



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

BUILDING PERMIT No.: BR23-07-0536  
 Date of Application: 07/26/2023

**BUILDING PERMIT**

| <b>BUILDING LOCATION</b> 125 WARBLER WAY<br>CHESTER<br><br><b>TAX ACCOUNT</b> 1804126456<br><b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND<br><b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.146<br><b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007<br><b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 392<br><b>ZONED</b> SMPD <b>FRONTAGE</b> 49 <b>DEPTH</b> 122  |   | <b>PROPERTY OWNERS:</b> K HOVNIANIAN'S FOUR SEASONS<br>AT KENT ISLAND II LLC<br>101 LOG CANOE CIR C-2<br>STEVENSVILLE, MD 21666<br><br><b>HOME PHONE:</b> (240) 375-4735<br><b>APPLICANT:</b><br><br><b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL  |  |                      |          |               |         |                    |            |   |           |                  |          |                 |                               |                |                |                      |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
|--|---|---|--|----------------------|----------|---------------|---------|--------------------|------------|---|-----------|------------------|----------|-----------------|-------------------------------|----------------|----------------|----------------------|-----------|-------------------|----------|----------------|------------|-------------|-----------------------------------|--------|----------------|--------------|---------|-------------------------|--------|----------------|-----------|
| <b>EXISTING USE</b> VACANT LOT<br><br><b>PROPOSED USE</b> 4SEASONS -SFD<br><br><b>REVISED PROPOSED USE</b><br><br><b>CONSTRUCTION VALUE</b> \$195,000.00   |   | <b>FEES</b><br><table border="0"> <tr> <td><b>ELECT. PERMIT</b></td> <td>\$135.00</td> <td><b>ZONING</b></td> <td>\$55.00</td> </tr> <tr> <td><b>4SEASNDRRRA</b></td> <td>\$7,750.00</td> <td><b>SINGLE LOT</b></td> <td>\$55.00</td> </tr> <tr> <td><b>SPRINKLER</b></td> <td>\$150.00</td> <td><b>BOCA FEE</b></td> <td>\$320.76</td> </tr> <tr> <td><b>MHB FEE</b></td> <td>\$50.00</td> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> </tr> </table> |  | <b>ELECT. PERMIT</b> | \$135.00 | <b>ZONING</b> | \$55.00 | <b>4SEASNDRRRA</b> | \$7,750.00 | <b>SINGLE LOT</b>   | \$55.00   | <b>SPRINKLER</b> | \$150.00 | <b>BOCA FEE</b> | \$320.76                      | <b>MHB FEE</b> | \$50.00        | <b>ELECT. ADMIN.</b> | \$10.00   |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>ELECT. PERMIT</b>   | \$135.00  | <b>ZONING</b>   | \$55.00  |                      |          |               |         |                    |            |   |           |                  |          |                 |                               |                |                |                      |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>4SEASNDRRRA</b>   | \$7,750.00  | <b>SINGLE LOT</b>   | \$55.00  |                      |          |               |         |                    |            |   |           |                  |          |                 |                               |                |                |                      |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>SPRINKLER</b>   | \$150.00  | <b>BOCA FEE</b>   | \$320.76   |                      |          |               |         |                    |            |   |           |                  |          |                 |                               |                |                |                      |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>MHB FEE</b>   | \$50.00   | <b>ELECT. ADMIN.</b>  | \$10.00  |                      |          |               |         |                    |            |   |           |                  |          |                 |                               |                |                |                      |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <table border="0"> <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<br/>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-0953-23</td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-0966-23</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS SERVICES</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>ER23-07-0536</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-0975-23</td> </tr> </tbody> </table> |   |   |  | CONTRACTORS          | NAME     | LICENSE #     | PHONE#  | PERMIT#            | MHBR       | K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC<br>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-0953-23            | SPRINKLER | METROPOLITAN FIRE | MSC-#155 | (301) 868-0005 | BF-0966-23 | ELECTRICIAN | TRI-STATE COMMUNICATIONS SERVICES | E-#817 | (301) 261-4943 | ER23-07-0536 | PLUMBER | BLUESTREAM SERVICES INC | PN#220 | (410) 363-0072 | P-0975-23 |
| CONTRACTORS  | NAME  | LICENSE #   | PHONE#   | PERMIT#              |          |               |         |                    |            |   |           |                  |          |                 |                               |                |                |                      |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| MHBR   | K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC<br>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-0953-23            |          |               |         |                    |            |   |           |                  |          |                 |                               |                |                |                      |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| SPRINKLER  | METROPOLITAN FIRE   | MSC-#155  | (301) 868-0005   | BF-0966-23           |          |               |         |                    |            |   |           |                  |          |                 |                               |                |                |                      |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| ELECTRICIAN  | TRI-STATE COMMUNICATIONS SERVICES   | E-#817  | (301) 261-4943   | ER23-07-0536         |          |               |         |                    |            |   |           |                  |          |                 |                               |                |                |                      |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| PLUMBER  | BLUESTREAM SERVICES INC   | PN#220  | (410) 363-0072   | P-0975-23            |          |               |         |                    |            |   |           |                  |          |                 |                               |                |                |                      |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>DESCRIPTION OF WORK:</b> CONSTRUCT 1 STORY SFD. 39'4" X 76'4" OVERALL TO INCLUDE 10' X 14'9" & 20'4" X 20' (3) CAR GARAGE, 8' X 6' FRONT PORCH, AND 12' X 15'2" SCREENED PATIO.<br><br><b>MODEL:</b> KELLY DD PHASE III<br>55+ AGE RESTRICTED COMMUNITY.  |   |   |  |                      |          |               |         |                    |            |   |           |                  |          |                 |                               |                |                |                      |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>  |   | <b>CONSTRUCTION TYPE:</b> WOOD FRAME  |  |                      |          |               |         |                    |            |   |           |                  |          |                 |                               |                |                |                      |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>UNFIN. BASEMENT:</b><br>FIRST FLOOR: 2,143<br>THIRD FLOOR:<br>GARAGE: 567<br>DECK:<br>OTHER: 180 SCREENED PATIO<br><b>TOTAL FLOOR AREA:</b> 2,938   | <b>FIN BASEMENT:</b><br>SECOND FLOOR:<br>FOURTH FLOOR:<br>CARPORT:<br>PORCH: 48                     | <b># BEDROOMS:</b> 2<br><b>ROAD TYPE:</b> COUNTY<br><b>WATER TYPE:</b> PUBLIC<br><b>HEATING SYSTEM:</b> GAS<br><b>FIREPLACE:</b> GAS  | <b># BATHROOMS:</b> 2<br><b>SPRINKLER:</b> YES<br><b>SEWER TYPE:</b> PUBLIC<br><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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. 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.

**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>     | 08/03/2023 | FLOODPLAIN ZONE <i>HD</i> | 08/07/2023 |
| ZONING <i>JP</i>       | 08/07/2023 | PLUMBING <i>Ch</i>        | 08/18/2023 |
| SEDIMENT <i>TR</i>     | 09/23/2021 | ENV. HEALTH <i>JBN</i>    | 08/03/2023 |
| PUB. SEWER <i>DT</i>   | 08/03/2023 | HISTORIC                  | N/A        |
| S.W. MGT. <i>KN</i>    | 08/07/2023 | SHA                       | N/A        |
| ENTRANCE <i>DB</i>     | 08/03/2023 | MECHANICAL <i>Ch</i>      | 08/18/2023 |
| FIRE MARSHAL <i>JB</i> | 08/24/2023 | ELECTRICAL                | 08/08/2023 |
| BACKFLOW <i>Ch</i>     | 08/18/2023 | FOOD SERVICE              | N/A        |

DATE APPROVED:

*9-5-23*

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.: BR23-08-0564  
 Date of Application: 08/08/2023

**BUILDING PERMIT**

| <b>BUILDING LOCATION</b> 142 NIGHTHAWK DR<br>CHESTER<br><br><b>TAX ACCOUNT</b> 1804126350<br><b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND<br><b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.168<br><b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007<br><b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 286<br><b>ZONED</b> SMPD <b>FRONTAGE</b> 60 <b>DEPTH</b> 122   |   | <b>PROPERTY OWNERS:</b> K HOVNIANIAN'S FOUR SEASONS<br>AT KENT ISLAND II LLC<br>101 LOG CANOE CIR C-2<br>STEVENSVILLE, MD 21666<br><br><b>HOME PHONE:</b> (240) 375-4735<br><b>APPLICANT:</b><br><br><b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL   |   |                  |          |                 |          |                      |         |   |           |                |         |                   |                               |                   |                |                      |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
|--|---|--|---|------------------|----------|-----------------|----------|----------------------|---------|---|-----------|----------------|---------|-------------------|-------------------------------|-------------------|----------------|----------------------|-----------|-------------------|----------|----------------|------------|-------------|-----------------------------------|--------|----------------|--------------|---------|-------------------------|--------|----------------|-----------|
| <b>EXISTING USE</b> VACANT LOT<br><br><b>PROPOSED USE</b> 4SEASONS -SFD<br><br><b>REVISED PROPOSED USE</b><br><br><b>CONSTRUCTION VALUE</b> \$195,000.00   |   | <b>FEES</b><br><table border="0"> <tr> <td><b>SPRINKLER</b></td> <td>\$150.00</td> <td><b>BOCA FEE</b></td> <td>\$493.72</td> </tr> <tr> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> <td><b>MHB FEE</b></td> <td>\$50.00</td> </tr> <tr> <td><b>ZONING</b></td> <td>\$55.00</td> <td><b>SINGLE LOT</b></td> <td>\$55.00</td> </tr> <tr> <td><b>4SEASNDRRA</b></td> <td>\$7,750.00</td> <td><b>ELECT. PERMIT</b></td> <td>\$135.00</td> </tr> </table> |   | <b>SPRINKLER</b> | \$150.00 | <b>BOCA FEE</b> | \$493.72 | <b>ELECT. ADMIN.</b> | \$10.00 | <b>MHB FEE</b>  | \$50.00   | <b>ZONING</b>  | \$55.00 | <b>SINGLE LOT</b> | \$55.00                       | <b>4SEASNDRRA</b> | \$7,750.00     | <b>ELECT. PERMIT</b> | \$135.00  |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>SPRINKLER</b>   | \$150.00  | <b>BOCA FEE</b>  | \$493.72  |                  |          |                 |          |                      |         |   |           |                |         |                   |                               |                   |                |                      |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>ELECT. ADMIN.</b>   | \$10.00   | <b>MHB FEE</b>   | \$50.00   |                  |          |                 |          |                      |         |   |           |                |         |                   |                               |                   |                |                      |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>ZONING</b>  | \$55.00   | <b>SINGLE LOT</b>  | \$55.00   |                  |          |                 |          |                      |         |   |           |                |         |                   |                               |                   |                |                      |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>4SEASNDRRA</b>  | \$7,750.00  | <b>ELECT. PERMIT</b>   | \$135.00  |                  |          |                 |          |                      |         |   |           |                |         |                   |                               |                   |                |                      |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
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| CONTRACTORS  | NAME  | LICENSE #  | PHONE#  | PERMIT#          |          |                 |          |                      |         |   |           |                |         |                   |                               |                   |                |                      |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| MHBR   | K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC<br>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-0950-23        |          |                 |          |                      |         |   |           |                |         |                   |                               |                   |                |                      |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| SPRINKLER  | METROPOLITAN FIRE   | MSC-#155   | (301) 868-0005  | BF-0964-23       |          |                 |          |                      |         |   |           |                |         |                   |                               |                   |                |                      |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| ELECTRICIAN  | TRI-STATE COMMUNICATIONS SERVICES   | E-#817   | (301) 261-4943  | ER23-08-0564     |          |                 |          |                      |         |   |           |                |         |                   |                               |                   |                |                      |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| PLUMBER  | BLUESTREAM SERVICES INC   | PN#220   | (410) 363-0072  | P-0974-23        |          |                 |          |                      |         |   |           |                |         |                   |                               |                   |                |                      |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 49'4" X 69'4" OVERALL TO INCLUDE 20' X 20'4" GARAGE, 13' X 20' COVERED/SCREENED PATIO, AND 6' X 12 & 5' X 7' FRONT PORCH. SECOND FLOOR 49'4" X 29'11" OVERALL<br><b>MODEL - MUNICH FD/FDS (IN REVERSE) PHASE III</b><br><b>55+ AGE RESTRICTED COMMUNITY</b>   |   |  |   |                  |          |                 |          |                      |         |   |           |                |         |                   |                               |                   |                |                      |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>  |   | <b>CONSTRUCTION TYPE: WOOD FRAME</b>   |   |                  |          |                 |          |                      |         |   |           |                |         |                   |                               |                   |                |                      |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>UNFIN. BASEMENT:</b><br>FIRST FLOOR: 2,494<br>THIRD FLOOR:<br>GARAGE: 403<br>DECK:<br>OTHER: 260 COVERED/SCREENED PATIO<br><b>TOTAL FLOOR AREA: 4,371</b>   | <b>FIN BASEMENT:</b><br>SECOND FLOOR: 1107<br>FOURTH FLOOR:<br>CARPORT:<br>PORCH: 107               | <b># BEDROOMS: 4</b><br><b>ROAD TYPE: COUNTY</b><br><b>WATER TYPE PUBLIC</b><br><b>HEATING SYSTEM: GAS</b><br><b>FIREPLACE: GAS</b>  | <b># BATHROOMS: 4</b><br><b>SPRINKLER: YES</b><br><b>SEWER TYPE PUBLIC</b><br><b>CENTRAL AIR: YES</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.

