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

BUILDING PERMIT No.: BC25-12-0139

Date of Application: 12/15/2025

BUILDING PERMIT

BUILDING LOCATION 110 BOATSWAIN WAY
CHESTER

TAX ACCOUNT 1804127033

SUBDIVISION FOUR SEASONS AT KENT ISLAND

CRITICAL AREA YES **ACREAGE** 1.043

TAX MAP 0049 **GRID** 0020 **PARCEL** 0007

SECTION **BLOCK** **LOT**

ZONED SMPD **FRONTAGE** **DEPTH**

PROPERTY OWNERS: ARROYO CAPV-2 LLC
18575 JAMBOREE RD STE 350
IRVINE, CA 92612

HOME PHONE:

APPLICANT: K HOVNANIAN
LOLITA JUSTICE-WATKINS
101 Log Canoe Cir SUITE C2
STEVENSVILLE MD 21666

STAKED: ☐ YES ☑ NO ☐ WILL CALL

EXISTING USE VACANT LOT

PROPOSED USE CONDO/APARTMENTS

REVISED PROPOSED USE

CONSTRUCTION VALUE $3,200,000.00

FEES

ZONING	$55.00	**ELECT. PERMIT**	$4,770.00
4SEASNDRRA	$147,644.00	**MHB FEE**	$50.00
BOCA FEE	$5,162.64	**FIRE MARSHAL FEE**	$3,441.76
ELECT. ADMIN.	$10.00		

CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#
MHBR	K HOVNANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666	MHBL#3149	(301) 683-6275	
SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-1400-25
ELECTRICIAN	C&R ELECTRIC INC	E-#732	(410) 760-4224	EC25-12-0139
HVAC	MASTERS MID ATLANTIC LLC DBA AIRTRON LLC	HM-649	(301) 948-8950	H-1396-25
PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1398-25

DESCRIPTION OF WORK: CONSTRUCT 4-STORY CONDO BUILDING 139' X 83'3" OVERALL. 1ST FLOOR (14) GARAGE UNITS, (14) STORAGE UNITS, AND MAGOTHY MODEL UNITS 101/102, CORRIDORS, ELEVATOR, MECHANICAL ROOM. 2ND FLOOR SEVERN MODEL UNITS 201/204, CHESTER MODEL UNITS 202/203, ELEVATOR, CORRIDORS, MECHANICAL ROOM, PORCHES/BALCONIES. 3RD FLOOR SEVERN MODEL UNITS 301/304, CHESTER MODEL UNITS 302/303, ELEVATOR MECHANICAL ROOM, CORRIDORS, PORCHES/BALCONIES. 4TH FLOOR SEVERN MODEL UNITS 401/404, CHESTER MODEL UNITS 402/403, ELEVATOR MECHANICAL ROOM, CORRIDORS, PORCHES/BALCONIES.

BUILDING #30 PHASE III/IV

BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)

UNFIN. BASEMENT: **FIN BASEMENT:**
FIRST FLOOR: 7,579.00 **SECOND FLOOR:** 10,341.00
THIRD FLOOR: 9973 **FOURTH FLOOR:** 9,973.00
GARAGE: 3,250.00 **CARPORT:**
DECK: **PORCH:** 1,906.00
OTHER:
TOTAL FLOOR AREA: 43,022

CONSTRUCTION TYPE: WOOD FRAME

 # BEDROOMS: 28.00 **# BATHROOMS:** 42.00
ROAD TYPE: COUNTY **SPRINKLER:** YES
WATER TYPE: PUBLIC **SEWER TYPE:** PUBLIC
HEATING SYSTEM: GAS **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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN 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. PER QAC FM REVIEW, SEPERATE PLANS MUST BE SENT IN FOR SPRINKLER SYSTEM AND FIRE ALARM SYSTEM.

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE	
FRONT	FT	**FRONT**	10 FT
SIDE	FT	**SIDE**	10 FT
REAR	FT	**REAR**	150 FT
SIDE STREET	FT	**SIDE STREET**	FT
MAX. HGHT	FT	**MAX. HGHT**	55 FT

APPROVALS: **OFFICE USE ONLY**

BUILDING	12/22/2025 HD	FLOODPLAIN ZONE	12/22/2025 KN
ZONING	01/06/2026 MO	PLUMBING	12/29/2025 CG
SEDIMENT	01/24/2024 AR	PUB. SEWER	12/26/2025 RC
HISTORIC	N/A	S.W. MGT.	12/22/2025 KN
SHA	N/A	ENTRANCE	12/22/2025 AH
MECHANICAL	12/29/2025 CG	FIRE MARSHAL	01/07/26 JL
ELECTRICAL	12/23/2025	BACKFLOW	12/29/2025 CG
FOOD SERVICE	N/A	ENV. HEALTH BP	12/23/2025 JEN

DATE APPROVED: 1-7-26 **ADMINISTRATOR APPROVAL:** Vivian Jenkinson