVILLE  <b>TAX ACCOUNT</b> 1805127167 <b>SUBDIVISION</b> PERRY'S RETREAT <b>CRITICAL AREA NO</b> <b>ACREAGE</b> 0.195 <b>TAX MAP</b> 058H <b>GRID</b> 0021 <b>PARCEL</b> 0201 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 129 <b>ZONED</b> GPRN <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> TOR PERRYS LLC SHECKELLS, FRED PO BOX 257 FALLSTON, MD 21047  <b>HOME PHONE:</b>  <b>APPLICANT:</b> PERMITS PLUS, INC TERRI MCNICHOLAS PO BOX 690 MILLERSVILLE MD 21108  <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> RENOVATION  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$143,000.00		<b>FEES</b> <b>ZONING</b> \$55.00 <b>BOCA FEE</b> \$35.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> <b>OWNER</b> <b>OWNER</b> QAC1000 <b>ELECTRICIAN</b> CECO ELECTRIC                      E-000240-2022 (410) 995-6270    ER24-12-0930 <b>PLUMBER</b> CHESPEAKE PLUMBING & HEATING                      PN-160                      (302) 732-6006    P-1530-24 <b>HVAC</b> SOUTHERN MARYLAND HTG & AIR INC                      HM-594                      (301) 645-6928    H-1532-24 <b>SPRINKLER</b> BAYSIDE FIRE PROTECTION                      MSC-#49                      (410) 286-3314    BF-1531-24			
<b>DESCRIPTION OF WORK:</b> REVISION TO NEW SFD UNDER CONSTRUCTION (BR24-12-0930). FIRST FLOOR OVERALL CHANGING FROM 40' X 59' TO 40' X 53', CHANGING FRONT COVERED PORCH FROM 8' X 7' & 6' X 13' TO 6' X 20' AND ADDING A 10' X 20' 3RD CAR GARAGE TO THE 20' X 21' (2) CAR GARAGE. NO CHANGES TO 50' X 53' OVERALL FOR SECOND FLOOR. ELEVATION CHANGING FROM SENECA ELEVATION C TO SENECA ELEVATION L.			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
<b>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b> <b>FIRST FLOOR:</b> 1,604 <b>SECOND FLOOR:</b> 1800 <b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b> <b>GARAGE:</b> 620 <b>CARPORT:</b> <b>DECK:</b> <b>PORCH:</b> 120 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 4,144		<b># BEDROOMS:</b> 6 <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> HEAT PUMP CENTRAL AIR: YES <b>FIREPLACE:</b> NONE	

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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

**OFFICE USE ONLY**

MINIMUM YARD REQUIREMENTS		APPROVALS:	
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	<b>BUILDING</b> HD	01/30/2025
<b>FRONT</b> FT	<b>FRONT</b> FT	<b>ZONING</b> JM	02/05/2025
<b>SIDE</b> FT	<b>SIDE</b> FT	<b>SEDIMENT</b>	N/A
<b>REAR</b> FT	<b>REAR</b> FT	<b>PUB. SEWER</b> DT	02/03/2025
<b>SIDE STREET</b> FT	<b>SIDE STREET</b> FT	<b>S.W. MGT.</b> KN	01/30/2025
<b>MAX. HGHT</b> FT	<b>MAX. HGHT</b> FT	<b>ENTRANCE</b>	N/A
		<b>FIRE MARSHAL</b>	N/A
		<b>BACKFLOW</b> Ch	12/09/2025
		<b>FLOODPLAIN ZONE</b>	N/A
		<b>PLUMBING</b> Ch	12/09/2025
		<b>ENV. HEALTH</b> JEN	02/04/2025
		<b>HISTORIC</b>	N/A
		<b>SHA</b>	N/A
		<b>MECHANICAL</b> Ch	12/09/2025
		<b>ELECTRICAL</b>	01/14/2025
		<b>FOOD SERVICE</b>	N/A

DATE APPROVED: 2-11-25

ADMINISTRATOR APPROVAL: *V. Hanson*







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

BUILDING PERMIT No.: BR24-10-0836

Date of Application: 10/31/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 108 KENT POINT RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804053257 <b>SUBDIVISION</b> KENT POINT FARM <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.36 <b>TAX MAP</b> 0080 <b>GRID</b> 0012 <b>PARCEL</b> 0003 <b>SECTION</b> A <b>BLOCK</b> <b>LOT</b> 61 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> WORLEY, RONALD 108 KENT POINT RD STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (301) 518-7484 <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> ACCESSORY STRUCTURE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$2,000.00		<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>
OWNER	OWNER	QAC1000		
<b>DESCRIPTION OF WORK:</b> INSTALL 14' X 20' PREFAB SHED (EXISTING)				
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>			<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
<b>UNFIN. BASEMENT:</b>	<b>FIN BASEMENT:</b>	<b># BEDROOMS:</b>	<b># BATHROOMS:</b>	
<b>FIRST FLOOR:</b>	<b>SECOND FLOOR:</b>	<b>ROAD TYPE:</b>	<b>SPRINKLER:</b>	
<b>THIRD FLOOR:</b>	<b>FOURTH FLOOR:</b>	<b>WATER TYPE</b> PRIVATE	<b>SEWER TYPE</b> PRIVATE	
<b>GARAGE:</b>	<b>CARPORT:</b>	<b>HEATING SYSTEM:</b>	<b>CENTRAL AIR:</b>	
<b>DECK:</b>	<b>PORCH:</b>	<b>FIREPLACE:</b>		
<b>OTHER:</b> 280				
<b>TOTAL FLOOR AREA:</b> 280				