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**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

|                            |                            |
|----------------------------|----------------------------|
| <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 | 08/31/2023 |
| ZONING       | JP | 08/09/2023 |
| SEDIMENT     | TR | 09/23/2021 |
| PUB. SEWER   | DT | 08/10/2023 |
| S.W. MGT.    | KN | 08/08/2023 |
| ENTRANCE     | DB | 08/10/2023 |
| FIRE MARSHAL | JB | 08/30/2023 |
| BACKFLOW     | CA | 08/17/2023 |

|                 |     |            |
|-----------------|-----|------------|
| FLOODPLAIN ZONE | AO  | 08/08/2023 |
| PLUMBING        | CA  | 08/17/2023 |
| ENV. HEALTH     | JEN | 08/09/2023 |
| HISTORIC        |     | N/A        |
| SHA             |     | N/A        |
| MECHANICAL      | CA  | 08/17/2023 |
| ELECTRICAL      |     | 08/15/2023 |
| FOOD SERVICE    |     | N/A        |

DATE APPROVED: 9-5-23

ADMINISTRATOR APPROVAL: Vuong 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.: BR23-08-0553  
 Date of Application: 08/02/2023

**BUILDING PERMIT**

| <b>BUILDING LOCATION</b> 114 WARBLER WAY<br>CHESTER<br><br><b>TAX ACCOUNT</b> 1804126465<br><b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND<br><b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.126<br><b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007<br><b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 401<br><b>ZONED</b> SMPD <b>FRONTAGE</b> 45 <b>DEPTH</b> 122   |  | <b>PROPERTY OWNERS:</b> K HOVNANIAN'S FOUR SEASONS<br>AT KENT ISLAND II LLC<br>101 LOG CANOE CIR C-2<br>STEVENSVILLE, MD 21666<br><br><b>HOME PHONE:</b> (240) 375-4735<br><b>APPLICANT:</b><br><br><b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL |                |              |      |           |        |         |      |  |           |                |  |      |                               |        |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
|---|--|---|----------------|--------------|------|-----------|--------|---------|------|--|-----------|----------------|--|------|-------------------------------|--------|----------------|-----------|-----------|-------------------|----------|----------------|------------|-------------|-----------------------------------|--------|----------------|--------------|---------|-------------------------|--------|----------------|-----------|
| <b>EXISTING USE</b> VACANT LOT<br><br><b>PROPOSED USE</b> 4SEASONS -SFD<br><br><b>REVISED PROPOSED USE</b><br><br><b>CONSTRUCTION VALUE</b> \$195,000.00  |  | <b>FEES</b><br><b>BOCA FEE</b> \$292.48 <b>MHB FEE</b> \$50.00<br><b>ELECT. ADMIN.</b> \$10.00 <b>SPRINKLER</b> \$150.00<br><b>SINGLE LOT</b> \$55.00 <b>4SEASNDRRRA</b> \$7,750.00<br><b>ELECT. PERMIT</b> \$135.00 <b>ZONING</b> \$55.00  |                |              |      |           |        |         |      |  |           |                |  |      |                               |        |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <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 HOVNANIAN'S FOUR SEASONS AT KENT ISLAND III LLC<br/>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-0957-23</td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-0970-23</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS SERVICES</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>ER23-08-0553</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-0943-23</td> </tr> </tbody> </table> |  |   |                | CONTRACTORS  | NAME | LICENSE # | PHONE# | PERMIT# | MHBR | K HOVNANIAN'S FOUR SEASONS AT KENT ISLAND III LLC<br>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-0957-23 | SPRINKLER | METROPOLITAN FIRE | MSC-#155 | (301) 868-0005 | BF-0970-23 | ELECTRICIAN | TRI-STATE COMMUNICATIONS SERVICES | E-#817 | (301) 261-4943 | ER23-08-0553 | PLUMBER | BLUESTREAM SERVICES INC | PN#220 | (410) 363-0072 | P-0943-23 |
| CONTRACTORS   | NAME   | LICENSE #   | PHONE#         | PERMIT#      |      |           |        |         |      |  |           |                |  |      |                               |        |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| MHBR  | K HOVNANIAN'S FOUR SEASONS AT KENT ISLAND III LLC<br>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-0957-23    |      |           |        |         |      |  |           |                |  |      |                               |        |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| SPRINKLER   | METROPOLITAN FIRE  | MSC-#155  | (301) 868-0005 | BF-0970-23   |      |           |        |         |      |  |           |                |  |      |                               |        |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| ELECTRICIAN   | TRI-STATE COMMUNICATIONS SERVICES  | E-#817  | (301) 261-4943 | ER23-08-0553 |      |           |        |         |      |  |           |                |  |      |                               |        |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| PLUMBER   | BLUESTREAM SERVICES INC  | PN#220  | (410) 363-0072 | P-0943-23    |      |           |        |         |      |  |           |                |  |      |                               |        |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>DESCRIPTION OF WORK:</b> CONSTRUCT 1 STORY SFD. 35'4" X 80' OVERALL TO INCLUDE 18'7" X 20'2" GARAGE, 6 X 8'11" & 10'4" X 4'4" FRONT PORCH, AND 10'2" X 18'8" SCREENED/COVERED PATIO.<br><br><b>MODEL:</b> JENKINS II DD (IN REVERSE) PHASE III<br>55+ AGE RESTRICTED COMMUNITY.  |  |   |                |              |      |           |        |         |      |  |           |                |  |      |                               |        |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>   |  | <b>CONSTRUCTION TYPE:</b> WOOD FRAME  |                |              |      |           |        |         |      |  |           |                |  |      |                               |        |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b><br><b>FIRST FLOOR:</b> 1,996 <b>SECOND FLOOR:</b><br><b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b><br><b>GARAGE:</b> 398 <b>CARPORT:</b><br><b>DECK:</b> <b>PORCH:</b> 74<br><b>OTHER:</b> 190 SCREENED/COVERED PATIO<br><b>TOTAL FLOOR AREA:</b> 2,658   |  | <b># BEDROOMS:</b> 2 <b># BATHROOMS:</b> 2<br><b>ROAD TYPE:</b> COUNTY <b>SPRINKLER:</b> YES<br><b>WATER TYPE:</b> PUBLIC <b>SEWER TYPE:</b> PUBLIC<br><b>HEATING SYSTEM:</b> GAS <b>CENTRAL AIR:</b> YES<br><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 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.

**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>     | 08/07/2023 | FLOODPLAIN ZONE <i>KA</i> | 08/07/2023 |
| ZONING <i>JD</i>       | 08/07/2023 | PLUMBING <i>CH</i>        | 08/18/2023 |
| SEDIMENT <i>AR</i>     | 09/23/2021 | ENV. HEALTH <i>JEN</i>    | 08/08/2023 |
| PUB. SEWER <i>DT</i>   | 08/07/2023 | HISTORIC                  | N/A        |
| S.W. MGT. <i>KN</i>    | 08/07/2023 | SHA                       | N/A        |
| ENTRANCE <i>DS</i>     | 08/07/2023 | MECHANICAL <i>CH</i>      | 08/18/2023 |
| FIRE MARSHAL <i>JB</i> | 08/30/2023 | ELECTRICAL                | 08/08/2023 |
| BACKFLOW <i>CH</i>     | 08/18/2023 | FOOD SERVICE              | N/A        |

DATE APPROVED: 9-5-23 ADMINISTRATOR APPROVAL: *Vernon 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.: BR23-07-0513  
 Date of Application: 07/21/2023

**BUILDING PERMIT**

| <b>BUILDING LOCATION</b> 110 MERLIN DR<br>CHESTER<br><br><b>TAX ACCOUNT</b> 1804126488<br><b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND<br><b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.126<br><b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007<br><b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 424<br><b>ZONED</b> SMPD <b>FRONTAGE</b> 45 <b>DEPTH</b> 122   |   | <b>PROPERTY OWNERS:</b> K HOVNIANIAN'S FOUR SEASONS<br>AT KENT ISLAND II LLC<br>101 LOG CANOE CIR C-2<br>STEVENSVILLE, MD 21666<br><br><b>HOME PHONE:</b> (240) 375-4735<br><b>APPLICANT:</b><br><br><b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL |  |              |      |           |        |         |      |   |           |                |  |           |                   |          |                |            |             |                                   |        |                |              |      |                          |        |                |           |         |                         |        |                |           |
|---|---|--|--|--------------|------|-----------|--------|---------|------|---|-----------|----------------|--|-----------|-------------------|----------|----------------|------------|-------------|-----------------------------------|--------|----------------|--------------|------|--------------------------|--------|----------------|-----------|---------|-------------------------|--------|----------------|-----------|
| <b>EXISTING USE</b> VACANT LOT<br><br><b>PROPOSED USE</b> 4SEASONS -SFD<br><br><b>REVISED PROPOSED USE</b><br><br><b>CONSTRUCTION VALUE</b> \$195,000.00  |   | <b>FEES</b><br><b>SPRINKLER</b> \$150.00 <b>BOCA FEE</b> \$381.00<br><b>ELECT. ADMIN.</b> \$10.00 <b>ZONING</b> \$55.00<br><b>4SEASNDORRA</b> \$7,750.00 <b>ELECT. PERMIT</b> \$135.00<br><b>SINGLE LOT</b> \$55.00 <b>MHB FEE</b> \$50.00   |  |              |      |           |        |         |      |   |           |                |  |           |                   |          |                |            |             |                                   |        |                |              |      |                          |        |                |           |         |                         |        |                |           |
| <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<br/>101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666</td> <td>MHBL#3114</td> <td>(301) 683-6275</td> <td></td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-0897-23</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS SERVICES</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>ER23-07-0513</td> </tr> <tr> <td>HVAC</td> <td>MCCREA EQUIPMENT COMPANY</td> <td>HM#533</td> <td>(301) 423-6623</td> <td>H-0880-23</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-0894-23</td> </tr> </tbody> </table> |   |  |  | CONTRACTORS  | NAME | LICENSE # | PHONE# | PERMIT# | MHBR | K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC<br>101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666 | MHBL#3114 | (301) 683-6275 |  | SPRINKLER | METROPOLITAN FIRE | MSC-#155 | (301) 868-0005 | BF-0897-23 | ELECTRICIAN | TRI-STATE COMMUNICATIONS SERVICES | E-#817 | (301) 261-4943 | ER23-07-0513 | HVAC | MCCREA EQUIPMENT COMPANY | HM#533 | (301) 423-6623 | H-0880-23 | PLUMBER | BLUESTREAM SERVICES INC | PN#220 | (410) 363-0072 | P-0894-23 |
| CONTRACTORS   | NAME  | LICENSE #  | PHONE#   | PERMIT#      |      |           |        |         |      |   |           |                |  |           |                   |          |                |            |             |                                   |        |                |              |      |                          |        |                |           |         |                         |        |                |           |
| MHBR  | K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC<br>101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666 | MHBL#3114  | (301) 683-6275   |              |      |           |        |         |      |   |           |                |  |           |                   |          |                |            |             |                                   |        |                |              |      |                          |        |                |           |         |                         |        |                |           |
| SPRINKLER   | METROPOLITAN FIRE   | MSC-#155   | (301) 868-0005   | BF-0897-23   |      |           |        |         |      |   |           |                |  |           |                   |          |                |            |             |                                   |        |                |              |      |                          |        |                |           |         |                         |        |                |           |
| ELECTRICIAN   | TRI-STATE COMMUNICATIONS SERVICES   | E-#817   | (301) 261-4943   | ER23-07-0513 |      |           |        |         |      |   |           |                |  |           |                   |          |                |            |             |                                   |        |                |              |      |                          |        |                |           |         |                         |        |                |           |
| HVAC  | MCCREA EQUIPMENT COMPANY  | HM#533   | (301) 423-6623   | H-0880-23    |      |           |        |         |      |   |           |                |  |           |                   |          |                |            |             |                                   |        |                |              |      |                          |        |                |           |         |                         |        |                |           |
| PLUMBER   | BLUESTREAM SERVICES INC   | PN#220   | (410) 363-0072   | P-0894-23    |      |           |        |         |      |   |           |                |  |           |                   |          |                |            |             |                                   |        |                |              |      |                          |        |                |           |         |                         |        |                |           |
| <b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 34'4" X 76'4" OVERALL TO INCLUDE 20'4" X 19'4" GARAGE, 6' X 5' FRONT PORCH, AND 8' X 16' COVERED/SCREENED PATIO. SECOND FLOOR 43' X 29'4" TO INCLUDE LOFT.<br><b>MODEL:</b> SIMONE DD, PLANS IN REVERSE PHASE III<br>55+ AGE RESTRICTED COMMUNITY.   |   |  |  |              |      |           |        |         |      |   |           |                |  |           |                   |          |                |            |             |                                   |        |                |              |      |                          |        |                |           |         |                         |        |                |           |
| <b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>   |   | <b>CONSTRUCTION TYPE:</b> WOOD FRAME   |  |              |      |           |        |         |      |   |           |                |  |           |                   |          |                |            |             |                                   |        |                |              |      |                          |        |                |           |         |                         |        |                |           |
| <b>UNFIN. BASEMENT:</b><br>FIRST FLOOR: 1,906<br>THIRD FLOOR:<br>GARAGE: 394<br>DECK:<br>OTHER: 128 COVERED/SCREENED PATIO<br><b>TOTAL FLOOR AREA: 3,359</b>  | <b>FIN BASEMENT:</b><br>SECOND FLOOR: 901<br>FOURTH FLOOR:<br>CARPORT:<br>PORCH: 30                 | <b># BEDROOMS:</b> 4<br><b>ROAD TYPE:</b> COUNTY<br><b>WATER TYPE:</b> PUBLIC<br><b>HEATING SYSTEM:</b> GAS<br><b>FIREPLACE:</b> GAS   | <b># BATHROOMS:</b> 3<br><b>SPRINKLER:</b> YES<br><b>SEWER TYPE:</b> PUBLIC<br><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. 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 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>     | 08/09/2023 | FLOODPLAIN ZONE <i>KN</i> | 07/25/2023 |
| ZONING <i>JP</i>       | 07/25/2023 | PLUMBING <i>lg</i>        | 07/28/2023 |
| SEDIMENT <i>TR</i>     | 09/23/2021 | ENV. HEALTH <i>JEN</i>    | 07/25/2023 |
| PUB. SEWER <i>DT</i>   | 07/26/2023 | HISTORIC                  | N/A        |
| S.W. MGT. <i>KN</i>    | 07/25/2023 | SHA                       | N/A        |
| ENTRANCE <i>DB</i>     | 07/25/2023 | MECHANICAL <i>Ch</i>      | 07/28/2023 |
| FIRE MARSHAL <i>JB</i> | 08/22/2023 | ELECTRICAL                | 07/28/2023 |
| BACKFLOW <i>Ch</i>     | 07/28/2023 | FOOD SERVICE              | N/A        |

