



Queen Anne's County  
 Department of Planning & Zoning  
 110 Vincit St, Ste 104  
 Centreville, MD 21617

Zoning Certificate No: Z17-1017  
 Date: 09/21/2017

**ZONING CERTIFICATE**

Building Location: 351 PARK LN		CHESTERTOWN	
Tax Account: 1807012101	Sewer Account:	Acreage: 5.55	
Subdivision:	Lot Number:	Block:	Section:
Tax Map: 0004	Block: 0020	Parcel: 0032	Zone: CS
Owner's Name: TRUMBAUER TIMOTHY J TRUMBAUER KATHE		Frontage: 0	Depth:
		Home:	
		Work1: 4436766820	
		Work2:	

Mailing Address: 351 PARK LN  
 City State Zip: CHESTERTOWN, MD 21620-2334

Existing Use: RESIDENCE	Proposed Use: POOL
Building Value: \$30,000	Application Fee: \$75.00
Type of Sewage Disposal: SEPTIC	Fire Marshal Fee: \$0
Use Permit: NO	Type of Water Supply: WELL WATER
Critical Area: YES/RCA	Staked: YES
Proposed Work: <b>CONSTRUCT 18' X 33' INGROUND CONCRETE POOL WITH 3' WIDE CONCRETE DECKING AROUND POOL.</b>	
Minimum Yard Requirements: Front: 35      Rear: 100      Side: 3      Side ST: --      Height: --	

**Approvals:**

SANITARY N/A	SH: N/A	DPW: N/A
ZONING JP 10/3/17	ENL/REACT: JEN 10/3/17	ELEC #: ER25672 10/3/17

Applicant's Name: CATALINA POOL BUILDERS LLC      Phone:  
 Address: 836 RITCHIE HWY STE 8      SEVERNA PARK, MD 21146

**Comments:**  
 WM LAWSON ELECTRIC E-#638  
**MUST COMPLY WITH APPROVED BUFFER ESTABLISHMENT PLAN WITHIN 30 DAYS.**

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.

This is to certify that this Zoning Certificate is granted this date: 10/25/17 Administrator:

ORIGINAL



Queen Anne's County  
 Department of Planning & Zoning  
 110 Vincit St, Suite 104  
 Centreville, MD 21617

Building Permit No: B17-1083  
 Date of Application: 10/04/2017

**Building Permit**

<b>Building Location:</b> 750 MOORINGS CIR STEVENSVILLE <b>Tax Account:</b> 1804125676 <b>Sewer Account:</b> KY-32 <b>Subdivision:</b> CLOISTERS OF KENT ISLAND <b>Critical Area:</b> YES/RCA <b>Acreage:</b> 0.00 <b>Section:</b> Block <b>Lot:</b> 17 <b>Tax Map:</b> 0056 <b>Grid:</b> 0010 <b>Parcel:</b> 0279 <b>Zoned:</b> Frontage 0 <b>Depth:</b>		<b>Property Owners Name and Address</b> KENT ISLAND LLC C/O MCKEE PROPERTIES INC SPRINGFIELD, PA 19064  <b>Home Phone:</b> <b>Work Phone:</b> 4843689830  <b>Owner of Record Name:</b>	
<b>Existing Use:</b> VACANT LOT  <b>Proposed Use:</b> TOWNHOUSE		<b>Construction Value:</b> \$225,000.00 <b>Park Fee:</b> \$973.80 <b>Fire Marshal Fee:</b> \$150.00 <b>Zoning Fee:</b> \$55.00 <b>Building Fee:</b> \$333.96 <b>School Fee:</b> \$0 <b>Fire Fee:</b> \$1017.55	
<b>Builder:</b> KENT ISLAND LLC <b>Address:</b> C/O MCKEE PROPERTIES INC SPRINGFIELD, PA 19064  <b>Plumber:</b> BRYANT GROUP INC <b>Electrician:</b> BAUSUM & DUCKETT ELECTRIC <b>Mechanical:</b> WILLIAM H METCALFE & SONS <b>Sprinkler:</b> BRYANT GROUP INC		<b>License No:</b> OWNER <b>Phone:</b> PN#453 3016702701 E-#1345 4109562927 HM#209 3024626142 MSC-#38 3016702701	
<b>DESCRIPTION OF WORK</b>		<b>STAKED?</b> WILL CALL	
CONSTRUCT 2-STORY TOWNHOUSE UNIT 32 1ST FLOOR 82'X 32' OVERALL INCLUDING GARAGE, REAR PORCH, FRONT PORCH & SUNROOM. 2ND FLOOR 32' X 18' EASTON MODEL 55+ AGE RESTRICTED ACTIVE-ADULT COMMUNITY			
<b>BUILDING DESCRIPTION DIMENSIONS (SQUARE FEET)</b>		<b>CONSTRUCTION TYPE</b> WOODFRAME	
Unfinished Basement 0 First Floor 1654 Garage 451 Deck 0 Other 0 Third Floor 0	Finished Basement 0 Second Floor 511 Carport 0 Porch 167 Fireplace NO Total Floor Area 2783	<b>IMPROVEMENTS</b> No. Bedrooms 3 <b>No. Bathrooms</b> 3 No. Road Ent. 1 <b>Width</b> 10 <b>Road Type</b> COUNTY <b>Water Type</b> PUBLIC <b>Sewer Type</b> PUBLIC <b>Heat System</b> GAS <b>Central Air</b> YES <b>Sprinkler System</b> 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.			
<b>NOTE:</b> Separate electrical, mechanical and plumbing permits are required! Electricians, Plumbers and HVAC Contractors 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.			
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 & COMMENTS ARE ON SITE. FOR INFORMATION OR TO ARRANGE AN INSPECTION CALL 410-758-4500 EXT 1144. LOCATION SURVEY REQUIRED AT TIME OF FOUNDATION INSPECTION.			

