



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

BUILDING PERMIT No.: BR23-07-0485
 Date of Application: 07/14/2023

BUILDING PERMIT

BUILDING LOCATION 4001 MAIN ST GRASONVILLE TAX ACCOUNT 1805005876 SUBDIVISION CRITICAL AREA YES ACREAGE 0.168 TAX MAP 058H GRID 0001 PARCEL 0553 SECTION BLOCK LOT ZONED GNC FRONTAGE DEPTH		PROPERTY OWNERS: FENNESSY, KRISTINE ANN TRUSTEE 600 B ABRUZZI DR CHESTER, MD 21619 HOME PHONE: (410) 739-3210 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE RENOVATION REVISED PROPOSED USE CONSTRUCTION VALUE \$23,000.00		FEES ELECT. PERMIT \$150.00 ZONING \$55.00 RENOVATION \$161.00 ELECT. ADMIN. \$10.00 PERMIT FEE	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# MHIC GARVEY ENVIRONMENTAL LLC MHIC-79009 (410) 443-3233 PLUMBER PERFORMANCE PLUMBING HEATING & COOLING PN-143 (410) 770-9461 P-1062-23 ELECTRICIAN SUPERIOR POWER & LIGHTING E-1158 (410) 487-6557 ER23-07-0485 HVAC PERFORMANCE PLUMBING HEATING & COOLING HR-185 (410) 770-9461 H-1063-23			
DESCRIPTION OF WORK: RENOVATION TO EXISTING SFD. INSTALL NON-LOAD BEARING WALLS TO CREAT 6' X 7' BATHROOM IN EXISTING LAUNDRY ROOM AND ADD HVAC. UPGRADE APPLIANCES IN KITCHEN AND NEW LIGHTING THROUGHOUT HOUSE.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPORT: DECK: PORCH: OTHER: TOTAL FLOOR AREA:		# BEDROOMS: # BATHROOMS: 1 ROAD TYPE: SPRINKLER: WATER TYPE PRIVATE SEWER TYPE PUBLIC HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE:	

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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING HD	07/18/2023	FLOODPLAIN ZONE	N/A
FRONT FT	FRONT FT	ZONING MO	07/19/2023	PLUMBING CG	09/13/2023
SIDE FT	SIDE FT	SEDIMENT	N/A	ENV. HEALTH JEN	07/19/2023
REAR FT	REAR FT	PUB. SEWER DT	07/21/2023	HISTORIC	N/A
SIDE STREET FT	SIDE STREET FT	S.W. MGT.	N/A	SHA	N/A
MAX. HGHT FT	MAX. HGHT FT	ENTRANCE	N/A	MECHANICAL CG	09/13/2023
		FIRE MARSHAL	N/A	ELECTRICAL	09/22/2023
		BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 9-25-23 ADMINISTRATOR APPROVAL: Vivian J. Jinson



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

BUILDING PERMIT No.: BR23-08-0603

Date of Application: 08/21/2023

BUILDING PERMIT

BUILDING LOCATION 122 WARBLER WAY CHESTER TAX ACCOUNT 1804126467 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.126 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 403 ZONED SMPD FRONTAGE 45 DEPTH 122		PROPERTY OWNERS: K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666 HOME PHONE: (240) 375-4735 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE 4SEASONS -SFD REVISED PROPOSED USE CONSTRUCTION VALUE \$195,000.00		FEES <table border="0"> <tr> <td>ELECT. PERMIT</td> <td>\$135.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>4SEASNDRRRA</td> <td>\$7,750.00</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$290.72</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> </table>		ELECT. PERMIT	\$135.00	ZONING	\$55.00	SINGLE LOT	\$55.00	4SEASNDRRRA	\$7,750.00	MHB FEE	\$50.00	SPRINKLER	\$150.00	BOCA FEE	\$290.72	ELECT. ADMIN.	\$10.00														
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DESCRIPTION OF WORK: CONSTRUCT 1 STORY SFD. FIRST FLOOR 35' X 80'4" OVERALL TO INCLUDE 20'2" X 19' GARAGE, 4'X8'. 4' X 5' FRONT PORCH, AND 10'2" X 18'8" SCREENED/COVERED PATIO. MODEL-JENKINS EDS/ED (PLANS IN REVERSE) PHASE III 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,996 THIRD FLOOR: GARAGE: 398 DECK: OTHER: 190 SCREENED/COVERED PATIO TOTAL FLOOR AREA: 2,636		FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH: 52 # BEDROOMS: 2 # BATHROOMS: 2 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE PUBLIC SEWER TYPE PUBLIC HEATING SYSTEM: GAS CENTRAL AIR: YES FIREPLACE: GAS																															