DATE APPROVED: 9-5-23

ADMINISTRATOR APPROVAL: *Vnan 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.: BR23-07-0537

Date of Application: 07/26/2023

**BUILDING PERMIT**

| <b>BUILDING LOCATION</b> 213 HARRIER WAY<br>CHESTER<br><br><b>TAX ACCOUNT</b> 1804126471<br><b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND<br><b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.126<br><b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007<br><b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 407<br><b>ZONED</b> SMPD <b>FRONTAGE</b> 37.2 <b>DEPTH</b> 122   |  | <b>PROPERTY OWNERS:</b> K HOVNANIAN'S FOUR SEASONS<br>AT KENT ISLAND II LLC<br>101 LOG CANOE CIR C-2<br>STEVENSVILLE, MD 21666<br><br><b>HOME PHONE:</b> (240) 375-4735<br><b>APPLICANT:</b><br><br><b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL   |  |                      |         |                 |          |                  |          |  |           |                    |            |                   |                               |               |                |                |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
|---|--|---|--|----------------------|---------|-----------------|----------|------------------|----------|--|-----------|--------------------|------------|-------------------|-------------------------------|---------------|----------------|----------------|-----------|-------------------|----------|----------------|------------|-------------|-----------------------------------|--------|----------------|--------------|---------|-------------------------|--------|----------------|-----------|
| <b>EXISTING USE</b> VACANT LOT<br><br><b>PROPOSED USE</b> 4SEASONS -SFD<br><br><b>REVISED PROPOSED USE</b><br><br><b>CONSTRUCTION VALUE</b> \$195,000.00  |  | <b>FEES</b><br><table border="0"> <tr> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> <td><b>BOCA FEE</b></td> <td>\$292.48</td> </tr> <tr> <td><b>SPRINKLER</b></td> <td>\$150.00</td> <td><b>ELECT. PERMIT</b></td> <td>\$135.00</td> </tr> <tr> <td><b>4SEASNDRRRA</b></td> <td>\$7,750.00</td> <td><b>SINGLE LOT</b></td> <td>\$55.00</td> </tr> <tr> <td><b>ZONING</b></td> <td>\$55.00</td> <td><b>MHB FEE</b></td> <td>\$50.00</td> </tr> </table> |  | <b>ELECT. ADMIN.</b> | \$10.00 | <b>BOCA FEE</b> | \$292.48 | <b>SPRINKLER</b> | \$150.00 | <b>ELECT. PERMIT</b>   | \$135.00  | <b>4SEASNDRRRA</b> | \$7,750.00 | <b>SINGLE LOT</b> | \$55.00                       | <b>ZONING</b> | \$55.00        | <b>MHB FEE</b> | \$50.00   |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>ELECT. ADMIN.</b>  | \$10.00  | <b>BOCA FEE</b>   | \$292.48   |                      |         |                 |          |                  |          |  |           |                    |            |                   |                               |               |                |                |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>SPRINKLER</b>  | \$150.00   | <b>ELECT. PERMIT</b>  | \$135.00   |                      |         |                 |          |                  |          |  |           |                    |            |                   |                               |               |                |                |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>4SEASNDRRRA</b>  | \$7,750.00   | <b>SINGLE LOT</b>   | \$55.00  |                      |         |                 |          |                  |          |  |           |                    |            |                   |                               |               |                |                |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>ZONING</b>   | \$55.00  | <b>MHB FEE</b>  | \$50.00  |                      |         |                 |          |                  |          |  |           |                    |            |                   |                               |               |                |                |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <table border="0"> <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 HOVNANIAN'S FOUR SEASONS AT KENT ISLAND III LLC<br/>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-0957-23</td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-0971-23</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS SERVICES</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>ER23-07-0537</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-0946-23</td> </tr> </tbody> </table> |  |   |  | CONTRACTORS          | NAME    | LICENSE #       | PHONE#   | PERMIT#          | MHBR     | K HOVNANIAN'S FOUR SEASONS AT KENT ISLAND III LLC<br>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-0957-23      | SPRINKLER | METROPOLITAN FIRE | MSC-#155 | (301) 868-0005 | BF-0971-23 | ELECTRICIAN | TRI-STATE COMMUNICATIONS SERVICES | E-#817 | (301) 261-4943 | ER23-07-0537 | PLUMBER | BLUESTREAM SERVICES INC | PN#220 | (410) 363-0072 | P-0946-23 |
| CONTRACTORS   | NAME   | LICENSE #   | PHONE#   | PERMIT#              |         |                 |          |                  |          |  |           |                    |            |                   |                               |               |                |                |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| MHBR  | K HOVNANIAN'S FOUR SEASONS AT KENT ISLAND III LLC<br>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-0957-23            |         |                 |          |                  |          |  |           |                    |            |                   |                               |               |                |                |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| SPRINKLER   | METROPOLITAN FIRE  | MSC-#155  | (301) 868-0005   | BF-0971-23           |         |                 |          |                  |          |  |           |                    |            |                   |                               |               |                |                |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| ELECTRICIAN   | TRI-STATE COMMUNICATIONS SERVICES  | E-#817  | (301) 261-4943   | ER23-07-0537         |         |                 |          |                  |          |  |           |                    |            |                   |                               |               |                |                |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| PLUMBER   | BLUESTREAM SERVICES INC  | PN#220  | (410) 363-0072   | P-0946-23            |         |                 |          |                  |          |  |           |                    |            |                   |                               |               |                |                |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>DESCRIPTION OF WORK:</b> CONSTRUCT 1 STORY SFD. 35'4" X 80'4" OVERALL TO INCLUDE 19'8" X 25' GARAGE, 6' X 8'11" & 5' X 5'6" "L" SHAPED PORCH, AND 10'2" X 18'8" SCREENED PATIO.<br><br><b>MODEL:</b> JENKINS II FDS PHASE III<br>55+ AGE RESTRICTED COMMUNITY  |  |   |  |                      |         |                 |          |                  |          |  |           |                    |            |                   |                               |               |                |                |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>   |  | <b>CONSTRUCTION TYPE:</b> WOOD FRAME  |  |                      |         |                 |          |                  |          |  |           |                    |            |                   |                               |               |                |                |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>UNFIN. BASEMENT:</b><br><b>FIRST FLOOR:</b> 1,996<br><b>THIRD FLOOR:</b><br><b>GARAGE:</b> 398<br><b>DECK:</b><br><b>OTHER:</b> 190 SCREENED PATIO<br><b>TOTAL FLOOR AREA:</b> 2,658   | <b>FIN BASEMENT:</b><br><b>SECOND FLOOR:</b><br><b>FOURTH FLOOR:</b><br><b>CARPOR:</b><br><b>PORCH:</b> 74 | <b># BEDROOMS:</b> 2<br><b>ROAD TYPE:</b> COUNTY<br><b>WATER TYPE:</b> PUBLIC<br><b>HEATING SYSTEM:</b> GAS<br><b>FIREPLACE:</b> GAS  | <b># BATHROOMS:</b> 2<br><b>SPRINKLER:</b> YES<br><b>SEWER TYPE:</b> PUBLIC<br><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. 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**

| 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>     | 08/03/2023 | FLOODPLAIN ZONE <i>AN</i> | 08/07/2023 |
| ZONING <i>JP</i>       | 08/07/2023 | PLUMBING <i>CG</i>        | 08/18/2023 |
| SEDIMENT <i>TR</i>     | 09/23/2021 | ENV. HEALTH <i>JEN</i>    | 08/03/2023 |
| PUB. SEWER <i>DT</i>   | 08/03/2023 | HISTORIC                  | N/A        |
| S.W. MGT. <i>KN</i>    | 08/07/2023 | SHA                       | N/A        |
| ENTRANCE <i>DB</i>     | 08/03/2023 | MECHANICAL <i>CG</i>      | 08/18/2023 |
| FIRE MARSHAL <i>JB</i> | 08/24/2023 | ELECTRICAL                | 08/08/2023 |
| BACKFLOW <i>CG</i>     | 08/18/2023 | FOOD SERVICE              | N/A        |

DATE APPROVED: 9-5-23

ADMINISTRATOR APPROVAL: *Vron 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.: BR23-07-0538  
 Date of Application: 07/26/2023

