



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

BUILDING PERMIT No.: BR23-10-0726

Date of Application: 10/11/2023

BUILDING PERMIT

BUILDING LOCATION 133 KESTREL LN CHESTER TAX ACCOUNT 1804126359 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.234 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 295 ZONED SMPD FRONTAGE 54.4 DEPTH 133		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 ZONING \$55.00 SINGLE LOT \$55.00 4SEASNDRRRA \$7,750.00 ELECT. PERMIT \$135.00 BOCA FEE \$467.60 ELECT. ADMIN. \$10.00 SPRINKLER \$150.00 MHB FEE \$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 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-1201-23</td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-1198-23</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS SERVICES</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>ER23-10-0726</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-1197-23</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 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-1201-23	SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-1198-23	ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 261-4943	ER23-10-0726	PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1197-23
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ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 261-4943	ER23-10-0726																													
PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1197-23																													
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 39'4" X 80' OVERALL TO INCLUDE 10'5" X 14'10" & 20'4" X 20' "L" SHAPED GARAGE. 10' X 6' & 20' X 6' "L" SHAPED FRONT PORCH, AND 14'2" X 19'8" SCREENED PATIO. SECOND FLOOR 36'6" X 39'4" OVERALL. MODEL: TUSCALOOSA DD W/ LOFT PHASE III 55+ AGE RESTRICTED COMMUNITY.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,008 THIRD FLOOR: GARAGE: 570 DECK: OTHER: 280 SCREENED PATIO TOTAL FLOOR AREA: 4,248	FIN BASEMENT: SECOND FLOOR: 1210 FOURTH FLOOR: CARPORT: PORCH: 180	# BEDROOMS: 5 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 5 SPRINKLER: YES SEWER TYPE: PUBLIC CENTRAL AIR: YES																														

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

NOTE: Separate electrical and plumbing permits are required! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered if construction is continuous.

Conditions:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. QUEEN ANNE'S COUNTY FIRE MARSHAL: THIS PERMIT IS APPROVED SUBJECT TO THE ENCLOSED STATED COMMENTS. NO INSPECTION WILL BE COMPLETED UNLESS APPROVED STAMPED PLANS AND COMMENTS ARE ON SITE. FOR INFORMATION OR TO ARRANGE AN INSPECTION CALL 410-758-4500 EXT. 1144. 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	HD	10/17/2023
ZONING	MO	11/02/2023
SEDIMENT	AR	09/21/2023
PUB. SEWER	DT	10/25/2023
S.W. MGT.	KN	10/17/2023
ENTRANCE	DR	10/16/2023
FIRE MARSHAL	JB	11/09/2023
BACKFLOW	Ch	10/24/2023

FLOODPLAIN ZONE	KN	10/17/2023
PLUMBING	Ch	10/24/2023
ENV. HEALTH	JEN	10/17/2023
HISTORIC		N/A
SHA		N/A
MECHANICAL	Ch	10/24/2023
ELECTRICAL		10/17/2023
FOOD SERVICE		N/A

DATE APPROVED: 11-9-23

ADMINISTRATOR APPROVAL: Khan 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.: BR23-09-0690
 Date of Application: 09/22/2023

BUILDING PERMIT

BUILDING LOCATION 135 MERLIN DR CHESTER TAX ACCOUNT 1804126478 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.124 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 414 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. PERMIT \$135.00 ZONING \$55.00 SINGLE LOT \$55.00 4SEASNDRRRA \$7,750.00 MHB FEE \$50.00 SPRINKLER \$150.00 ELECT. ADMIN. \$10.00 BOCA FEE \$381.00																															
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CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																													
MHBR	K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 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-1131-23																													
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PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1137-23																													
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 34'4" X 76'4" OVERALL TO INCLUDE 5' X 6' FRONT PORCH, 8'2" X 16' COVERED PATIO, AND 19'4" X 20'4" GARAGE. SECOND FLOOR 34'4" X 43'10" OVERALL WITH LOFT. MODEL: SIMONE DD WITH LOFT PHASE III 55+ AGE RESTRICTED COMMUNITY.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,906 THIRD FLOOR: GARAGE: 394 DECK: OTHER: 128 COVERED PATIO TOTAL FLOOR AREA: 3,359	FIN BASEMENT: SECOND FLOOR: 901 FOURTH FLOOR: CARPORT: PORCH: 30	# BEDROOMS: 4 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 3 SPRINKLER: YES SEWER TYPE: PUBLIC CENTRAL AIR: YES																														