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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. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN
 QUEEN ANNE'S COUNTY FIRE MARSHAL: THIS PERMIT IS APPROVED SUBJECT TO THE ENCLOSED STATED COMMENTS. NO INSPECTION WILL BE COMPLETED UNLESS APPROVED STAMPED PLANS AND COMMENTS ARE ON SITE. FOR INFORMATION OR TO ARRANGE AN INSPECTION CALL 410-758-4500 EXT. 1144.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT	FRONT
SIDE	SIDE
REAR	REAR
SIDE STREET	SIDE STREET
MAX. HGHT	MAX. HGHT

APPROVALS:

BUILDING	08/23/2023	FLOODPLAIN ZONE	08/22/2023
ZONING	09/21/2023	PLUMBING	08/30/2023
SEDIMENT	09/23/2021	ENV. HEALTH	08/24/2023
PUB. SEWER	08/24/2023	HISTORIC	N/A
S.W. MGT.	08/22/2023	SHA	N/A
ENTRANCE	08/23/2023	MECHANICAL	08/30/2023
FIRE MARSHAL	09/06/2023	ELECTRICAL	08/23/2023
BACKFLOW	08/30/2023	FOOD SERVICE	N/A

DATE APPROVED: 9-25-23 ADMINISTRATOR APPROVAL: Vranj Surso



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

BUILDING PERMIT No.: BR23-08-0592

Date of Application: 08/16/2023

BUILDING PERMIT

BUILDING LOCATION 139 MERLIN DR CHESTER TAX ACCOUNT 1804126477 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.124 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 413 ZONED SMPD FRONTAGE 45 DEPTH 120		PROPERTY OWNERS: K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666 HOME PHONE: (240) 375-4735 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE 4SEASONS -SFD REVISED PROPOSED USE CONSTRUCTION VALUE \$195,000.00		FEES ELECT. ADMIN. \$10.00 SINGLE LOT \$55.00 BOCA FEE \$296.72 4SEASNDARRA \$7,750.00 ELECT. PERMIT \$135.00 SPRINKLER \$150.00 ZONING \$55.00 MHB FEE \$50.00																															
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CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																													
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BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,996 THIRD FLOOR: GARAGE: 398 DECK: OTHER: 190 COVERED PATIO TOTAL FLOOR AREA: 2,711	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH: 127	# BEDROOMS: 2 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 2 SPRINKLER: YES SEWER TYPE: PUBLIC CENTRAL AIR: YES																														

The undersigned hereby certifies and agrees as follows: (1) That he/she is authorized to make this application; (2) that the information is correct; (3) that he/she will comply with all regulations of Queen Anne's County which are applicable thereto; (4) that he/she will perform no work on the above referenced property not specifically described in this application; (5) that he/she grants County Officials the right to enter onto this property for the purpose of inspecting the work permitted and posting notices.

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Conditions:
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OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING HD	08/23/2023	FLOODPLAIN ZONE KN	08/23/2023
FRONT FT	FRONT 20 FT	ZONING MO	09/21/2023	PLUMBING Ch	08/30/2023
SIDE FT	SIDE 5 FT	SEDIMENT TR	09/23/2021	ENV. HEALTH Jen	08/25/2023
REAR FT	REAR 10 FT	PUB. SEWER DT	08/30/2023	HISTORIC	N/A
SIDE STREET FT	SIDE STREET FT	S.W. MGT. KN	08/23/2023	SHA	N/A
MAX. HGHT FT	MAX. HGHT 40 FT	ENTRANCE DB	08/24/2023	MECHANICAL Ch	08/30/2023
		FIRE MARSHAL JB	09/20/2023	ELECTRICAL	08/29/2023
		BACKFLOW Ch	08/30/2023	FOOD SERVICE	N/A

DATE APPROVED: 9-25-23 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.: BR23-08-0590

Date of Application: 08/16/2023

BUILDING PERMIT

BUILDING LOCATION 113 WARBLER WAY CHESTER TAX ACCOUNT 1804126458 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.14 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 394 ZONED SMPD FRONTAGE 50 DEPTH 122		PROPERTY OWNERS: K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666 HOME PHONE: (240) 375-4735 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE 4SEASONS -SFD REVISED PROPOSED USE CONSTRUCTION VALUE \$195,000.00		FEES SPRINKLER \$150.00 ELECT. ADMIN. \$10.00 SINGLE LOT \$55.00 4SEASNDRRRA \$7,750.00 ZONING \$55.00 BOCA FEE \$322.04 ELECT. PERMIT \$135.00 MHB FEE \$50.00																															
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BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 2,013 SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: 576 CARPOR: DECK: PORCH: 150 OTHER: 280 SCREENED/COVERED PATIO TOTAL FLOOR AREA: 3,019		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: 2 # BATHROOMS: 3 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE PUBLIC SEWER TYPE PUBLIC HEATING SYSTEM: GAS CENTRAL AIR: YES FIREPLACE: GAS																															

