



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

BUILDING PERMIT No.: BR22-01-0011
 Date of Application: 01/07/2022

BUILDING PERMIT

BUILDING LOCATION 325 BROADWATER DR CHESTER TAX ACCOUNT 1804126086 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.148 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 257 ZONED CMPD FRONTAGE 57 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: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE 4SEASONS -SFD REVISED PROPOSED USE CONSTRUCTION VALUE \$190,000.00		FEES ELECT. PERMIT \$135.00 4SEASNDRRRA \$7,750.00 BOCA FEE \$430.24 ELECT. ADMIN. \$10.00 SPRINKLER \$150.00 ZONING \$55.00 SINGLE LOT \$55.00 MHB FEE \$50.00																															
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DESCRIPTION OF WORK: CONSTRUCT 2-STORY DWELLING, 1ST FLOOR 40' X 82' WITH 20'8" X 43' GARAGE, 22'8" X 6' X 13'4" "L" SHAPED FRONT PORCH., 13' X 17'3" SUNROOM. 2ND FLOOR LOFT 40' X 16'7". ATTIC STORAGE 256 SQ.FT. MODEL KELLARNEY 1 LOFT REVERSED 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: 0 FIRST FLOOR: 2,060 THIRD FLOOR: 0 GARAGE: 685 DECK: 0 OTHER: 225 TOTAL FLOOR AREA: 3,893	FIN BASEMENT: 0 SECOND FLOOR: 685 FOURTH FLOOR: 0 CARPORT: 0 PORCH: 238	# BEDROOMS: 3 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 3 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. 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 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 <i>HD</i>	01/14/2022	FLOODPLAIN ZONE <i>TK</i>	01/18/2022
ZONING <i>JR</i>	01/14/2022	PLUMBING <i>CG</i>	01/21/2022
SEDIMENT <i>AR</i>	06/10/2021	ENV. HEALTH <i>public</i>	01/24/2022
PUB. SEWER <i>BD</i>	01/19/2022	HISTORIC	N/A
S.W. MGT. <i>TK</i>	01/18/2022	SHA	N/A
ENTRANCE <i>DB</i>	01/14/2022	MECHANICAL <i>CG</i>	01/21/2022
FIRE MARSHAL <i>JB</i>	01/26/2022	ELECTRICAL	02/02/2022
BACKFLOW <i>CG</i>	01/21/2022	FOOD SERVICE	N/A

DATE APPROVED: 2-3-22

ADMINISTRATOR APPROVAL: *Man 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.: BR22-01-0013
 Date of Application: 01/07/2022

BUILDING PERMIT

BUILDING LOCATION 234 SAILCLOTH WAY CHESTER TAX ACCOUNT 1804125941 SUBDIVISION FOUR SEASONS @ KENT ISLAND CRITICAL AREA YES ACREAGE 0.138 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 112 ZONED CMPD FRONTAGE 45 DEPTH 122		PROPERTY OWNERS: K HOVNANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666 HOME PHONE: (240) 375-4735 APPLICANT: STAKED: <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 10 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING <i>HD</i>	01/14/2022	FLOODPLAIN ZONE <i>TK</i>	01/18/2022
ZONING <i>JP</i>	01/14/2022	PLUMBING <i>CB</i>	01/21/2022
SEDIMENT <i>AK</i>	06/10/2021	ENV. HEALTH <i>public</i>	01/24/2022
PUB. SEWER <i>BD</i>	01/19/2022	HISTORIC	N/A
S.W. MGT <i>TK</i>	01/18/2022	SHA	N/A
ENTRANCE <i>DB</i>	01/14/2022	MECHANICAL <i>CB</i>	01/21/2022
FIRE MARSHAL <i>JB</i>	02/01/2022	ELECTRICAL	02/02/2022
BACKFLOW <i>CB</i>	01/21/2022	FOOD SERVICE	N/A

DATE APPROVED: 2-3-22

ADMINISTRATOR APPROVAL: *Vivian 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.: BC21-12-0138