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:**

EXISTING 10' X 10' SHED TO BE REMOVED PRIOR TO CERTIFICATE OF OCCUPANCY. 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. ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 60% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE	
FRONT	FT	FRONT	FT
SIDE	3 FT	SIDE	FT
REAR	3 FT	REAR	FT
SIDE STREET	FT	SIDE STREET	FT
MAX. HGHT	20 FT	MAX. HGHT	FT

**APPROVALS:**

BUILDING	HD	11/22/2024
ZONING	MO	01/02/2025
SEDIMENT		N/A
PUB. SEWER		N/A
S.W. MGT.	KN	12/09/2024
ENTRANCE		N/A
FIRE MARSHAL		N/A
BACKFLOW		N/A

FLOODPLAIN ZONE	N/A
PLUMBING	N/A
ENV. HEALTH	CS 11/27/2024
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	N/A
FOOD SERVICE	N/A

DATE APPROVED: 2-11-25

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

BUILDING PERMIT No.: BR25-01-0001

Date of Application: 01/02/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 110 ASHLAND DR CENTREVILLE  <b>TAX ACCOUNT</b> 1803044106 <b>SUBDIVISION</b> <b>CRITICAL AREA NO</b> <b>ACREAGE</b> 1.25 <b>TAX MAP</b> 0036 <b>GRID</b> 0010 <b>PARCEL</b> 0073 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 13 <b>ZONED AG</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> PALKO, ANDREW 110 ASHLAND DR CENTREVILLE, MD 21617  <b>HOME PHONE:</b> (410) 443-0098 <b>APPLICANT:</b> SOLAR ENERGY WORLD TINA CROUSE 14880 SWEITZER LN LAUREL MD 20707  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> RESIDENTIAL  <b>PROPOSED USE</b> SOLAR PANELS  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$20,000.00		<b>FEES</b> <b>ZONING</b> \$55.00 <b>ELECT. PERMIT</b> \$170.00 <b>SOLAR ARRAYS</b> \$250.00 <b>COPIES AND</b> \$25.00 1-50 <b>MISC</b> <b>ELECT. ADMIN.</b> \$10.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> <b>MHIC</b> SOLAR ENERGY WORLD                      MHIC 127353    (410) 579-5167 14880 SWEITZER LN, LAUREL, MD 20707 <b>ELECTRICIAN</b> SOLAR ENERGY WORLD                      E-000250-2022 (443) 643-7550    ER25-01-0001			
<b>DESCRIPTION OF WORK:</b> INSTALL (20) 425 WATT ROOF MOUNTED SOLAR PANELS TO 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>CARPOR:</b> <b>PORCH:</b>	<b># BEDROOMS:</b> <b>ROAD TYPE:</b> <b>WATER TYPE PRIVATE</b> <b>HEATING SYSTEM:</b> <b>FIREPLACE:</b>	<b># BATHROOMS:</b> <b>SPRINKLER:</b> <b>SEWER TYPE: PRIVATE</b> <b>CENTRAL AIR:</b>

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**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	01/15/2025	<b>FLOODPLAIN ZONE</b>	N/A
<b>FRONT</b>	FT	<b>FRONT</b>	FT	<b>ZONING</b> WB	01/15/2025	<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>	01/14/2025
				<b>BACKFLOW</b>	N/A	<b>FOOD SERVICE</b>	N/A

**DATE APPROVED:** 2-11-24                      **ADMINISTRATOR APPROVAL:** *Kuan G Sunson*



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

ZONING CERTIFICATE #: Z24-10-0460

Date of Application: 10/30/2024

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804053257	108 KENT POINT RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	WORLEY, RONALD	TAX MAP 0080	BLOCK	PARCEL 0003
OWNER ADDRESS:	108 KENT POINT RD STEVENSVILLE, MD 21666	LOT 61	SECTION A	ZONED NC-20
HOME PHONE:	(301) 518-7484	CRITICAL AREA YES		ACREAGE 0.36
		SUBDIVISION KENT POINT FARM		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	RONALD WORLEY	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	108 Kent Point Rd STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:	
PHONE:	(301) 518-7484	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENCE	PROPOSED USE:	ACCESSORY STRUCTURE <200SF
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 3 FT	REAR: 3 FT	SIDE STREET: FT      HEIGHT: 20 FT
WORK DESCRIPTION: INSTALL 10' X 16' SHED			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	11/27/2024 CS
S.W. MGT.	12/09/2024 KN
ZONING	01/02/2025 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:**

DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.  
 ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 60% 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.  
 EXISTING 10' X 10' SHED TO BE REMOVED.  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: Vincent J. Smunson      DATE APPROVED: 2-11-25