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

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

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

APPROVALS:

BUILDING	THD	09/29/2023	FLOODPLAIN ZONE	MD	10/02/2023
ZONING	MO	11/02/2023	PLUMBING	ch	10/06/2023
SEDIMENT	TRC	09/23/2021	ENV. HEALTH	JEN	09/29/2023
PUB. SEWER	DT	10/05/2023	HISTORIC		N/A
S.W. MGT.	KN	10/02/2023	SHA		N/A
ENTRANCE	DB	10/02/2023	MECHANICAL	ch	10/06/2023
FIRE MARSHAL	JB	11/09/2023	ELECTRICAL		10/23/2023
BACKFLOW	ch	10/06/2023	FOOD SERVICE		N/A

DATE APPROVED: 11-9-23

ADMINISTRATOR APPROVAL: Kiran 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.: BR23-10-0738
 Date of Application: 10/17/2023

BUILDING PERMIT

BUILDING LOCATION 4135 MAIN ST GRASONVILLE TAX ACCOUNT 1805001218 SUBDIVISION CRITICAL AREA YES ACREAGE 0.229 TAX MAP 058H GRID 0009 PARCEL 0168 SECTION BLOCK LOT ZONED GVC FRONTAGE DEPTH		PROPERTY OWNERS: DALE, ALEXANDER 4135 MAIN ST GRASONVILLE, MD 21638 HOME PHONE: (410) 980-8355 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
EXISTING USE RESIDENCE PROPOSED USE ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE		FEES BOCA FEE \$35.00 ZONING \$55.00		
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#
OWNER	OWNER	QAC1000		
DESCRIPTION OF WORK: REPLACE EXISTING DECK WITH A 32' X 8' DECK ATTACHED TO FRONT OF EXISTING SFD.				
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)			CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT:	FIN BASEMENT:	# BEDROOMS:	# BATHROOMS:	
FIRST FLOOR:	SECOND FLOOR:	ROAD TYPE:	SPRINKLER:	
THIRD FLOOR:	FOURTH FLOOR:	WATER TYPE PUBLIC	SEWER TYPE PUBLIC	
GARAGE:	CARPOR:	HEATING SYSTEM:	CENTRAL AIR:	
DECK: 256	PORCH:	FIREPLACE:		
OTHER:				
TOTAL FLOOR AREA: 256				

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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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 8 FT
REAR FT	REAR 40 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	HD	10/26/2023
ZONING	MO	11/02/2023
SEDIMENT		N/A
PUB. SEWER	DT	10/26/2023
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 10/27/2023
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	N/A
FOOD SERVICE	N/A

DATE APPROVED: 11-9-23

ADMINISTRATOR APPROVAL: [Signature]



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

BUILDING PERMIT No.: BR23-10-0747
 Date of Application: 10/19/2023

BUILDING PERMIT

BUILDING LOCATION 2 CRAB CT CHESTER TAX ACCOUNT 1804097483 SUBDIVISION DOMINION CRITICAL AREA YES ACREAGE 0.989 TAX MAP 0064 GRID 0002 PARCEL 0302 SECTION BLOCK LOT 2 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: O'CONNELL, DANIEL & MARY 2 CRAB CT CHESTER, MD 21619 HOME PHONE: (410) 758-6907 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE DEMOLITION REVISED PROPOSED USE CONSTRUCTION VALUE \$25,000.00		FEES ZONING \$55.00 DEMOLITION \$50.00 PERMIT FEE	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# MHIC CREEK POINT BUILDERS 97730 (410) 758-6907			
DESCRIPTION OF WORK: DEMO EXISTING SFD.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: DEMO	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA:	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE PRIVATE HEATING SYSTEM: FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE PRIVATE CENTRAL AIR:

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:
 PER ENVIRONMENTAL HEALTH: 1. REPLACEMENT HOUSE LIMITED TO MAX OF 2,828 SQFT OF LIVING SPACE WITHOUT WET SEASON SOIL EVALUATION TEST. 2. PRESENTLY 3 BEDROOM-ONE ADDITIONAL BEDROOM CAN BE ADDED WITH SEPTIC UPGRADE. 3. AN ACCEPTABLE PRIVATE SEPTIC SYSTEM EVALUATION REQUIRED TO USE EXISTING SYSTEM FOR REPLACEMENT HOUSE. IMPACT FEE CREDIT. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. OWNER MUST PLANT (7) 4'-6- TALL CONTAINER GROWN NATIVE TREES FOR PERMIT S13-0325 PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR INSPECTION.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

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

APPROVALS:

BUILDING	10/25/2023
ZONING	11/02/2023
SEDIMENT	N/A
PUB. SEWER	N/A
S.W. MGT.	N/A
ENTRANCE	N/A
FIRE MARSHAL	N/A
BACKFLOW	N/A

FLOODPLAIN ZONE	10/26/2023
PLUMBING	N/A
ENV. HEALTH	10/27/2023
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	N/A
FOOD SERVICE	N/A

DATE APPROVED: 11-9-23

ADMINISTRATOR APPROVAL: Kran 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.: BR23-10-0770

Date of Application: 10/27/2023

BUILDING PERMIT

BUILDING LOCATION 130 FORT POINT RD CENTREVILLE TAX ACCOUNT 1803125901 SUBDIVISION CRITICAL AREA YES ACREAGE 1.43 TAX MAP 035H GRID 0001 PARCEL 0075 SECTION BLOCK LOT ZONED NC-2 FRONTAGE DEPTH		PROPERTY OWNERS: POSKO, TAMMY 678 KENSINGTON AVE SEVERNA PARK, MD 21146 HOME PHONE: (443) 763-2804 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																										
EXISTING USE RESIDENCE PROPOSED USE RENOVATION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$25,000.00		FEES <table> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>FIRE DIST 4</td> <td>\$579.70</td> </tr> <tr> <td>SCHOOLS</td> <td>\$5,027.58</td> <td>PARKS & REC</td> <td>\$558.62</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$95.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>RENOVATION PERMIT FEE</td> <td>\$175.00</td> <td></td> <td></td> </tr> </table>		ELECT. ADMIN.	\$10.00	FIRE DIST 4	\$579.70	SCHOOLS	\$5,027.58	PARKS & REC	\$558.62	ELECT. PERMIT	\$95.00	ZONING	\$55.00	RENOVATION PERMIT FEE	\$175.00											
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CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																								
OWNER	OWNER	QAC1000																										
PLUMBER	FITCHET PLUMBING	PN 644	(410) 627-6025	P-1275-23																								
ELECTRICIAN	ALBRECHT ELECTRICAL LLC	E-000297-2023	(443) 604-8864	ER23-10-0770																								
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BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: 1,054 FIRST FLOOR: SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPORT: DECK: PORCH: OTHER: TOTAL FLOOR AREA: 1,054		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: # BATHROOMS: 1 ROAD TYPE: SPRINKLER: WATER TYPE PRIVATE SEWER TYPE PRIVATE HEATING SYSTEM: EXISTING CENTRAL AIR: FIREPLACE:																										

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 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

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

APPROVALS:

BUILDING	HD	11/06/2023
ZONING	MO	11/07/2023
SEDIMENT		N/A
PUB. SEWER		N/A
S.W. MGT.		N/A
ENTRANCE		N/A
FIRE MARSHAL	L	11/07/2023
BACKFLOW		N/A

FLOODPLAIN ZONE	N/A
PLUMBING	CA 11/07/2023
ENV. HEALTH	HT 11/07/2023
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	11/09/2023
FOOD SERVICE	N/A

DATE APPROVED: 11.9.23

ADMINISTRATOR APPROVAL: *Vivian J. Sunson*



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

BUILDING PERMIT No.: BR23-09-0701

Date of Application: 09/29/2023

BUILDING PERMIT

BUILDING LOCATION 146 KESTREL LN CHESTER TAX ACCOUNT 1804126372 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.143 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 308 ZONED SMPD FRONTAGE 50 DEPTH 125		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																															
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UNFIN. BASEMENT: FIRST FLOOR: 2,013 THIRD FLOOR: GARAGE: 567 DECK: OTHER: 266 SCREENED PATIO TOTAL FLOOR AREA: 3,022	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH: 176	# BEDROOMS: 2 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 3 SPRINKLER: YES SEWER TYPE: PUBLIC CENTRAL AIR: YES																														

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

NOTE: Separate electrical and plumbing permits are required! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered if construction is continuous.