**MINIMUM YARD REQUIREMENTS**

**OFFICE USE ONLY**

Accessory Structure		Principal Structure	
Front	Ft	Front	Ft 30
Side	Ft	Side	Ft 10
Rear	Ft	Rear	Ft 25
Side St	Ft	Side St	Ft --
Max Hgt	Ft	Max Hgt	Ft 40

**APPROVALS**

Building	RAC 10/11/17	Floodplain Zone	JK 10/20/17
Zoning	HW 10/18/17	Plumbing	RS 017 10/10/17
Sediment	AR 4/16/16	Sanitation	PUBLIC
Public Sewer	JT 10/13/17	SHA	N/A
SWM	JK 10/20/17	Mechanical	HAS 617 10/10/17
Entrance	BL 10/12/17	Electrical	ER25687 10/5/17
Fire Marshal	JM 10/19/17	Food Service	N/A
		Backflow No.	BF 95317 10/10/17

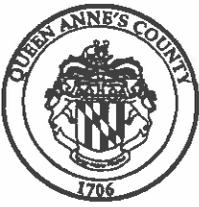
DATE APPROVED

*[Signature]*

ADMINISTRATOR

*[Signature]*

ORIGINAL



Queen Anne's County  
 Department of Planning & Zoning  
 110 Vincit St, Suite 104  
 Centreville, MD 21617

Building Permit No: B17-1084  
 Date of Application: 10/04/2017

**Building Permit**

Building Location: 744 MOORINGS CIR STEVENSVILLE Tax Account: 1804125676 Sewer Account: KY-33 Subdivision Critical Area YES/RCA Acreage 0.00 Section Block Lot 17 Tax Map 0056 Grid 0010 Parcel 0279 Zoned CS Frontage 0 Depth	Property Owners Name and Address KENT ISLAND LLC C/O MCKEE PROPERTIES INC SPRINGFIELD, PA 19064 Home Phone 2679080013 Work Phone 4843689830 Owner of Record Name																								
Existing Use VACANT LOT Proposed Use TOWNHOUSE	Construction Value \$225,000.00 Park Fee \$1017.55 Fire Marshal Fee \$150.00 Zoning Fee \$55.00 Building Fee \$331.08 School Fee \$0 Fire Fee \$1060.85																								
Builder KENT ISLAND LLC Address C/O MCKEE PROPERTIES INC SPRINGFIELD, PA 19064 Plumber BRYANT GROUP INC Electrician BAUSUM & DUCKETT ELECTRIC Mechanical WILLIAM H METCALFE & SONS Sprinkler BRYANT GROUP INC	License No: OWNER Phone: 2679080013 PN#453 3016702701 E-#1345 4109562927 HM#209 3024626142 MSC-#38 3016702701																								
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<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Unfinished Basement</td><td>0</td> <td>Finished Basement</td><td>0</td> </tr> <tr> <td>First Floor</td><td>1654</td> <td>Second Floor</td><td>511</td> </tr> <tr> <td>Garage</td><td>451</td> <td>Carport</td><td>0</td> </tr> <tr> <td>Deck</td><td>144</td> <td>Porch</td><td>35</td> </tr> <tr> <td>Other</td><td>0</td> <td>Fireplace</td><td>GAS</td> </tr> <tr> <td>Third Floor</td><td>0</td> <td>Total Floor Area</td><td>2795</td> </tr> </table>	Unfinished Basement	0	Finished Basement	0	First Floor	1654	Second Floor	511	Garage	451	Carport	0	Deck	144	Porch	35	Other	0	Fireplace	GAS	Third Floor	0	Total Floor Area	2795	CONSTRUCTION TYPE WOODFRAME IMPROVEMENTS No. Bedrooms 3 No. Bathrooms 3 No. Road Ent. 1 Width 10 Road Type COUNTY Water Type PUBLIC Sewer Type PUBLIC Heat System GAS Central Air YES Sprinkler System YES
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**MINIMUM YARD REQUIREMENTS**