**BUILDING PERMIT**

| <b>BUILDING LOCATION</b> 117 WARBLER WAY<br>CHESTER<br><br><b>TAX ACCOUNT</b> 1804126457<br><b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND<br><b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.14<br><b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007<br><b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 393<br><b>ZONED</b> SMPD <b>FRONTAGE</b> 56 <b>DEPTH</b> 122   |   | <b>PROPERTY OWNERS:</b> K HOVNIANIAN'S FOUR SEASONS<br>AT KENT ISLAND II LLC<br>101 LOG CANOE CIR C-2<br>STEVENSVILLE, MD 21666<br><br><b>HOME PHONE:</b> (240) 375-4735<br><b>APPLICANT:</b><br><br><b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL  |  |              |          |           |         |             |            |   |           |                |         |        |                               |               |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
|--|---|---|--|--------------|----------|-----------|---------|-------------|------------|---|-----------|----------------|---------|--------|-------------------------------|---------------|----------------|-----------|-----------|-------------------|----------|----------------|------------|-------------|-----------------------------------|--------|----------------|--------------|---------|-------------------------|--------|----------------|-----------|
| <b>EXISTING USE</b> VACANT LOT<br><br><b>PROPOSED USE</b> 4SEASONS -SFD<br><br><b>REVISED PROPOSED USE</b><br><br><b>CONSTRUCTION VALUE</b> \$195,000.00   |   | <b>FEES</b><br><table border="0"> <tr> <td>BOCA FEE</td> <td>\$405.32</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>4SEASNDRRRA</td> <td>\$7,750.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$135.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> </table> |  | BOCA FEE     | \$405.32 | MHB FEE   | \$50.00 | 4SEASNDRRRA | \$7,750.00 | SINGLE LOT  | \$55.00   | ELECT. ADMIN.  | \$10.00 | ZONING | \$55.00                       | ELECT. PERMIT | \$135.00       | SPRINKLER | \$150.00  |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| BOCA FEE   | \$405.32  | MHB FEE   | \$50.00  |              |          |           |         |             |            |   |           |                |         |        |                               |               |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| 4SEASNDRRRA  | \$7,750.00  | SINGLE LOT  | \$55.00  |              |          |           |         |             |            |   |           |                |         |        |                               |               |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| ELECT. ADMIN.  | \$10.00   | ZONING  | \$55.00  |              |          |           |         |             |            |   |           |                |         |        |                               |               |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| ELECT. PERMIT  | \$135.00  | SPRINKLER   | \$150.00   |              |          |           |         |             |            |   |           |                |         |        |                               |               |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
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| CONTRACTORS  | NAME  | LICENSE #   | PHONE#   | PERMIT#      |          |           |         |             |            |   |           |                |         |        |                               |               |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
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| HVAC   | MCCREA EQUIPMENT COMPANY, INC   | HR-616  | (301) 423-6623   | H-0954-23    |          |           |         |             |            |   |           |                |         |        |                               |               |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| SPRINKLER  | METROPOLITAN FIRE   | MSC-#155  | (301) 868-0005   | BF-0967-23   |          |           |         |             |            |   |           |                |         |        |                               |               |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| ELECTRICIAN  | TRI-STATE COMMUNICATIONS SERVICES   | E-#817  | (301) 261-4943   | ER23-07-0538 |          |           |         |             |            |   |           |                |         |        |                               |               |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| PLUMBER  | BLUESTREAM SERVICES INC   | PN#220  | (410) 363-0072   | P-0944-23    |          |           |         |             |            |   |           |                |         |        |                               |               |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 39' X 76' OVERALL TO INCLUDE 10' X 14'9" & 20'4" X 20' "L" SHAPED GARAGE, 6' X 13'4" & 6' X 14 "L" SHAPED PORCH, AND 12' X 15'2" SCREENED PATIO. SECOND FLOOR 16'5 X 39'4" OVERALL TO INCLUDE LOFT.<br><br><b>MODEL:</b> KERR ED PHASE III<br><b>55+AGE RESTRICTED COMMUNITY.</b>   |   |   |  |              |          |           |         |             |            |   |           |                |         |        |                               |               |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>  |   | <b>CONSTRUCTION TYPE:</b> WOOD FRAME  |  |              |          |           |         |             |            |   |           |                |         |        |                               |               |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |
| <b>UNFIN. BASEMENT:</b><br>FIRST FLOOR: 2,127<br>THIRD FLOOR:<br>GARAGE: 563<br>DECK:<br>OTHER: 182 SCREENED PATIO<br><b>TOTAL FLOOR AREA: 3,680</b>   | <b>FIN BASEMENT:</b><br>SECOND FLOOR: 646<br>FOURTH FLOOR:<br>CARPORT:<br>PORCH: 162                | <b># BEDROOMS:</b> 3<br><b>ROAD TYPE:</b> COUNTY<br><b>WATER TYPE:</b> PUBLIC<br><b>HEATING SYSTEM:</b> GAS<br><b>FIREPLACE:</b> GAS  | <b># BATHROOMS:</b> 3<br><b>SPRINKLER:</b> YES<br><b>SEWER TYPE:</b> PUBLIC<br><b>CENTRAL AIR:</b> YES |              |          |           |         |             |            |   |           |                |         |        |                               |               |                |           |           |                   |          |                |            |             |                                   |        |                |              |         |                         |        |                |           |

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**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

| ACCESSORY STRUCTURE | PRINCIPLE STRUCTURE |
|---------------------|---------------------|
| FRONT FT            | FRONT 20 FT         |
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**APPROVALS:**

|                        |            |
|------------------------|------------|
| BUILDING <i>HD</i>     | 08/03/2023 |
| ZONING <i>JP</i>       | 08/07/2023 |
| SEDIMENT <i>AK</i>     | 09/23/2021 |
| PUB. SEWER <i>DT</i>   | 08/03/2023 |
| S.W. MGT. <i>KN</i>    | 08/07/2023 |
| ENTRANCE <i>DS</i>     | 08/03/2023 |
| FIRE MARSHAL <i>JB</i> | 08/24/2023 |
| BACKFLOW <i>CH</i>     | 08/18/2023 |

|                           |            |
|---------------------------|------------|
| FLOODPLAIN ZONE <i>KB</i> | 08/07/2023 |
| PLUMBING <i>LA</i>        | 08/18/2023 |
| ENV. HEALTH <i>JEN</i>    | 08/03/2023 |
| HISTORIC                  | N/A        |
| SHA                       | N/A        |
| MECHANICAL <i>CC</i>      | 08/18/2023 |
| ELECTRICAL                | 08/08/2023 |
| FOOD SERVICE              | N/A        |

DATE APPROVED: 9-5-23      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.: BR23-07-0514

Date of Application: 07/21/2023

**BUILDING PERMIT**

| <b>BUILDING LOCATION</b> 118 WARBLER WAY<br>CHESTER<br><br><b>TAX ACCOUNT</b> 1804126466<br><br><b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND<br><b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.126<br><b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007<br><b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 402<br><b>ZONED</b> SMPD <b>FRONTAGE</b> <b>DEPTH</b>  |   | <b>PROPERTY OWNERS:</b> K HOVNIANIAN'S FOUR SEASONS<br>AT KENT ISLAND II LLC<br>101 LOG CANOE CIR C-2<br>STEVENSVILLE, MD 21666<br><br><b>HOME PHONE:</b> (240) 375-4735<br><br><b>APPLICANT:</b><br><br><b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL  |  |              |         |           |          |               |         |   |           |                |          |           |                   |             |                |            |             |                                   |        |                |              |      |                          |        |                |           |         |                         |        |                |           |
|---|---|---|--|--------------|---------|-----------|----------|---------------|---------|---|-----------|----------------|----------|-----------|-------------------|-------------|----------------|------------|-------------|-----------------------------------|--------|----------------|--------------|------|--------------------------|--------|----------------|-----------|---------|-------------------------|--------|----------------|-----------|
| <b>EXISTING USE</b> VACANT LOT<br><br><b>PROPOSED USE</b> 4SEASONS -SFD<br><br><b>REVISED PROPOSED USE</b><br><br><b>CONSTRUCTION VALUE</b> \$195,000.00  |   | <b>FEES</b><br><table border="0"> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>BOCA FEE</td> <td>\$379.08</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>ELECT. PERMIT</td> <td>\$135.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>4SEASNDRRRA</td> <td>\$7,750.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> </table> |  | MHB FEE      | \$50.00 | BOCA FEE  | \$379.08 | ELECT. ADMIN. | \$10.00 | ELECT. PERMIT   | \$135.00  | SPRINKLER      | \$150.00 | ZONING    | \$55.00           | 4SEASNDRRRA | \$7,750.00     | SINGLE LOT | \$55.00     |                                   |        |                |              |      |                          |        |                |           |         |                         |        |                |           |
| MHB FEE   | \$50.00   | BOCA FEE  | \$379.08   |              |         |           |          |               |         |   |           |                |          |           |                   |             |                |            |             |                                   |        |                |              |      |                          |        |                |           |         |                         |        |                |           |
| ELECT. ADMIN.   | \$10.00   | ELECT. PERMIT   | \$135.00   |              |         |           |          |               |         |   |           |                |          |           |                   |             |                |            |             |                                   |        |                |              |      |                          |        |                |           |         |                         |        |                |           |
| SPRINKLER   | \$150.00  | ZONING  | \$55.00  |              |         |           |          |               |         |   |           |                |          |           |                   |             |                |            |             |                                   |        |                |              |      |                          |        |                |           |         |                         |        |                |           |
| 4SEASNDRRRA   | \$7,750.00  | SINGLE LOT  | \$55.00  |              |         |           |          |               |         |   |           |                |          |           |                   |             |                |            |             |                                   |        |                |              |      |                          |        |                |           |         |                         |        |                |           |
| <table border="0"> <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<br/>101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666</td> <td>MHBL#3114</td> <td>(301) 683-6275</td> <td></td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-0896-23</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS SERVICES</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>ER23-07-0514</td> </tr> <tr> <td>HVAC</td> <td>MCCREA EQUIPMENT COMPANY</td> <td>HM#533</td> <td>(301) 423-6623</td> <td>H-0881-23</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-0728-23</td> </tr> </tbody> </table> |   |   |  | CONTRACTORS  | NAME    | LICENSE # | PHONE#   | PERMIT#       | MHBR    | K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC<br>101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666 | MHBL#3114 | (301) 683-6275 |          | SPRINKLER | METROPOLITAN FIRE | MSC-#155    | (301) 868-0005 | BF-0896-23 | ELECTRICIAN | TRI-STATE COMMUNICATIONS SERVICES | E-#817 | (301) 261-4943 | ER23-07-0514 | HVAC | MCCREA EQUIPMENT COMPANY | HM#533 | (301) 423-6623 | H-0881-23 | PLUMBER | BLUESTREAM SERVICES INC | PN#220 | (410) 363-0072 | P-0728-23 |
| CONTRACTORS   | NAME  | LICENSE #   | PHONE#   | PERMIT#      |         |           |          |               |         |   |           |                |          |           |                   |             |                |            |             |                                   |        |                |              |      |                          |        |                |           |         |                         |        |                |           |
| MHBR  | K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC<br>101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666 | MHBL#3114   | (301) 683-6275   |              |         |           |          |               |         |   |           |                |          |           |                   |             |                |            |             |                                   |        |                |              |      |                          |        |                |           |         |                         |        |                |           |
| SPRINKLER   | METROPOLITAN FIRE   | MSC-#155  | (301) 868-0005   | BF-0896-23   |         |           |          |               |         |   |           |                |          |           |                   |             |                |            |             |                                   |        |                |              |      |                          |        |                |           |         |                         |        |                |           |
| ELECTRICIAN   | TRI-STATE COMMUNICATIONS SERVICES   | E-#817  | (301) 261-4943   | ER23-07-0514 |         |           |          |               |         |   |           |                |          |           |                   |             |                |            |             |                                   |        |                |              |      |                          |        |                |           |         |                         |        |                |           |
| HVAC  | MCCREA EQUIPMENT COMPANY  | HM#533  | (301) 423-6623   | H-0881-23    |         |           |          |               |         |   |           |                |          |           |                   |             |                |            |             |                                   |        |                |              |      |                          |        |                |           |         |                         |        |                |           |
| PLUMBER   | BLUESTREAM SERVICES INC   | PN#220  | (410) 363-0072   | P-0728-23    |         |           |          |               |         |   |           |                |          |           |                   |             |                |            |             |                                   |        |                |              |      |                          |        |                |           |         |                         |        |                |           |
| <b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 34'4" X 76'4" OVERALL TO INCLUDE 20'4" X 19'4" GARAGE, 6' X 5' FRONT PORCH, AND 8' X 16' COVERED/SCREENED PATIO. SECOND FLOOR 43' X 29'4" TO INCLUDE LOFT.<br><b>MODEL:</b> SIMONE FD, PLANS IN REVERSE PHASE III<br>55+ AGE RESTRICTED COMMUNITY.   |   |   |  |              |         |           |          |               |         |   |           |                |          |           |                   |             |                |            |             |                                   |        |                |              |      |                          |        |                |           |         |                         |        |                |           |
| <b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>   |   | <b>CONSTRUCTION TYPE:</b> WOOD FRAME  |  |              |         |           |          |               |         |   |           |                |          |           |                   |             |                |            |             |                                   |        |                |              |      |                          |        |                |           |         |                         |        |                |           |
| <b>UNFIN. BASEMENT:</b><br>FIRST FLOOR: 1,890<br>THIRD FLOOR:<br>GARAGE: 394<br>DECK:<br>OTHER: 128 COVERED/SCREENED PATIO<br><b>TOTAL FLOOR AREA: 3,343</b>  | <b>FIN BASEMENT:</b><br>SECOND FLOOR: 901<br>FOURTH FLOOR:<br>CARPORT:<br>PORCH: 30                 | <b># BEDROOMS:</b> 4<br><b>ROAD TYPE:</b> COUNTY<br><b>WATER TYPE:</b> PUBLIC<br><b>HEATING SYSTEM:</b> GAS<br><b>FIREPLACE:</b> GAS  | <b># BATHROOMS:</b> 3<br><b>SPRINKLER:</b> YES<br><b>SEWER TYPE:</b> PUBLIC<br><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:**  
 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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

|                            |                            |
|----------------------------|----------------------------|
| <b>ACCESSORY STRUCTURE</b> | <b>PRINCIPLE STRUCTURE</b> |
| <b>FRONT</b>               | <b>FRONT</b> 20 FT         |
| <b>SIDE</b>                | <b>SIDE</b> 5 FT           |
| <b>REAR</b>                | <b>REAR</b> 10 FT          |
| <b>SIDE STREET</b>         | <b>SIDE STREET</b> FT      |
| <b>MAX. HGHT</b>           | <b>MAX. HGHT</b> 40 FT     |