Conditions:

SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN 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>	10/04/2023	FLOODPLAIN ZONE <i>KA</i>	10/04/2023
ZONING <i>MO</i>	11/07/2023	PLUMBING <i>Ch</i>	10/06/2023
SEDIMENT <i>TR</i>	09/23/2021	ENV. HEALTH <i>JEN</i>	10/04/2023
PUB. SEWER <i>DT</i>	10/05/2023	HISTORIC	N/A
S.W. MGT. <i>KA</i>	10/04/2023	SHA	N/A
ENTRANCE <i>DB</i>	10/10/2023	MECHANICAL <i>Ch</i>	10/06/2023
FIRE MARSHAL <i>JB</i>	11/07/2023	ELECTRICAL	10/03/2023
BACKFLOW <i>Ch</i>	10/06/2023	FOOD SERVICE	N/A

DATE APPROVED: 11-9-23

ADMINISTRATOR APPROVAL: *Kiran 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.: BR23-09-0673

Date of Application: 09/14/2023

BUILDING PERMIT

BUILDING LOCATION 137 WARBLER WAY CHESTER TAX ACCOUNT 1804126454 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.152 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 390 ZONED SMPD FRONTAGE 48 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																															
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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
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MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING <i>HD</i>	09/26/2023	FLOODPLAIN ZONE <i>HO</i>	09/26/2023
ZONING <i>MO</i>	11/07/2023	PLUMBING <i>Ch</i>	09/27/2023
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PUB. SEWER <i>DT</i>	09/26/2023	HISTORIC	N/A
S.W. MGT. <i>KN</i>	09/26/2023	SHA	N/A
ENTRANCE <i>DS</i>	09/26/2023	MECHANICAL <i>Ch</i>	09/27/2023
FIRE MARSHAL <i>JB</i>	10/17/2023	ELECTRICAL	10/23/2023
BACKFLOW <i>Ch</i>	09/27/2023	FOOD SERVICE	N/A

DATE APPROVED: 11-9-23

ADMINISTRATOR APPROVAL: *Man J Stinson*



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

BUILDING PERMIT No.: BR23-10-0713

Date of Application: 10/05/2023

BUILDING PERMIT

BUILDING LOCATION 153 PEREGRINE DR CHESTER TAX ACCOUNT 1804126391 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.202 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 327 ZONED SMPD FRONTAGE DEPTH		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																															
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DESCRIPTION OF WORK: CONSTRUCT ONE STORY SFD 49' X 79'4" OVERALL TO INCLUDE 8'8" X 12'2" & 19'10" X 19'4" (3) CAR GARAGE, 4'2" X 5'10" FRONT PORCH, AND 13'2" X 22' SCREENED/COVERED PATIO. MODEL: FRANKLIN DD PHASE III 55+ AGE RESTRICTED COMMUNITY																																	
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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>	10/06/2023	FLOODPLAIN ZONE <i>HN</i>	10/06/2023
ZONING <i>MO</i>	11/02/2023	PLUMBING <i>Ch</i>	10/10/2023
SEDIMENT <i>TR</i>	09/23/2021	ENV. HEALTH <i>JEN</i>	10/06/2023
PUB. SEWER <i>DR</i>	10/16/2023	HISTORIC	N/A
S.W. MGT. <i>KV</i>	10/06/2023	SHA	N/A
ENTRANCE <i>DR</i>	10/10/2023	MECHANICAL <i>Ch</i>	10/10/2023
FIRE MARSHAL <i>JB</i>	11/07/2023	ELECTRICAL	10/10/2023
BACKFLOW <i>Ch</i>	10/10/2023	FOOD SERVICE	N/A

DATE APPROVED: 11-9-23

ADMINISTRATOR APPROVAL: *Karen 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.: BR23-10-0724

