



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

BUILDING PERMIT No.: BR21-10-0809  
 Date of Application: 10/01/2021

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 197 SPINNAKER WAY CHESTER  <b>TAX ACCOUNT</b> 1804126023 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.174 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 194 <b>ZONED</b> CMPD <b>FRONTAGE</b> <b>DEPTH</b> 122		<b>PROPERTY OWNERS:</b> K HOVNIANIAN AT KENT ISLAND 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (410) 991-6150 <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> \$190,000.00		<b>FEES</b> <b>SINGLE LOT</b> \$55.00 <b>4SEASNDRRRA</b> \$7,750.00 <b>BOCA FEE</b> \$383.72 <b>ELECT. ADMIN.</b> \$10.00 <b>ZONING</b> \$55.00 <b>MHB FEE</b> \$50.00 <b>SPRINKLER</b> \$150.00 <b>ELECT. PERMIT</b> \$180.00																															
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<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> 0 <b>FIRST FLOOR:</b> 2,757 <b>THIRD FLOOR:</b> 0 <b>GARAGE:</b> 429 <b>DECK:</b> 0 <b>OTHER:</b> 0 <b>TOTAL FLOOR AREA:</b> 3,418	<b>FIN BASEMENT:</b> 0 <b>SECOND FLOOR:</b> 0 <b>FOURTH FLOOR:</b> 0 <b>CARPOR:</b> 0 <b>PORCH:</b> 232	<b># BEDROOMS:</b> 2 <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>FIREPLACE:</b> GAS	<b># BATHROOMS:</b> 2 <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> PUBLIC <b>CENTRAL AIR:</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.

**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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

**OFFICE USE ONLY**

MINIMUM YARD REQUIREMENTS			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE		
FRONT	FRONT	20 FT	
SIDE	SIDE	5 FT	
REAR	REAR	15 FT	
SIDE STREET	SIDE STREET	FT	
MAX. HGHT	MAX. HGHT	40 FT	

APPROVALS:			
BUILDING	PAC	10/14/2021	FLOODPLAIN ZONE TK 10/14/2021
ZONING	JP	10/14/2021	PLUMBING CBE 10/19/2021
SEDIMENT	AR	10/19/2021	ENV. HEALTH JEN 10/18/2021
PUB. SEWER	SD	10/14/2021	HISTORIC N/A
S.W. MGT	TK	10/14/2021	SHA N/A
ENTRANCE	DB	10/14/2021	MECHANICAL CBE 10/19/2021
FIRE MARSHAL	CB	11/03/2021	ELECTRICAL 10/07/2021
BACKFLOW	CG	10/19/2021	FOOD SERVICE N/A

DATE APPROVED: 11-5-21

ADMINISTRATOR APPROVAL: *Kwan 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.: BR21-10-0811

Date of Application: 10/01/2021

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 256 SAILCLOTH WAY CHESTER  <b>TAX ACCOUNT</b> 1804125936 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.153 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 107 <b>ZONED CMPD</b> <b>FRONTAGE</b> 46.5 <b>DEPTH</b> 122		<b>PROPERTY OWNERS:</b> K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666  <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																															
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OFFICE USE ONLY

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT                      FT    FRONT                      20 FT	
SIDE                        FT    SIDE                        5 FT	
REAR                       FT    REAR                       15 FT	
SIDE STREET            FT    SIDE STREET            0 FT	
MAX. HGHT             FT    MAX. HGHT             40 FT	

**APPROVALS:**

BUILDING <i>RAC</i>	10/14/2021	FLOODPLAIN ZONE <i>TK</i>	10/14/2021
ZONING <i>JP</i>	10/15/2021	PLUMBING <i>CG</i>	11/04/2021
SEDIMENT <i>AK</i>	10/14/2021	ENV. HEALTH <i>SEN</i>	10/18/2021
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FIRE MARSHAL <i>JB</i>	11/03/2021	ELECTRICAL	10/07/2021
BACKFLOW <i>CG</i>	11/04/2021	FOOD SERVICE	N/A

DATE APPROVED: 11-5-21

ADMINISTRATOR APPROVAL: *Vincent G. Swinson*



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 Department of Planning and Zoning  
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BUILDING PERMIT No.: BR21-10-0821

Date of Application: 10/05/2021

**BUILDING PERMIT**

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GARAGE: 658	CARPOT: 0																																
DECK: 0	PORCH: 380																																
OTHER: 0																																	
<b>TOTAL FLOOR AREA: 3,900</b>																																	
<b># BEDROOMS:</b> 3	<b># BATHROOMS:</b> 3																																
<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:**  
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN 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. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 20 FT
SIDE FT	SIDE 5 FT
REAR FT	REAR 15 FT
SIDE STREET FT	SIDE STREET 0 FT
MAX. HGHT FT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING	<i>HAL</i>	10/07/2021	FLOODPLAIN ZONE	<i>TK</i>	10/07/2021
ZONING	<i>JP</i>	10/08/2021	PLUMBING	<i>CG</i>	11/01/2021
SEDIMENT	<i>PK</i>	06/10/2021	ENV. HEALTH	<i>JEN</i>	11/04/2021
PUB. SEWER	<i>PD</i>	10/12/2021	HISTORIC		N/A
S.W. MGT.	<i>TK</i>	10/07/2021	SHA		N/A
ENTRANCE	<i>DB</i>	10/12/2021	MECHANICAL	<i>CG</i>	11/01/2021
FIRE MARSHAL	<i>JB</i>	11/05/2021	ELECTRICAL		10/08/2021
BACKFLOW	<i>CG</i>	11/01/2021	FOOD SERVICE		N/A

DATE APPROVED: 11-5-21

ADMINISTRATOR APPROVAL: *Karen J. Swinson*