**APPROVALS:**

|              |    |            |
|--------------|----|------------|
| BUILDING     | HD | 08/09/2023 |
| ZONING       | JP | 07/25/2023 |
| SEDIMENT     | AR | 09/23/2021 |
| PUB. SEWER   | BT | 07/26/2023 |
| S.W. MGT.    | KA | 07/25/2023 |
| ENTRANCE     | PB | 07/25/2023 |
| FIRE MARSHAL | JK | 08/22/2023 |
| BACKFLOW     | CG | 07/28/2023 |

|                 |     |            |
|-----------------|-----|------------|
| FLOODPLAIN ZONE | KA  | 07/25/2023 |
| PLUMBING        | CG  | 07/28/2023 |
| ENV. HEALTH     | JEN | 07/25/2023 |
| HISTORIC        |     | N/A        |
| SHA             |     | N/A        |
| MECHANICAL      | CG  | 07/28/2023 |
| ELECTRICAL      |     | 07/28/2023 |
| FOOD SERVICE    |     | N/A        |

DATE APPROVED: 9-5-23

ADMINISTRATOR APPROVAL: Kristen J. Swindon



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

BUILDING PERMIT No.: BR23-08-0565

Date of Application: 08/09/2023

**BUILDING PERMIT**

|   |  |  |  |
|---|--|--|--|
| <b>BUILDING LOCATION</b> 402 EAGLE MANOR DR<br>CHURCH HILL<br><br><b>TAX ACCOUNT</b> 1802028522<br><b>SUBDIVISION</b> CONDOR MANOR<br><b>CRITICAL AREA NO</b> <b>ACREAGE</b> 1<br><b>TAX MAP</b> 0023 <b>GRID</b> 0013 <b>PARCEL</b> 0158<br><b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 21<br><b>ZONED AG</b> <b>FRONTAGE</b> <b>DEPTH</b>  |  | <b>PROPERTY OWNERS:</b> WEESE DEVELOPMENT CORPORATION<br>108 BAVARIAN TURN<br>CENTREVILLE, MD 21617<br><br><b>HOME PHONE:</b> (443) 496-4040<br><b>APPLICANT:</b><br><br><b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL   |  |
| <b>EXISTING USE</b> VACANT LOT<br><br><b>PROPOSED USE</b> SINGLE FAMILY DWELLING<br><br><b>REVISED PROPOSED USE</b><br><br><b>CONSTRUCTION VALUE</b> \$250,000.00   |  | <b>FEES</b><br><b>PARKS &amp; REC</b> \$1,252.92 <b>MHB FEE</b> \$50.00<br><b>FIRE DIST 5</b> \$1,300.20 <b>ELECT. ADMIN.</b> \$10.00<br><b>BOCA FEE</b> \$345.20 <b>SPRINKLER</b> \$150.00<br><b>ROADS FEE</b> \$500.00 <b>ELECT. PERMIT</b> \$95.00<br><b>SINGLE LOT</b> \$55.00 <b>SCHOOLS</b> \$11,276.28<br><b>ZONING</b> \$55.00 |  |
| <b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b><br><b>MHBR</b> WEESE DEVELOPMENT CORPORATION                      MHL 314                      (443) 496-4040<br><br><b>HVAC</b> PUCKETT'S HEATING AND A/C                      HM-490                      (443) 239-2129                      H-0960-23<br><b>SPRINKLER</b> FIRE TECH                      MSC-#268                      (240) 750-0487                      BF-0961-23<br><b>PLUMBER</b> RH PERKINSON                      PR#001                      (410) 643-7473                      P-0959-23<br><b>ELECTRICIAN</b> DIXON ELECTRIC                      E-#567                      (410) 490-0172                      ER23-08-0565 |  |  |  |
| <b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 43'6" X 45' OVERALL TO INCLUDE 19'4" X 9'6" FRONT PORCH AND 20'8" X 24'9" GARAGE. SECOND FLOOR 34' X 40' OVERALL.  |  |  |  |
| <b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b><br><b>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b><br><b>FIRST FLOOR:</b> 1,097 <b>SECOND FLOOR:</b> 1267<br><b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b><br><b>GARAGE:</b> 585 <b>CARPOR:</b><br><b>DECK:</b> <b>PORCH:</b> 184<br><b>OTHER:</b><br><b>TOTAL FLOOR AREA:</b> 3,133  |  | <b>CONSTRUCTION TYPE:</b> WOOD FRAME<br><br><b># BEDROOMS:</b> 5 <b># BATHROOMS:</b> 3<br><b>ROAD TYPE:</b> COUNTY <b>SPRINKLER:</b> YES<br><b>WATER TYPE:</b> PRIVATE <b>SEWER TYPE:</b> PRIVATE<br><b>HEATING SYSTEM:</b> HEAT PUMP CENTRAL AIR: YES<br><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.

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**OFFICE USE ONLY**

|                                  |                            |                        |                           |
|----------------------------------|----------------------------|------------------------|---------------------------|
| <b>MINIMUM YARD REQUIREMENTS</b> |                            | <b>APPROVALS:</b>      |                           |
| <b>ACCESSORY STRUCTURE</b>       | <b>PRINCIPLE STRUCTURE</b> | <b>BUILDING</b> HP     | <b>FLOODPLAIN ZONE</b> KD |
| <b>FRONT</b> FT                  | <b>FRONT</b> 40 FT         | <b>ZONING</b> KS       | <b>PLUMBING</b> CH        |
| <b>SIDE</b> FT                   | <b>SIDE</b> 20 FT          | <b>SEDIMENT</b> DS     | <b>ENV. HEALTH</b> JEN    |
| <b>REAR</b> FT                   | <b>REAR</b> SEE PLAT 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> KN    | <b>SHA</b> N/A            |
| <b>MAX. HGHT</b> FT              | <b>MAX. HGHT</b> 40 FT     | <b>ENTRANCE</b> DB     | <b>MECHANICAL</b> CH      |
|                                  |                            | <b>FIRE MARSHAL</b> JB | <b>ELECTRICAL</b> CH      |
|                                  |                            | <b>BACKFLOW</b> CH     | <b>FOOD SERVICE</b> N/A   |
|                                  |                            |                        | <b>DATE</b> 08/16/2023    |

DATE APPROVED: 9-5-23 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.: BR23-07-0504  
 Date of Application: 07/20/2023

**BUILDING PERMIT**

| <b>BUILDING LOCATION</b> 156 PATHFINDER CIR<br>GRASONVILLE<br><br><b>TAX ACCOUNT</b> 1805126951<br><b>SUBDIVISION</b> PERRY'S RETREAT<br><b>CRITICAL AREA NO</b> <b>ACREAGE</b> 0.172<br><b>TAX MAP</b> 058H <b>GRID</b> 0021 <b>PARCEL</b> 0201<br><b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 98<br><b>ZONED</b> GPRN <b>FRONTAGE</b> <b>DEPTH</b>  |  | <b>PROPERTY OWNERS:</b> TOR PERRY'S LLC<br>SHECKELLS, FRED<br>PO BOX 257<br>FALLSTON, MD 21047<br><br><b>HOME PHONE:</b><br><br><b>APPLICANT:</b> PERMITS PLUS, INC<br>TERRI MCNICHOLAS<br>Po Box 690<br><br><b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL   |  |                  |          |                        |            |                |         |   |         |                      |         |                 |                              |                |                |                    |            |                                 |         |                   |           |             |          |               |                |              |           |                         |         |                |            |
|--|--|--|--|------------------|----------|------------------------|------------|----------------|---------|---|---------|----------------------|---------|-----------------|------------------------------|----------------|----------------|--------------------|------------|---------------------------------|---------|-------------------|-----------|-------------|----------|---------------|----------------|--------------|-----------|-------------------------|---------|----------------|------------|
| <b>EXISTING USE</b> VACANT LOT<br><br><b>PROPOSED USE</b> SINGLE FAMILY DWELLING<br><br><b>REVISED PROPOSED USE</b><br><br><b>CONSTRUCTION VALUE</b> \$140,000.00  |  | <b>FEES</b><br><table border="0"> <tr> <td><b>SPRINKLER</b></td> <td>\$150.00</td> <td><b>PARKS &amp; REC</b></td> <td>\$1,538.06</td> </tr> <tr> <td><b>MHB FEE</b></td> <td>\$50.00</td> <td><b>ELECT. PERMIT</b></td> <td>\$95.00</td> </tr> <tr> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> <td><b>BOCA FEE</b></td> <td>\$407.92</td> </tr> <tr> <td><b>SCHOOLS</b></td> <td>\$13,842.54</td> <td><b>FIRE DIST 2</b></td> <td>\$1,596.10</td> </tr> <tr> <td><b>ZONING</b></td> <td>\$55.00</td> <td><b>SINGLE LOT</b></td> <td>\$55.00</td> </tr> </table> |  | <b>SPRINKLER</b> | \$150.00 | <b>PARKS &amp; REC</b> | \$1,538.06 | <b>MHB FEE</b> | \$50.00 | <b>ELECT. PERMIT</b>  | \$95.00 | <b>ELECT. ADMIN.</b> | \$10.00 | <b>BOCA FEE</b> | \$407.92                     | <b>SCHOOLS</b> | \$13,842.54    | <b>FIRE DIST 2</b> | \$1,596.10 | <b>ZONING</b>                   | \$55.00 | <b>SINGLE LOT</b> | \$55.00   |             |          |               |                |              |           |                         |         |                |            |
| <b>SPRINKLER</b>   | \$150.00   | <b>PARKS &amp; REC</b>   | \$1,538.06   |                  |          |                        |            |                |         |   |         |                      |         |                 |                              |                |                |                    |            |                                 |         |                   |           |             |          |               |                |              |           |                         |         |                |            |
| <b>MHB FEE</b>   | \$50.00  | <b>ELECT. PERMIT</b>   | \$95.00  |                  |          |                        |            |                |         |   |         |                      |         |                 |                              |                |                |                    |            |                                 |         |                   |           |             |          |               |                |              |           |                         |         |                |            |
| <b>ELECT. ADMIN.</b>   | \$10.00  | <b>BOCA FEE</b>  | \$407.92   |                  |          |                        |            |                |         |   |         |                      |         |                 |                              |                |                |                    |            |                                 |         |                   |           |             |          |               |                |              |           |                         |         |                |            |
| <b>SCHOOLS</b>   | \$13,842.54  | <b>FIRE DIST 2</b>   | \$1,596.10   |                  |          |                        |            |                |         |   |         |                      |         |                 |                              |                |                |                    |            |                                 |         |                   |           |             |          |               |                |              |           |                         |         |                |            |
| <b>ZONING</b>  | \$55.00  | <b>SINGLE LOT</b>  | \$55.00  |                  |          |                        |            |                |         |   |         |                      |         |                 |                              |                |                |                    |            |                                 |         |                   |           |             |          |               |                |              |           |                         |         |                |            |
| <table border="0"> <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>NVR INC (RYAN HOMES &amp; NV)<br/>9720 PATUXENT WOODS DR, COLUMBIA, MD 21046</td> <td>MHBL#56</td> <td>(703) 761-2000</td> <td></td> </tr> <tr> <td>PLUMBER</td> <td>CHESPEAKE PLUMBING &amp; HEATING</td> <td>PN-160</td> <td>(302) 732-6006</td> <td>P-0885-23</td> </tr> <tr> <td>HVAC</td> <td>SOUTHERN MARYLAND HTG &amp; AIR INC</td> <td>HM-594</td> <td>(301) 645-6928</td> <td>H-0992-23</td> </tr> <tr> <td>ELECTRICIAN</td> <td>CECO INC</td> <td>E-000240-2022</td> <td>(410) 995-6297</td> <td>ER23-07-0504</td> </tr> <tr> <td>SPRINKLER</td> <td>BAYSIDE FIRE PROTECTION</td> <td>MSC-#49</td> <td>(410) 286-3314</td> <td>BF-0889-23</td> </tr> </tbody> </table> |  |  |  | CONTRACTORS      | NAME     | LICENSE #              | PHONE#     | PERMIT#        | MHBR    | NVR INC (RYAN HOMES & NV)<br>9720 PATUXENT WOODS DR, COLUMBIA, MD 21046 | MHBL#56 | (703) 761-2000       |         | PLUMBER         | CHESPEAKE PLUMBING & HEATING | PN-160         | (302) 732-6006 | P-0885-23          | HVAC       | SOUTHERN MARYLAND HTG & AIR INC | HM-594  | (301) 645-6928    | H-0992-23 | ELECTRICIAN | CECO INC | E-000240-2022 | (410) 995-6297 | ER23-07-0504 | SPRINKLER | BAYSIDE FIRE PROTECTION | MSC-#49 | (410) 286-3314 | BF-0889-23 |
| CONTRACTORS  | NAME   | LICENSE #  | PHONE#   | PERMIT#          |          |                        |            |                |         |   |         |                      |         |                 |                              |                |                |                    |            |                                 |         |                   |           |             |          |               |                |              |           |                         |         |                |            |
| MHBR   | NVR INC (RYAN HOMES & NV)<br>9720 PATUXENT WOODS DR, COLUMBIA, MD 21046  | MHBL#56  | (703) 761-2000   |                  |          |                        |            |                |         |   |         |                      |         |                 |                              |                |                |                    |            |                                 |         |                   |           |             |          |               |                |              |           |                         |         |                |            |
| PLUMBER  | CHESPEAKE PLUMBING & HEATING   | PN-160   | (302) 732-6006   | P-0885-23        |          |                        |            |                |         |   |         |                      |         |                 |                              |                |                |                    |            |                                 |         |                   |           |             |          |               |                |              |           |                         |         |                |            |
| HVAC   | SOUTHERN MARYLAND HTG & AIR INC  | HM-594   | (301) 645-6928   | H-0992-23        |          |                        |            |                |         |   |         |                      |         |                 |                              |                |                |                    |            |                                 |         |                   |           |             |          |               |                |              |           |                         |         |                |            |
| ELECTRICIAN  | CECO INC   | E-000240-2022  | (410) 995-6297   | ER23-07-0504     |          |                        |            |                |         |   |         |                      |         |                 |                              |                |                |                    |            |                                 |         |                   |           |             |          |               |                |              |           |                         |         |                |            |
| SPRINKLER  | BAYSIDE FIRE PROTECTION  | MSC-#49  | (410) 286-3314   | BF-0889-23       |          |                        |            |                |         |   |         |                      |         |                 |                              |                |                |                    |            |                                 |         |                   |           |             |          |               |                |              |           |                         |         |                |            |
| <b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 48' X 48' OVERALL TO INCLUDE 20' X 21' (2) CAR GARAGE, 10' X 20' SINGLE CAR GARAGE, AND 7' X 18' FRONT COVERED PORCH. SECOND FLOOR 38' X 41' OVERALL.<br>MODEL - HUDSON, ELEVATION K.   |  |  |  |                  |          |                        |            |                |         |   |         |                      |         |                 |                              |                |                |                    |            |                                 |         |                   |           |             |          |               |                |              |           |                         |         |                |            |
| <b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>  |  | <b>CONSTRUCTION TYPE:</b> WOOD FRAME   |  |                  |          |                        |            |                |         |   |         |                      |         |                 |                              |                |                |                    |            |                                 |         |                   |           |             |          |               |                |              |           |                         |         |                |            |
| <b>UNFIN. BASEMENT:</b><br><b>FIRST FLOOR:</b> 1,398<br><b>THIRD FLOOR:</b><br><b>GARAGE:</b> 620<br><b>DECK:</b><br><b>OTHER:</b><br><b>TOTAL FLOOR AREA:</b> 3,648   | <b>FIN BASEMENT:</b><br><b>SECOND FLOOR:</b> 1504<br><b>FOURTH FLOOR:</b><br><b>CARPOR:</b><br><b>PORCH:</b> 126 | <b># BEDROOMS:</b> 4<br><b>ROAD TYPE:</b> COUNTY<br><b>WATER TYPE:</b> PUBLIC<br><b>HEATING SYSTEM:</b> HEAT PUMP<br><b>FIREPLACE:</b> NONE  | <b># BATHROOMS:</b> 3<br><b>SPRINKLER:</b> YES<br><b>SEWER TYPE:</b> PUBLIC<br><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:**  
 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 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