Date of Application: 10/11/2023

BUILDING PERMIT

BUILDING LOCATION 151 WARBLER WAY CHESTER TAX ACCOUNT 1804126451 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.152 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 387 ZONED SMPD FRONTAGE 48.4 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 ZONING \$55.00 4SEASNDARRA \$7,750.00 SPRINKLER \$150.00 MHB FEE \$50.00 SINGLE LOT \$55.00 ELECT. PERMIT \$135.00 BOCA FEE \$312.44 ELECT. ADMIN. \$10.00																															
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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: 30 OTHER: 280 SCREENED PATIO TOTAL FLOOR AREA: 2,899		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																															

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		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING <i>TD</i> 10/17/2023	FLOODPLAIN ZONE <i>th</i> 10/17/2023
FRONT FT	FRONT 20 FT	ZONING <i>MO</i> 11/02/2023	PLUMBING <i>Ch</i> 10/24/2023
SIDE FT	SIDE 5 FT	SEDIMENT <i>TV</i> 09/23/2021	ENV. HEALTH <i>JEN</i> 10/17/2023
REAR FT	REAR 10 FT	PUB. SEWER <i>BT</i> 10/25/2023	HISTORIC N/A
SIDE STREET FT	SIDE STREET FT	S.W. MGT <i>KN</i> 10/17/2023	SHA N/A
MAX. HGHT FT	MAX. HGHT 40 FT	ENTRANCE <i>DB</i> 10/16/2023	MECHANICAL <i>Ch</i> 10/24/2023
		FIRE MARSHAL <i>JB</i> 11/07/2023	ELECTRICAL 10/17/2023
		BACKFLOW <i>Ch</i> 10/24/2023	FOOD SERVICE N/A

DATE APPROVED: 11-9-23 ADMINISTRATOR APPROVAL: *Vernon 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.: BR23-10-0712
 Date of Application: 10/05/2023

BUILDING PERMIT

BUILDING LOCATION 107 NIGHTHAWK DR CHESTER TAX ACCOUNT 1804126327 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.17 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 263 ZONED CMPD, SM FRONTAGE 64.8 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																															
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OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

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FRONT FT	FRONT 20 FT
SIDE FT	SIDE 5 FT
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SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	10/06/2023
ZONING	11/02/2023
SEDIMENT	09/23/2021
PUB. SEWER	10/16/2023
S.W. MGT.	10/06/2023
ENTRANCE	10/10/2023
FIRE MARSHAL	11/07/2023
BACKFLOW	10/10/2023

FLOODPLAIN ZONE	10/06/2023
PLUMBING	10/10/2023
ENV. HEALTH	10/06/2023
HISTORIC	N/A
SHA	N/A
MECHANICAL	10/10/2023
ELECTRICAL	10/10/2023
FOOD SERVICE	N/A

DATE APPROVED: 11-9-23

ADMINISTRATOR APPROVAL: *Kuang Swinson*



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

BUILDING PERMIT No.: BR23-09-0674

Date of Application: 09/14/2023

BUILDING PERMIT

BUILDING LOCATION 143 WARBLER WAY CHESTER TAX ACCOUNT 1804126453 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.152 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 389 ZONED SMPD FRONTAGE 48.4 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																															
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 39'4" X 76'4" OVERALL TO INCLUDE 20' X 20', 10' X 16' (3 CAR) GARAGE, 6' X 13'4" X 6' X 14' "L" SHAPED PORCH, AND 12' X 15'2" COVERED PORCH. SECOND FLOOR 16'5" X 39'4" OVERALL WITH LOFT. MODEL: KERR ED W/ LOFT PHASE III 55+ AGE RESTRICTED COMMUNITY																																	
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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	THD	09/26/2023
ZONING	MO	11/07/2023
SEDIMENT	TR	09/23/2021
PUB. SEWER	KPT	09/26/2023
S.W. MGT.	KN	09/26/2023
ENTRANCE	DB	09/26/2023
FIRE MARSHAL	JB	10/17/2023
BACKFLOW	GN	09/27/2023

FLOODPLAIN ZONE	KB	09/26/2023
PLUMBING	YA	09/27/2023
ENV. HEALTH	EN	09/26/2023
HISTORIC		N/A
SHA		N/A
MECHANICAL	CA	09/27/2023
ELECTRICAL		10/23/2023
FOOD SERVICE		N/A

DATE APPROVED: 11-9-23

ADMINISTRATOR APPROVAL: Kran G Swinson