Date of Application: 12/07/2021

BUILDING PERMIT

BUILDING LOCATION 25 KENT TOWNE MARKET CHESTER TAX ACCOUNT 1804038770 SUBDIVISION CRITICAL AREA YES ACREAGE 3.67 TAX MAP 0057 GRID 0009 PARCEL 0468 SECTION BLOCK LOT ZONED TC FRONTAGE DEPTH		PROPERTY OWNERS: KENT TOWNE MARKET LLC 20 KENT TOWNE MKT CHESTER, MD 21619 HOME PHONE: APPLICANT: THE CANISIUS COLLABORATIVE LLC KEVIN BURNS 6050 Yorktown Rd STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE VACANT RETAIL UNIT PROPOSED USE RENOVATION REVISED PROPOSED USE CONSTRUCTION VALUE \$663,261.00		FEES FIRE MARSHAL \$429.04 ELECT. PERMIT \$815.00 FEE ZONING \$55.00 ELECT. ADMIN. \$10.00 RENOVATION \$4,642.83 PERMIT FEE	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# GENERAL MARAND BUILDERS INC 17862461 (704) 525-1824 PLUMBER HARVEY W. HOTTEL INC PN-731 (240) 912-8900 P-0102-22 HVAC MECHANICAL SYSTEMS INC HM-579 (410) 381-4444 H-1921-21 ELECTRICIAN DONALD STEINMAN ELECTRIC E-000212-2022 (301) 253-2307 EC-21-12-0138			
DESCRIPTION OF WORK: RENOVATION/TENANT FIT OUT FOR NEW MEDICAL OFFICE (URGENT CARE) IN EXISTING RETAIL SHELL. WORK INCLUDES (6) EXAM ROOMS, LOBBY, RECEPTION AREA, NURESES STATION, LAB, E-RAY & IT CLOSET. UMMS AMBULATORY CARE.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: 0 FIN BASEMENT: 0 FIRST FLOOR: 5,363 SECOND FLOOR: 0 THIRD FLOOR: 0 FOURTH FLOOR: 0 GARAGE: 0 CARPORT: 0 DECK: 0 PORCH: 0 OTHER: TOTAL FLOOR AREA: 5,363		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: # BATHROOMS: 4 ROAD TYPE: STATE SPRINKLER: WATER TYPE PUBLIC SEWER TYPE PUBLIC HEATING SYSTEM: GAS CENTRAL AIR: YES FIREPLACE:	

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SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT FT

APPROVALS:

BUILDING <i>JD</i>	12/09/2021	FLOODPLAIN ZONE	N/A
ZONING <i>HN</i>	12/10/2021	PLUMBING <i>CG</i>	02/03/2022
SEDIMENT	N/A	ENV. HEALTH <i>JEN</i>	12/13/2021
PUB. SEWER <i>BD</i>	12/14/2021	HISTORIC	N/A
S.W. MGT.	N/A	SHA	N/A
ENTRANCE	N/A	MECHANICAL <i>ex Permit</i>	12/20/2021
FIRE MARSHAL <i>JB</i>	12/21/2021	ELECTRICAL	02/02/2022
BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED:

2-3-22

ADMINISTRATOR APPROVAL:

Kieran G. Swanson



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

BUILDING PERMIT No.: BR22-01-0012
 Date of Application: 01/07/2022

BUILDING PERMIT

BUILDING LOCATION 130 SUNRISE CT CHESTER TAX ACCOUNT 1804126039 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.168 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 210 ZONED CMPD FRONTAGE 60 DEPTH 120		PROPERTY OWNERS: K HOVNANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666 HOME PHONE: (240) 375-4735 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
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BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: 0 FIRST FLOOR: 2,625 THIRD FLOOR: 0 GARAGE: 571 DECK: 0 OTHER: 264 TOTAL FLOOR AREA: 4,431	FIN BASEMENT: 0 SECOND FLOOR: 869 FOURTH FLOOR: 0 CARPOR: 0 PORCH: 102	# BEDROOMS: 3 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 3 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:
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. 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.

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	JFD	01/14/2022	FLOODPLAIN ZONE
ZONING	JFD	01/18/2022	PLUMBING
SEDIMENT	AR	06/10/2021	ENV. HEALTH
PUB. SEWER	AR	01/09/2022	HISTORIC
S.W. MGT.	RE	01/18/2022	SHA
ENTRANCE	RE	01/14/2022	MECHANICAL
FIRE MARSHAL	DB	01/26/2022	ELECTRICAL
BACKFLOW	CG	01/21/2022	FOOD SERVICE

DATE APPROVED: 2-3-22

ADMINISTRATOR APPROVAL:

Manoj Simpson