**OFFICE USE ONLY**

|                                  |                            |                        |            |                              |
|----------------------------------|----------------------------|------------------------|------------|------------------------------|
| <b>MINIMUM YARD REQUIREMENTS</b> |                            | <b>APPROVALS:</b>      |            |                              |
| <b>ACCESSORY STRUCTURE</b>       | <b>PRINCIPLE STRUCTURE</b> | <b>BUILDING</b> HD     | 07/25/2023 | <b>FLOODPLAIN ZONE</b> K     |
| <b>FRONT</b>                     | <b>FRONT</b> 15 FT         | <b>ZONING</b> MO       | 07/25/2023 | <b>PLUMBING</b> CH           |
| <b>SIDE</b>                      | <b>SIDE</b> 5 FT           | <b>SEDIMENT</b> TK     | 03/21/2021 | <b>ENV. HEALTH</b> JEN       |
| <b>REAR</b>                      | <b>REAR</b> 20 FT          | <b>PUB. SEWER</b> DT   | 07/25/2023 | <b>HISTORIC</b> N/A          |
| <b>SIDE STREET</b>               | <b>SIDE STREET</b> FT      | <b>S.W. MGT.</b> KN    | 07/24/2023 | <b>SHA</b> N/A               |
| <b>MAX. HGHT</b>                 | <b>MAX. HGHT</b> 40 FT     | <b>ENTRANCE</b> DS     | 07/25/2023 | <b>MECHANICAL</b> CH         |
|                                  |                            | <b>FIRE MARSHAL</b> JB | 08/09/2023 | <b>ELECTRICAL</b> 07/28/2023 |
|                                  |                            | <b>BACKFLOW</b> CH     | 08/29/2023 | <b>FOOD SERVICE</b> N/A      |

DATE APPROVED: 9-5-23 ADMINISTRATOR APPROVAL: Vivian J. Skinson



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

BUILDING PERMIT No.: BR23-07-0489

Date of Application: 07/14/2023

**BUILDING PERMIT**

|   |   |  |                      |                           |                           |                     |                      |   |                 |                 |                  |                   |                              |                                |                |   |         |                                 |                       |                          |                       |                           |                           |   |                |                        |           |                         |         |                |            |   |  |
|---|---|--|----------------------|---------------------------|---------------------------|---------------------|----------------------|---|-----------------|-----------------|------------------|-------------------|------------------------------|--------------------------------|----------------|---|---------|---------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|---------------------------|---|----------------|------------------------|-----------|-------------------------|---------|----------------|------------|---|--|
| <b>BUILDING LOCATION</b> 226 PERRYS RETREAT BLVD<br>GRASONVILLE<br><br><b>TAX ACCOUNT</b> 1805126961<br><br><b>SUBDIVISION</b> PERRY'S RETREAT<br><br><b>CRITICAL AREA NO</b> <b>ACREAGE</b> 0.149<br><b>TAX MAP</b> 058H <b>GRID</b> 0021 <b>PARCEL</b> 0201<br><b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 110<br><b>ZONED</b> GPRN <b>FRONTAGE</b> <b>DEPTH</b>   |   | <b>PROPERTY OWNERS:</b> TOR PERRY'S LLC<br>SHECKELLS, FRED<br>PO BOX 257<br>FALLSTON, MD 21047<br><br><b>HOME PHONE:</b><br><br><b>APPLICANT:</b> PERMITS PLUS, INC<br>TERRI MCNICHOLAS<br>Po Box 690<br><br><b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL   |                      |                           |                           |                     |                      |   |                 |                 |                  |                   |                              |                                |                |   |         |                                 |                       |                          |                       |                           |                           |   |                |                        |           |                         |         |                |            |   |  |
| <b>EXISTING USE</b> RESIDENCE<br><br><b>PROPOSED USE</b> SINGLE FAMILY DWELLING<br><br><b>REVISED PROPOSED USE</b><br><br><b>CONSTRUCTION VALUE</b> \$105,000.00  |   | <b>FEES</b><br><table border="0"> <tr> <td><b>FIRE DIST 2</b></td> <td>\$1,159.40</td> <td><b>MHB FEE</b></td> <td>\$50.00</td> </tr> <tr> <td><b>PARKS &amp; REC</b></td> <td>\$1,117.24</td> <td><b>BOCA FEE</b></td> <td>\$294.88</td> </tr> <tr> <td><b>SINGLE LOT</b></td> <td>\$55.00</td> <td><b>SCHOOLS</b></td> <td>\$10,055.16</td> </tr> <tr> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> <td><b>ELECT. PERMIT</b></td> <td>\$95.00</td> </tr> <tr> <td><b>ZONING</b></td> <td>\$55.00</td> <td><b>SPRINKLER</b></td> <td>\$150.00</td> </tr> </table> |                      | <b>FIRE DIST 2</b>        | \$1,159.40                | <b>MHB FEE</b>      | \$50.00              | <b>PARKS &amp; REC</b>  | \$1,117.24      | <b>BOCA FEE</b> | \$294.88         | <b>SINGLE LOT</b> | \$55.00                      | <b>SCHOOLS</b>                 | \$10,055.16    | <b>ELECT. ADMIN.</b>  | \$10.00 | <b>ELECT. PERMIT</b>            | \$95.00               | <b>ZONING</b>            | \$55.00               | <b>SPRINKLER</b>          | \$150.00                  |   |                |                        |           |                         |         |                |            |   |  |
| <b>FIRE DIST 2</b>  | \$1,159.40  | <b>MHB FEE</b>   | \$50.00              |                           |                           |                     |                      |   |                 |                 |                  |                   |                              |                                |                |   |         |                                 |                       |                          |                       |                           |                           |   |                |                        |           |                         |         |                |            |   |  |
| <b>PARKS &amp; REC</b>  | \$1,117.24  | <b>BOCA FEE</b>  | \$294.88             |                           |                           |                     |                      |   |                 |                 |                  |                   |                              |                                |                |   |         |                                 |                       |                          |                       |                           |                           |   |                |                        |           |                         |         |                |            |   |  |
| <b>SINGLE LOT</b>   | \$55.00   | <b>SCHOOLS</b>   | \$10,055.16          |                           |                           |                     |                      |   |                 |                 |                  |                   |                              |                                |                |   |         |                                 |                       |                          |                       |                           |                           |   |                |                        |           |                         |         |                |            |   |  |
| <b>ELECT. ADMIN.</b>  | \$10.00   | <b>ELECT. PERMIT</b>   | \$95.00              |                           |                           |                     |                      |   |                 |                 |                  |                   |                              |                                |                |   |         |                                 |                       |                          |                       |                           |                           |   |                |                        |           |                         |         |                |            |   |  |
| <b>ZONING</b>   | \$55.00   | <b>SPRINKLER</b>   | \$150.00             |                           |                           |                     |                      |   |                 |                 |                  |                   |                              |                                |                |   |         |                                 |                       |                          |                       |                           |                           |   |                |                        |           |                         |         |                |            |   |  |
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| <b>CONTRACTORS</b>  | <b>NAME</b>   | <b>LICENSE #</b>   | <b>PHONE#</b>        | <b>PERMIT#</b>            |                           |                     |                      |   |                 |                 |                  |                   |                              |                                |                |   |         |                                 |                       |                          |                       |                           |                           |   |                |                        |           |                         |         |                |            |   |  |
| MHBR  | NVR INC (RYAN HOMES & NV)<br>9720 PATUXENT WOODS DR, COLUMBIA, MD 21046 | MHBL#56  | (703) 761-2000       |                           |                           |                     |                      |   |                 |                 |                  |                   |                              |                                |                |   |         |                                 |                       |                          |                       |                           |                           |   |                |                        |           |                         |         |                |            |   |  |
| PLUMBER   | CHESPEAKE PLUMBING & HEATING  | PN-160   | (302) 732-6006       | P-0888-23                 |                           |                     |                      |   |                 |                 |                  |                   |                              |                                |                |   |         |                                 |                       |                          |                       |                           |                           |   |                |                        |           |                         |         |                |            |   |  |
| HVAC  | SOUTHERN MARYLAND HTG & AIR INC   | HM-594   | (301) 645-6928       | H-0996-23                 |                           |                     |                      |   |                 |                 |                  |                   |                              |                                |                |   |         |                                 |                       |                          |                       |                           |                           |   |                |                        |           |                         |         |                |            |   |  |
| ELECTRICIAN   | CECO INC  | E-000240-2022  | (410) 995-6297       | ER23-07-0489              |                           |                     |                      |   |                 |                 |                  |                   |                              |                                |                |   |         |                                 |                       |                          |                       |                           |                           |   |                |                        |           |                         |         |                |            |   |  |
| SPRINKLER   | BAYSIDE FIRE PROTECTION   | MSC-#49  | (410) 286-3314       | BF-0892-23                |                           |                     |                      |   |                 |                 |                  |                   |                              |                                |                |   |         |                                 |                       |                          |                       |                           |                           |   |                |                        |           |                         |         |                |            |   |  |
| <b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b><br><table border="0"> <tr> <td><b>UNFIN. BASEMENT:</b></td> <td><b>FIN BASEMENT:</b></td> </tr> <tr> <td><b>FIRST FLOOR:</b> 1,004</td> <td><b>SECOND FLOOR:</b> 1104</td> </tr> <tr> <td><b>THIRD FLOOR:</b></td> <td><b>FOURTH FLOOR:</b></td> </tr> <tr> <td><b>GARAGE:</b> 440</td> <td><b>CARPORT:</b></td> </tr> <tr> <td><b>DECK:</b></td> <td><b>PORCH:</b> 84</td> </tr> <tr> <td><b>OTHER:</b></td> <td></td> </tr> <tr> <td colspan="2"><b>TOTAL FLOOR AREA:</b> 2,632</td> </tr> </table>   |   | <b>UNFIN. BASEMENT:</b>  | <b>FIN BASEMENT:</b> | <b>FIRST FLOOR:</b> 1,004 | <b>SECOND FLOOR:</b> 1104 | <b>THIRD FLOOR:</b> | <b>FOURTH FLOOR:</b> | <b>GARAGE:</b> 440  | <b>CARPORT:</b> | <b>DECK:</b>    | <b>PORCH:</b> 84 | <b>OTHER:</b>     |                              | <b>TOTAL FLOOR AREA:</b> 2,632 |                | <b>CONSTRUCTION TYPE:</b> WOOD FRAME<br><br><table border="0"> <tr> <td><b># BEDROOMS:</b> 4</td> <td><b># BATHROOMS:</b> 3</td> </tr> <tr> <td><b>ROAD TYPE:</b> COUNTY</td> <td><b>SPRINKLER:</b> YES</td> </tr> <tr> <td><b>WATER TYPE:</b> PUBLIC</td> <td><b>SEWER TYPE:</b> PUBLIC</td> </tr> <tr> <td><b>HEATING SYSTEM:</b> HEAT PUMP CENTRAL AIR: YES</td> <td></td> </tr> <tr> <td><b>FIREPLACE:</b> NONE</td> <td></td> </tr> </table> |         | <b># BEDROOMS:</b> 4            | <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> HEAT PUMP CENTRAL AIR: YES |                | <b>FIREPLACE:</b> NONE |           |                         |         |                |            |   |  |
| <b>UNFIN. BASEMENT:</b>   | <b>FIN BASEMENT:</b>  |  |                      |                           |                           |                     |                      |   |                 |                 |                  |                   |                              |                                |                |   |         |                                 |                       |                          |                       |                           |                           |   |                |                        |           |                         |         |                |            |   |  |
| <b>FIRST FLOOR:</b> 1,004   | <b>SECOND FLOOR:</b> 1104   |  |                      |                           |                           |                     |                      |   |                 |                 |                  |                   |                              |                                |                |   |         |                                 |                       |                          |                       |                           |                           |   |                |                        |           |                         |         |                |            |   |  |
| <b>THIRD FLOOR:</b>   | <b>FOURTH FLOOR:</b>  |  |                      |                           |                           |                     |                      |   |                 |                 |                  |                   |                              |                                |                |   |         |                                 |                       |                          |                       |                           |                           |   |                |                        |           |                         |         |                |            |   |  |
| <b>GARAGE:</b> 440  | <b>CARPORT:</b>   |  |                      |                           |                           |                     |                      |   |                 |                 |                  |                   |                              |                                |                |   |         |                                 |                       |                          |                       |                           |                           |   |                |                        |           |                         |         |                |            |   |  |
| <b>DECK:</b>  | <b>PORCH:</b> 84  |  |                      |                           |                           |                     |                      |   |                 |                 |                  |                   |                              |                                |                |   |         |                                 |                       |                          |                       |                           |                           |   |                |                        |           |                         |         |                |            |   |  |
| <b>OTHER:</b>   |   |  |                      |                           |                           |                     |                      |   |                 |                 |                  |                   |                              |                                |                |   |         |                                 |                       |                          |                       |                           |                           |   |                |                        |           |                         |         |                |            |   |  |
| <b>TOTAL FLOOR AREA:</b> 2,632  |   |  |                      |                           |                           |                     |                      |   |                 |                 |                  |                   |                              |                                |                |   |         |                                 |                       |                          |                       |                           |                           |   |                |                        |           |                         |         |                |            |   |  |
| <b># BEDROOMS:</b> 4  | <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> 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