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OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

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

APPROVALS:

BUILDING <i>HD</i>	08/23/2023	FLOODPLAIN ZONE <i>KB</i>	08/23/2023
ZONING <i>MO</i>	09/21/2023	PLUMBING <i>Ch</i>	08/30/2023
SEDIMENT <i>AR</i>	09/23/2021	ENV. HEALTH <i>JEN</i>	08/24/2023
PUB. SEWER <i>DT</i>	08/30/2023	HISTORIC	N/A
S.W. MGT. <i>KN</i>	08/23/2023	SHA	N/A
ENTRANCE <i>DB</i>	08/23/2023	MECHANICAL <i>Ch</i>	08/30/2023
FIRE MARSHAL <i>JB</i>	09/06/2023	ELECTRICAL	08/23/2023
BACKFLOW <i>Ch</i>	08/30/2023	FOOD SERVICE	N/A

DATE APPROVED:

9-25-23

ADMINISTRATOR APPROVAL:

Ivan J. Simson



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

BUILDING PERMIT No.: BR23-08-0554
 Date of Application: 08/02/2023

BUILDING PERMIT

BUILDING LOCATION 133 PECHIN LN SUDLERSVILLE TAX ACCOUNT 1801004719 SUBDIVISION CRITICAL AREA NO ACREAGE 72.426 TAX MAP 0013 GRID 0011 PARCEL 0055 SECTION BLOCK LOT ZONED AG FRONTAGE DEPTH		PROPERTY OWNERS: PECHIN, JOSEPH & SHIRLEY 140 PECHIN LN SUDLERSVILLE, MD 21668 HOME PHONE: (410) 438-3738 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE AGRICULTURAL/RESIDENCE (2) PROPOSED USE MOBILE HOME REVISED PROPOSED USE CONSTRUCTION VALUE \$36,943.00		FEES MODULAR OR MANUFACTURED HOME FEE \$75.00 ELECT. ADMIN. \$10.00 MHB FEE \$50.00 SINGLE LOT \$55.00 ZONING \$55.00 ELECT. PERMIT \$60.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# MHBR CMH HOMES/OAKWOOD HOMES MHBR-1480 (302) 846-9739 HVAC COASTAL AIR LLC HR-540 (302) 398-4668 H-1023-23 ELECTRICIAN HEARN GROUP LLC E-#1445 (302) 628-5354 ER23-08-0554 PLUMBER CREW PLUMBING LLC PN-672 (302) 422-2687 P-1022-23			
DESCRIPTION OF WORK: INSTALL NEW 16' X 76' SINGLE WIDE MOBILE HOME FOR EMPLOYEE FARM DWELLING.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: MANUFACTURED (TRAILER OR DOUBLEWIDE)	
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 1,216 SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPORT: DECK: PORCH: OTHER: TOTAL FLOOR AREA: 1,216		# BEDROOMS: 3 # BATHROOMS: 2 ROAD TYPE: COUNTY SPRINKLER: WATER TYPE PRIVATE SEWER TYPE PRIVATE HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE:	

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:
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. IMPACT FEE CREDIT FROM BR23-05-0306.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING HD	08/11/2023
FRONT 100 FT	FRONT FT	ZONING KS	08/11/2023
SIDE 100 FT	SIDE FT	SEDIMENT DS	08/25/2023
REAR 100 FT	REAR FT	PUB. SEWER	N/A
SIDE STREET FT	SIDE STREET FT	S.W. MGT. KN	08/15/2023
MAX. HGHT 40 FT	MAX. HGHT FT	ENTRANCE DS	08/14/2023
		FIRE MARSHAL	N/A
		BACKFLOW	N/A
		FLOODPLAIN ZONE KN	08/14/2023
		PLUMBING CG	09/05/2023
		ENV. HEALTH CS	08/15/2023
		HISTORIC	N/A
		SHA	N/A
		MECHANICAL CH	09/05/2023
		ELECTRICAL	09/20/2023
		FOOD SERVICE	N/A

DATE APPROVED: 9-25-23 **ADMINISTRATOR APPROVAL:** Wren J. Swinson