



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

BUILDING PERMIT No.: BR23-10-0760

Date of Application: 10/25/2023

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 143 KESTREL LN CHESTER  <b>TAX ACCOUNT</b> 1804126358 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.138 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 294 <b>ZONED</b> SMPD <b>FRONTAGE</b> 50 <b>DEPTH</b> 120		<b>PROPERTY OWNERS:</b> K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (240) 375-4735  <b>APPLICANT:</b>   <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> VACANT LOT  <b>PROPOSED USE</b> 4SEASONS -SFD  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$195,000.00		<b>FEES</b> <b>SPRINKLER</b> \$150.00 <b>SINGLE LOT</b> \$55.00 <b>ELECT. PERMIT</b> \$135.00 <b>ELECT. ADMIN.</b> \$10.00 <b>4SEASNDRRA</b> \$7,750.00 <b>BOCA FEE</b> \$397.96 <b>ZONING</b> \$55.00 <b>MHB FEE</b> \$50.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> <b>MHBR</b> K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666 MHBL#3114                      (301) 683-6275  <b>HVAC</b> MCCREA EQUIPMENT COMPANY, INC                      HR-616                      (301) 423-6623                      H-1259-23 <b>SPRINKLER</b> METROPOLITAN FIRE                      MSC-#155                      (301) 868-0005                      BF-1258-23 <b>ELECTRICIAN</b> TRI-STATE COMMUNICATIONS SERVICES                      E-#817                      (301) 261-4943                      ER23-10-0760 <b>PLUMBER</b> BLUESTREAM SERVICES INC                      PN#220                      (410) 363-0072                      P-1257-23			
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 76'4" X 39'4" OVERALL TO INCLUDE 10' X 16', 20' X 20'4" (3) CAR GARAGE, 8'x6' FRONT PORCH, AND 12' X 15'2" SCREENED PATIO. SECOND FLOOR 16'5" X 39'4" OVERALL TO INCLUDE LOFT.  <b>MODEL - KERR WITH LOFT PHASE III</b> <b>55+ AGE RESTRICTED COMMUNITY.</b>			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE: WOOD FRAME</b>	
<b>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b> <b>FIRST FLOOR:</b> 2,143 <b>SECOND FLOOR:</b> 646 <b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b> <b>GARAGE:</b> 563 <b>CARPOR:</b> <b>DECK:</b> <b>PORCH:</b> 48 <b>OTHER:</b> 180 SCREENED PATIO <b>TOTAL FLOOR AREA:</b> 3,580		<b># BEDROOMS:</b> 3 <b># BATHROOMS:</b> 3 <b>ROAD TYPE:</b> COUNTY <b>SPRINKLER:</b> YES <b>WATER TYPE:</b> PUBLIC <b>SEWER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>CENTRAL AIR:</b> YES <b>FIREPLACE:</b> GAS	

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

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

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

**OFFICE USE ONLY**

<b>MINIMUM YARD REQUIREMENTS</b>		<b>APPROVALS:</b>	
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	<b>BUILDING</b> HD 10/31/2023	<b>FLOODPLAIN ZONE</b> KA 10/30/2023
<b>FRONT</b> FT	<b>FRONT</b> 20 FT	<b>ZONING</b> MO 10/31/2023	<b>PLUMBING</b> Ch 11/06/2023
<b>SIDE</b> FT	<b>SIDE</b> 5 FT	<b>SEDIMENT</b> TK 09/23/2021	<b>ENV. HEALTH</b> JBN 10/31/2023
<b>REAR</b> FT	<b>REAR</b> 10 FT	<b>PUB. SEWER</b> DT 10/31/2023	<b>HISTORIC</b> N/A
<b>SIDE STREET</b> FT	<b>SIDE STREET</b> FT	<b>S.W. MGT.</b> KN 10/30/2023	<b>SHA</b> N/A
<b>MAX. HGHT</b> FT	<b>MAX. HGHT</b> 40 FT	<b>ENTRANCE</b> DR 10/31/2023	<b>MECHANICAL</b> Ch 11/06/2023
		<b>FIRE MARSHAL</b> JB 11/09/2023	<b>ELECTRICAL</b> 11/27/2023
		<b>BACKFLOW</b> Ch 11/06/2023	<b>FOOD SERVICE</b> N/A

DATE APPROVED: 11-30-23                      ADMINISTRATOR APPROVAL: Ryan G. Simson