|                                  |                            |                                   |                                      |
|----------------------------------|----------------------------|-----------------------------------|--------------------------------------|
| <b>MINIMUM YARD REQUIREMENTS</b> |                            | <b>APPROVALS:</b>                 |                                      |
| <b>ACCESSORY STRUCTURE</b>       | <b>PRINCIPLE STRUCTURE</b> | <b>BUILDING</b> HD 07/21/2023     | <b>FLOODPLAIN ZONE</b> KN 07/21/2023 |
| <b>FRONT</b> FT                  | <b>FRONT</b> 15 FT         | <b>ZONING</b> MO 07/21/2023       | <b>PLUMBING</b> CH 08/29/2023        |
| <b>SIDE</b> FT                   | <b>SIDE</b> 5 FT           | <b>SEDIMENT</b> AR 03/21/2021     | <b>ENV. HEALTH</b> JEN 07/21/2023    |
| <b>REAR</b> FT                   | <b>REAR</b> 20 FT          | <b>PUB. SEWER</b> DT 07/21/2023   | <b>HISTORIC</b> N/A                  |
| <b>SIDE STREET</b> FT            | <b>SIDE STREET</b> FT      | <b>S.W. MGT.</b> KN 07/21/2023    | <b>SHA</b> N/A                       |
| <b>MAX. HGHT</b> FT              | <b>MAX. HGHT</b> 40 FT     | <b>ENTRANCE</b> DB 07/21/2023     | <b>MECHANICAL</b> CH 08/29/2023      |
|                                  |                            | <b>FIRE MARSHAL</b> JB 08/09/2023 | <b>ELECTRICAL</b> 07/28/2023         |
|                                  |                            | <b>BACKFLOW</b> CH 08/29/2023     | <b>FOOD SERVICE</b> N/A              |

DATE APPROVED: 9-5-23 ADMINISTRATOR APPROVAL: V. 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.: BR23-07-0488

Date of Application: 07/14/2023

**BUILDING PERMIT**

| <b>BUILDING LOCATION</b> 220 PERRYS RETREAT BLVD<br>GRASONVILLE<br><br><b>TAX ACCOUNT</b> 1805126960<br><b>SUBDIVISION</b> PERRY'S RETREAT<br><b>CRITICAL AREA NO</b> <b>ACREAGE</b> 0.149<br><b>TAX MAP</b> 058H <b>GRID</b> 0021 <b>PARCEL</b> 0201<br><b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 109<br><b>ZONED</b> GPRN <b>FRONTAGE</b> <b>DEPTH</b>  |   | <b>PROPERTY OWNERS:</b> TOR PERRY'S LLC<br>SHECKELLS, FRED<br>PO BOX 257<br>FALLSTON, MD 21047<br><br><b>HOME PHONE:</b><br><br><b>APPLICANT:</b> PERMITS PLUS, INC<br>TERRI MCNICHOLAS<br>Po Box 690<br><br><b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL   |                |                      |         |                  |          |                 |          |   |            |                   |         |                      |                              |                    |                |                |             |                                 |         |                |           |             |          |               |                |              |           |                         |         |                |            |
|--|---|--|----------------|----------------------|---------|------------------|----------|-----------------|----------|---|------------|-------------------|---------|----------------------|------------------------------|--------------------|----------------|----------------|-------------|---------------------------------|---------|----------------|-----------|-------------|----------|---------------|----------------|--------------|-----------|-------------------------|---------|----------------|------------|
| <b>EXISTING USE</b> VACANT LOT<br><br><b>PROPOSED USE</b> SINGLE FAMILY DWELLING<br><br><b>REVISED PROPOSED USE</b><br><br><b>CONSTRUCTION VALUE</b> \$143,000.00  |   | <b>FEES</b><br><table border="0"> <tr> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> <td><b>SPRINKLER</b></td> <td>\$150.00</td> </tr> <tr> <td><b>BOCA FEE</b></td> <td>\$405.60</td> <td><b>PARKS &amp; REC</b></td> <td>\$1,600.60</td> </tr> <tr> <td><b>SINGLE LOT</b></td> <td>\$55.00</td> <td><b>ELECT. PERMIT</b></td> <td>\$95.00</td> </tr> <tr> <td><b>FIRE DIST 2</b></td> <td>\$1,661.00</td> <td><b>SCHOOLS</b></td> <td>\$14,405.40</td> </tr> <tr> <td><b>MHB FEE</b></td> <td>\$50.00</td> <td><b>ZONING</b></td> <td>\$55.00</td> </tr> </table> |                | <b>ELECT. ADMIN.</b> | \$10.00 | <b>SPRINKLER</b> | \$150.00 | <b>BOCA FEE</b> | \$405.60 | <b>PARKS &amp; REC</b>  | \$1,600.60 | <b>SINGLE LOT</b> | \$55.00 | <b>ELECT. PERMIT</b> | \$95.00                      | <b>FIRE DIST 2</b> | \$1,661.00     | <b>SCHOOLS</b> | \$14,405.40 | <b>MHB FEE</b>                  | \$50.00 | <b>ZONING</b>  | \$55.00   |             |          |               |                |              |           |                         |         |                |            |
| <b>ELECT. ADMIN.</b>   | \$10.00   | <b>SPRINKLER</b>   | \$150.00       |                      |         |                  |          |                 |          |   |            |                   |         |                      |                              |                    |                |                |             |                                 |         |                |           |             |          |               |                |              |           |                         |         |                |            |
| <b>BOCA FEE</b>  | \$405.60  | <b>PARKS &amp; REC</b>   | \$1,600.60     |                      |         |                  |          |                 |          |   |            |                   |         |                      |                              |                    |                |                |             |                                 |         |                |           |             |          |               |                |              |           |                         |         |                |            |
| <b>SINGLE LOT</b>  | \$55.00   | <b>ELECT. PERMIT</b>   | \$95.00        |                      |         |                  |          |                 |          |   |            |                   |         |                      |                              |                    |                |                |             |                                 |         |                |           |             |          |               |                |              |           |                         |         |                |            |
| <b>FIRE DIST 2</b>   | \$1,661.00  | <b>SCHOOLS</b>   | \$14,405.40    |                      |         |                  |          |                 |          |   |            |                   |         |                      |                              |                    |                |                |             |                                 |         |                |           |             |          |               |                |              |           |                         |         |                |            |
| <b>MHB FEE</b>   | \$50.00   | <b>ZONING</b>  | \$55.00        |                      |         |                  |          |                 |          |   |            |                   |         |                      |                              |                    |                |                |             |                                 |         |                |           |             |          |               |                |              |           |                         |         |                |            |
| <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>NVR INC (RYAN HOMES &amp; NV)<br/>9720 PATUXENT WOODS DR, COLUMBIA, MD 21046</td> <td>MHBL#56</td> <td>(703) 761-2000</td> <td></td> </tr> <tr> <td>PLUMBER</td> <td>CHESPEAKE PLUMBING &amp; HEATING</td> <td>PN-160</td> <td>(302) 732-6006</td> <td>P-0887-23</td> </tr> <tr> <td>HVAC</td> <td>SOUTHERN MARYLAND HTG &amp; AIR INC</td> <td>HM-594</td> <td>(301) 645-6928</td> <td>H-0995-23</td> </tr> <tr> <td>ELECTRICIAN</td> <td>CECO INC</td> <td>E-000240-2022</td> <td>(410) 995-6297</td> <td>ER23-07-0488</td> </tr> <tr> <td>SPRINKLER</td> <td>BAYSIDE FIRE PROTECTION</td> <td>MSC-#49</td> <td>(410) 286-3314</td> <td>BF-0890-23</td> </tr> </tbody> </table> |   |  |                | CONTRACTORS          | NAME    | LICENSE #        | PHONE#   | PERMIT#         | MHBR     | NVR INC (RYAN HOMES & NV)<br>9720 PATUXENT WOODS DR, COLUMBIA, MD 21046 | MHBL#56    | (703) 761-2000    |         | PLUMBER              | CHESPEAKE PLUMBING & HEATING | PN-160             | (302) 732-6006 | P-0887-23      | HVAC        | SOUTHERN MARYLAND HTG & AIR INC | HM-594  | (301) 645-6928 | H-0995-23 | ELECTRICIAN | CECO INC | E-000240-2022 | (410) 995-6297 | ER23-07-0488 | SPRINKLER | BAYSIDE FIRE PROTECTION | MSC-#49 | (410) 286-3314 | BF-0890-23 |
| CONTRACTORS  | NAME  | LICENSE #  | PHONE#         | PERMIT#              |         |                  |          |                 |          |   |            |                   |         |                      |                              |                    |                |                |             |                                 |         |                |           |             |          |               |                |              |           |                         |         |                |            |
| MHBR   | NVR INC (RYAN HOMES & NV)<br>9720 PATUXENT WOODS DR, COLUMBIA, MD 21046               | MHBL#56  | (703) 761-2000 |                      |         |                  |          |                 |          |   |            |                   |         |                      |                              |                    |                |                |             |                                 |         |                |           |             |          |               |                |              |           |                         |         |                |            |
| PLUMBER  | CHESPEAKE PLUMBING & HEATING  | PN-160   | (302) 732-6006 | P-0887-23            |         |                  |          |                 |          |   |            |                   |         |                      |                              |                    |                |                |             |                                 |         |                |           |             |          |               |                |              |           |                         |         |                |            |
| HVAC   | SOUTHERN MARYLAND HTG & AIR INC   | HM-594   | (301) 645-6928 | H-0995-23            |         |                  |          |                 |          |   |            |                   |         |                      |                              |                    |                |                |             |                                 |         |                |           |             |          |               |                |              |           |                         |         |                |            |
| ELECTRICIAN  | CECO INC  | E-000240-2022  | (410) 995-6297 | ER23-07-0488         |         |                  |          |                 |          |   |            |                   |         |                      |                              |                    |                |                |             |                                 |         |                |           |             |          |               |                |              |           |                         |         |                |            |
| SPRINKLER  | BAYSIDE FIRE PROTECTION   | MSC-#49  | (410) 286-3314 | BF-0890-23           |         |                  |          |                 |          |   |            |                   |         |                      |                              |                    |                |                |             |                                 |         |                |           |             |          |               |                |              |           |                         |         |                |            |
| <b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 40' X 50' OVERALL TO INCLUDE 20' X 21' (2) CAR GARAGE AND 6' X 20' FRONT PORCH. SECOND FLOOR 41' X 40' OVERALL. MODEL: LEHIGH, ELEVATION A  |   |  |                |                      |         |                  |          |                 |          |   |            |                   |         |                      |                              |                    |                |                |             |                                 |         |                |           |             |          |               |                |              |           |                         |         |                |            |
| <b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>  |   | <b>CONSTRUCTION TYPE:</b> WOOD FRAME   |                |                      |         |                  |          |                 |          |   |            |                   |         |                      |                              |                    |                |                |             |                                 |         |                |           |             |          |               |                |              |           |                         |         |                |            |
| <b>UNFIN. BASEMENT:</b><br>FIRST FLOOR: 1,400<br>THIRD FLOOR:<br>GARAGE: 420<br>DECK:<br>OTHER:<br><b>TOTAL FLOOR AREA:</b> 3,560  | <b>FIN BASEMENT:</b><br>SECOND FLOOR: 1620<br>FOURTH FLOOR:<br>CARPORT:<br>PORCH: 120 | <b># BEDROOMS:</b> 5 <b># BATHROOMS:</b> 3<br><b>ROAD TYPE:</b> COUNTY <b>SPRINKLER:</b> YES<br><b>WATER TYPE:</b> PUBLIC <b>SEWER TYPE:</b> PUBLIC<br><b>HEATING SYSTEM:</b> HEAT PUMP CENTRAL AIR: YES<br><b>FIREPLACE:</b> NONE   |                |                      |         |                  |          |                 |          |   |            |                   |         |                      |                              |                    |                |                |             |                                 |         |                |           |             |          |               |                |              |           |                         |         |                |            |