Accessory Structure		Principal Structure	
Front	Ft	Front	Ft 30
Side	Ft	Side	Ft 10
Rear	Ft	Rear	Ft 25
Side St	Ft	Side St	Ft --
Max Hgt	Ft	Max Hgt	Ft 40

**OFFICE USE ONLY**

**APPROVALS**

Building	RAC 10/12/17	Floodplain Zone	JK 10/20/17
Zoning	HL 10/10/17	Plumbing	PA 11/10/17
Sediment	AR 4/16/16	Sanitation	PUBLIC
Public Sewer	JH 10/13/17	SHA	N/A
SWM	JK 10/20/17	Mechanical	HAS 11/10/17
Entrance	PA 10/12/17	Electrical	ER25688 10/5/17
Fire Marshal	JM 10/11/17	Food Service	N/A
		Backflow No.	BF 95417 10/16/17

DATE APPROVED

*[Signature]*

ADMINISTRATOR

*[Signature]*

ORIGINAL



Queen Anne's County  
 Department of Planning & Zoning  
 110 Vincit St, Suite 104  
 Centreville, MD 21617

Building Permit No: B17-1071  
 Date of Application: 10/02/2017

**Building Permit**

<b>Building Location:</b> 800 CHESTER RIVER DR GRASONVILLE  <b>Tax Account:</b> 1805007119 <b>Sewer Account:</b> <b>Subdivision</b> CHESTER RIVER BEACH <b>Critical Area</b> YES/LDA <b>Acreage</b> 23,250 SF <b>Section</b> Block C <b>Lot</b> 5 <b>Tax Map</b> 058E <b>Grid</b> 0004 <b>Parcel</b> 0568 <b>Zoned</b> NC-8 <b>Frontage</b> 0 <b>Depth</b>	<b>Property Owners Name and Address</b> RESTIFO MARY 5729 MACARTHUR BLVD-NW WASHINGTON, DC 20016  <b>Home Phone</b> 2026804808 <b>Work Phone</b> 2026860750 <b>Owner of Record Name</b>																																																
<b>Existing Use</b> RESIDENCE  <b>Proposed Use</b> GARAGE	<b>Construction Value</b> \$34,000 <b>Park Fee</b> \$0 <b>Fire Marshal Fee</b> \$0 <b>Zoning Fee</b> \$55.00 <b>Building Fee</b> \$46.08 <b>School Fee</b> \$0 <b>Fire Fee</b> \$0																																																
<b>Builder</b> HLA CONSTRUCTION LLC <b>Address</b> 1559 GUERDON COURT PASADENA, MD 21122 <b>Plumber</b> N/A <b>Electrician</b> GARRETT GERMAN & SONS <b>Mechanical</b> N/A <b>Sprinkler</b> N/A	<b>License No:</b> * <b>Phone:</b> 4107256229 MHIC 113306  N/A      N/A E-#571      4107580225 N/A      N/A N/A      N/A																																																
<b>DESCRIPTION OF WORK</b> <b>STAKED?</b> YES																																																	
CONSTRUCT 24' X 24' DETACHED GARAGE WITH 4' X 20' SIDEWALK.																																																	
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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. ASSOCIATION REVIEW APPROVAL 10/19/17 MITIGATION: OWNER MUST PLANT (7) 4'-6' TALL CONTAINER GROWN NATIVE TREES PRIOR TO CERTIFICATE OF OCCUPANCY.																																																	

