



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

BUILDING PERMIT No.: BR21-01-0073

Date of Application: 01/29/2021

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 108 SPINNAKER WAY CHESTER  <b>TAX ACCOUNT</b> 1804126001 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.158 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 174 <b>ZONED</b> <b>FRONTAGE</b> 67 <b>DEPTH</b> 122		<b>PROPERTY OWNERS:</b> K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 CHESTER STATION LN CHESTER, MD 21619  <b>HOME PHONE:</b> (240) 375-4735 <b>APPLICANT:</b>  <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> 4SEASONS -SFD  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$185,000.00		<b>FEES</b> <b>MHB FEE</b> \$50.00 <b>ELECT. PERMIT</b> \$180.00 <b>ELECT. ADMIN.</b> \$10.00 <b>BOCA FEE</b> \$354.48 <b>SPRINKLER</b> \$150.00 <b>ZONING</b> \$55.00 <b>4SEASNDARRA</b> \$7,750.00 <b>SINGLE LOT</b> \$55.00																															
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT SINGLE STORY DWELLING, 1ST FLOOR 40' X 80', GARAGE 20'8" X 26'2", "L" SHAPED FRONT PORCH 30' X 12'8" X 8' X 6'8", REAR SCREENED PATIO/SUNROOM 8'9" X 25'4". <b>MODEL I- LILLE</b> <b>55+ AGE RESTRICTED COMMUNITY</b>																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b> <b>UNFIN. BASEMENT:</b> 0 <b>FIN BASEMENT:</b> 0 <b>FIRST FLOOR:</b> 2,240 <b>SECOND FLOOR:</b> 0 <b>THIRD FLOOR:</b> 0 <b>FOURTH FLOOR:</b> 0 <b>GARAGE:</b> 691 <b>CARPOR:</b> 0 <b>DECK:</b> 0 <b>PORCH:</b> 380 <b>OTHER:</b> 0 <b>TOTAL FLOOR AREA:</b> 3,311		<b>CONSTRUCTION TYPE:</b> WOOD FRAME <b># BEDROOMS:</b> 2 <b># BATHROOMS:</b> 2 <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> GAS																															

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 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.

**OFFICE USE ONLY**

MINIMUM YARD REQUIREMENTS			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE		
FRONT	FRONT	20 FT	
SIDE	SIDE	5 FT	
REAR	REAR	10 FT	
SIDE STREET	SIDE STREET	FT	
MAX. HGHT	MAX. HGHT	40 FT	

APPROVALS:			
BUILDING	HO	02/03/2021	FLOODPLAIN ZONE
ZONING	JP	02/05/2021	PLUMBING
SEDIMENT	AR	10/18/2019	ENV. HEALTH
PUB. SEWER	BD	02/02/2021	HISTORIC
S.W. MGT.	CR	02/03/2021	SHA
ENTRANCE	DP	02/02/2021	MECHANICAL
FIRE MARSHAL	SM	02/17/2021	ELECTRICAL
BACKFLOW	CG	03/01/2021	FOOD SERVICE

DATE APPROVED: 3-12-21

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

BUILDING PERMIT No.: BR21-01-0068

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**BUILDING PERMIT**

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<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>
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	02/03/2021	FLOODPLAIN ZONE	SK	02/03/2021
ZONING	JD	02/03/2021	PLUMBING	CG	03/10/2021
SEDIMENT	AR	10/18/2019	ENV. HEALTH	SEN	03/10/2021
PUB. SEWER	BD	02/02/2021	HISTORIC		N/A
S.W. MGT.	CB	02/03/2021	SHA		N/A
ENTRANCE	DB	02/02/2021	MECHANICAL	CG	03/10/2021
FIRE MARSHAL	JM	02/17/2021	ELECTRICAL		03/12/2021
BACKFLOW	CG	03/10/2021	FOOD SERVICE		N/A

DATE APPROVED: 3-12-21                      ADMINISTRATOR APPROVAL: Kieran J. Stinson