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**Conditions:**  
 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. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

OFFICE USE ONLY

**MINIMUM YARD REQUIREMENTS**

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

**APPROVALS:**

|              |    |            |                 |     |            |
|--------------|----|------------|-----------------|-----|------------|
| BUILDING     | TD | 07/21/2023 | FLOODPLAIN ZONE | KA  | 07/21/2023 |
| ZONING       | MO | 07/21/2023 | PLUMBING        | CG  | 08/29/2023 |
| SEDIMENT     | AR | 03/21/2021 | ENV. HEALTH     | JEN | 07/21/2023 |
| PUB. SEWER   | DT | 07/21/2023 | HISTORIC        |     | N/A        |
| S.W. MGT.    | KW | 07/21/2023 | SHA             |     | N/A        |
| ENTRANCE     | DB | 07/21/2023 | MECHANICAL      | CG  | 08/29/2023 |
| FIRE MARSHAL | UB | 08/09/2023 | ELECTRICAL      |     | 07/28/2023 |
| BACKFLOW     | CG | 08/29/2023 | FOOD SERVICE    |     | N/A        |

DATE APPROVED: 9-5-23

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.: BR23-03-0170  
 Date of Application: 03/15/2023

**BUILDING PERMIT**

|  |  |   |   |
|--|--|---|---|
| <b>BUILDING LOCATION</b> 5 KIMBERLY CT<br>STEVENSVILLE<br><br><b>TAX ACCOUNT</b> 1804066138<br><b>SUBDIVISION</b> CLOVERFIELDS<br><b>CRITICAL AREA NO</b> <b>ACREAGE</b> 0.456<br><b>TAX MAP</b> 0049 <b>GRID</b> 0000 <b>PARCEL</b> 0042<br><b>SECTION</b> <b>BLOCK</b> K <b>LOT</b> 13<br><b>ZONED</b> NC-15, NC FRONTAGE <b>DEPTH</b> |  | <b>PROPERTY OWNERS:</b> MARSHALL, KENNETH &<br>VICTORIA<br>5 KIMBERLY CT<br>STEVENSVILLE, MD 21666<br><br><b>HOME PHONE:</b> (410) 924-1769<br><b>APPLICANT:</b><br><br><b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL |   |
| <b>EXISTING USE</b> RESIDENCE<br><br><b>PROPOSED USE</b> RENOVATION TO RESIDENCE<br><br><b>REVISED PROPOSED USE</b><br><br><b>CONSTRUCTION VALUE</b> \$6,000.00  |  | <b>FEES</b><br><b>RENOVATION</b> \$42.00 <b>ZONING</b> \$55.00<br><b>PERMIT FEE</b>   |   |
| <b>CONTRACTORS</b><br>OWNER  | <b>NAME</b><br>OWNER   | <b>LICENSE #</b><br>QAC1000   | <b>PHONE#</b><br><br><b>PERMIT#</b>   |
| <b>DESCRIPTION OF WORK:</b> CONSTRUCT 15' X 20' ROOF OVER EXISTING REAR DECK TO CREATE PORCH   |  |   |   |
| <b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>  |  | <b>CONSTRUCTION TYPE:</b>   |   |
| <b>UNFIN. BASEMENT:</b><br><b>FIRST FLOOR:</b><br><b>THIRD FLOOR:</b><br><b>GARAGE:</b><br><b>DECK:</b><br><b>OTHER:</b><br><b>TOTAL FLOOR AREA:</b> 300   | <b>FIN BASEMENT:</b><br><b>SECOND FLOOR:</b><br><b>FOURTH FLOOR:</b><br><b>CARPORT:</b><br><b>PORCH:</b> 300 | <b># BEDROOMS:</b><br><b>ROAD TYPE:</b><br><b>WATER TYPE</b> PUBLIC<br><b>HEATING SYSTEM:</b><br><b>FIREPLACE:</b>  | <b># BATHROOMS:</b><br><b>SPRINKLER:</b><br><b>SEWER TYPE</b> PUBLIC<br><b>CENTRAL AIR:</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. MUST COMPLY WITH BOARD OF APPEALS CASE NUMBER BOA-23-06-0156 APPROVED 08/31/2023 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.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

| ACCESSORY STRUCTURE | FT | PRINCIPLE STRUCTURE | FT      |
|---------------------|----|---------------------|---------|
| FRONT               | FT | FRONT               | 35 FT   |
| SIDE                | FT | SIDE                | 8/18 FT |
| REAR                | FT | REAR                | 46.5 FT |
| SIDE STREET         | FT | SIDE STREET         | FT      |
| MAX. HGHT           | FT | MAX. HGHT           | 40 FT   |

**APPROVALS:**

|              |    |            |
|--------------|----|------------|
| BUILDING     | HD | 03/20/2023 |
| ZONING       | JP | 08/31/2023 |
| SEDIMENT     |    | N/A        |
| PUB. SEWER   | DT | 03/23/2023 |
| S.W. MGT.    |    | N/A        |
| ENTRANCE     |    | N/A        |
| FIRE MARSHAL |    | N/A        |
| BACKFLOW     |    | N/A        |

|                 |                |
|-----------------|----------------|
| FLOODPLAIN ZONE | N/A            |
| PLUMBING        | N/A            |
| ENV. HEALTH     | JEN 03/23/2023 |
| HISTORIC        | N/A            |
| SHA             | N/A            |
| MECHANICAL      | N/A            |
| ELECTRICAL      | N/A            |
| FOOD SERVICE    | N/A            |

DATE APPROVED: 9-5-23

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

ZONING CERTIFICATE #: Z23-07-0262

Date of Application: 07/28/2023

**ZONING CERTIFICATE**

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME   |
|---------------|----------------|-------------|
| 1802029642    | 460 CORDON DR  | CHURCH HILL |

| OWNER INFORMATION                                  | PROPERTY INFORMATION                       |
|--|--|
| OWNER: STAFFORD, WILLIAM                           | TAX MAP 0016 BLOCK PARCEL 0015             |
| OWNER ADDRESS: 460 CORDON DR CHURCH HILL, MD 21623 | LOT 19 SECTION ZONED CS                    |
| HOME PHONE: (443) 398-1031                         | CRITICAL AREA NO ACREAGE 1.04              |
|  | SUBDIVISION THE PRESERVE @ SOUTHEAST CREEK |
|  | BUILDING VALUE \$12,000.00                 |
|  | WATER TYPE PRIVATE SEWER TYPE PRIVATE      |

| APPLICANT INFORMATION   | PERMIT FEES  |
|---|--|
| NAME: WILLIAM STAFFORD  | ZONING FEE: \$75.00 FM FEE:  |
| ADDRESS: 460 Cordon Dr CHURCH HILL, MD 21623  | ELECTRICAL PERMIT #: EZ23-07-0262  |
| PHONE: (443) 398-1031   | PLUMBING PERMIT #:   |
|   | GAS PERMIT #:  |
|   | STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL |
| EXISTING USE: RESIDENCE   | PROPOSED USE: POOL/SPA   |
| MINIMUM YARD REQUIREMENTS:  |  |
| FRONT: FT   | SIDE: 3 FT REAR: 3 FT SIDE STREET: FT HEIGHT: FT   |
| WORK DESCRIPTION: INSTALL 14' X 24' INGROUND VINYL LINER POOL WITH 260 SQFT CONCRETE PATIO. |  |

**AGENCY APPROVALS:**

| Name        | Completed Date                |
|-------------|-------------------------------|
| ELECTRICAL  | 08/28/2023 WEBB E-000237-2022 |
| ENV. HEALTH | 08/23/2023 KK                 |
| S.W. MGT.   | 08/16/2023 KN                 |
| ZONING      | 08/17/2023 KS                 |

**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.  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.

ADMINISTRATOR APPROVAL: *Wm J Swanson* DATE APPROVED: 9-5-23