**MINIMUM YARD REQUIREMENTS**

**OFFICE USE ONLY**

Accessory Structure		Principal Structure	
Front	Ft 25	Front	Ft
Side	Ft 3	Side	Ft
Rear	Ft 50	Rear	Ft
Side St	Ft --	Side St	Ft
Max Hgt	Ft 20	Max Hgt	Ft

APPROVALS	
Building	RAC 10/3/17
Zoning	HLV 10/4/17
Sediment	N/A
Public Sewer	N/A
SWM	N/A
Entrance	N/A
Fire Marshal	N/A
Floodplain Zone	N/A
Plumbing	N/A
Sanitation	JEN 10/4/17
SHA	N/A
Mechanical	N/A
Electrical	ERZ 5683 10/5/17
Food Service	N/A
Backflow No.	N/A

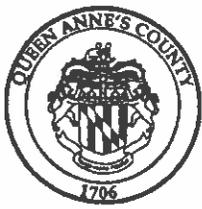
DATE APPROVED

10/25/17

ADMINISTRATOR

*[Signature]*

ORIGINAL



Queen Anne's County  
 Department of Planning & Zoning  
 110 Vincit St, Suite 104  
 Centreville, MD 21617

Building Permit No: B17-1082  
 Date of Application: 10/04/2017

**Building Permit**

Building Location: 754 MOORINGS CIR STEVENSVILLE Tax Account: 1804125676 Sewer Account: KY-31 Subdivision CLOISTERS OF KENT ISLAND Critical Area NO Acreage 0.00 Section Block C Lot 17 Tax Map 0056 Grid 0010 Parcel 0279 Zoned CS Frontage 0 Depth	Property Owners Name and Address KENT ISLAND LLC C/O MCKEE PROPERTIES INC SPRINGFIELD, PA 19064 Home Phone 2679080013 Work Phone 4843689830 Owner of Record Name
Existing Use VACANT LOT Proposed Use TOWNHOUSE	Construction Value \$225,000.00 Park Fee \$1164.66 Fire Marshal Fee \$150.00 Zoning Fee \$55.00 Building Fee \$362.52 School Fee \$0 Fire Fee \$1214.22
Builder KENT ISLAND LLC Address C/O MCKEE PROPERTIES INC SPRINGFIELD, PA 19064 Plumber BRYANT GROUP INC Electrician BAUSUM & DUCKETT ELECTRIC Mechanical WILLIAM H METCALFE & SONS Sprinkler BRYANT GROUP INC	License No: OWNER Phone: 2679080013 PN#453 3016703701 E-#1345 4109562927 HM#209 3024626142 MSC-#38 3016702701
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CONSTRUCT 2-STORY TOWNHOUSE UNIT 31 1ST FLOOR 82' X 32' OVERALL INCLUDING GARAGE, REAR PORCH & SUNROOM. 2ND FLOOR 32' X 25'. OXFORD MODEL 55+ AGE RESTRICTED ACTIVE-ADULT COMMUNITY	
<b>BUILDING DESCRIPTION DIMENSIONS (SQUARE FEET)</b> Unfinished Basement 0 Finished Basement 0 First Floor 1875 Second Floor 603 Garage 401 Carport 0 Deck 0 Porch 142 Other 0 Fireplace NO Third Floor 0 Total Floor Area 3021	<b>CONSTRUCTION TYPE</b> <b>IMPROVEMENTS</b> No. Bedrooms 3 No. Bathrooms 2 No. Road Ent. 1 Width 10 Road Type COUNTY Water Type PUBLIC Sewer Type PUBLIC Heat System GAS Central Air YES Sprinkler System YES
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Accessory Structure		Principal Structure	
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Side St	Ft	Side St	Ft
Max Hgt	Ft	Max Hgt	Ft 40

**OFFICE USE ONLY**

**APPROVALS**

Building RAC 10/12/17	Floodplain Zone JK 10/20/17
Zoning HLW 10/12/17	Plumbing P94717 10/16/17
Sediment AR 4/16/16	Sanitation PUBLIC
Public Sewer JH 10/13/17	SHA N/A
SWM JK 10/20/17	Mechanical H95517 10/16/17
Entrance BL 10/12/17	Electrical ER25686 10/15/17
Fire Marshal JM 10/19/17	Food Service N/A
	Backflow No. BF95217 10/16/17

DATE APPROVED

*10/23/17*

ADMINISTRATOR

*[Signature]*

ORIGINAL