



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

BUILDING PERMIT No.: BR21-05-0419

Date of Application: 05/13/2021

BUILDING PERMIT

BUILDING LOCATION 164 SPINNAKER WAY CHESTER TAX ACCOUNT 1804125993 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.166 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 164 ZONED CMPD FRONTAGE 46.5 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 \$175,000.00		FEES <table border="0"> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>4SEASNDRRRA</td> <td>\$7,750.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$426.48</td> <td>ELECT. PERMIT</td> <td>\$180.00</td> </tr> </table>		MHB FEE	\$50.00	SPRINKLER	\$150.00	SINGLE LOT	\$55.00	4SEASNDRRRA	\$7,750.00	ZONING	\$55.00	ELECT. ADMIN.	\$10.00	BOCA FEE	\$426.48	ELECT. PERMIT	\$180.00														
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DESCRIPTION OF WORK: CONSTRUCT 2-STORY DWELLING WITH ATTACHED GARAGE. 1ST FLOOR 40' X 80' OVERALL INCLUDING 20'8 X 26'2" GARAGE, 6'8 X 8' AND 30' X 12'8" FRONT PORCH, 8'9" X 25'4" SCREENED PORCH. 2ND FLOOR 18' X 40'. GARAGE ATTIC STORAGE. LILLIE LOFT MODEL - IN REVERSE 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: 0 FIN BASEMENT: 0 FIRST FLOOR: 2,142 SECOND FLOOR: 720 THIRD FLOOR: 0 FOURTH FLOOR: 0 GARAGE: 658 CARPORT: 0 DECK: 0 PORCH: 380 OTHER: 0 TOTAL FLOOR AREA: 3,900		# BEDROOMS: 3 # 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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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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. 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

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT FRONT 20 FT	
SIDE FT SIDE 5 FT	
REAR FT REAR 15 FT	
SIDE STREET FT SIDE STREET 0 FT	
MAX. HGHT FT MAX. HGHT 40 FT	

APPROVALS:

BUILDING	HD	05/17/2021	FLOODPLAIN ZONE	CG	05/25/2021
ZONING	JP	05/17/2021	PLUMBING	CG	05/31/2021
SEDIMENT	AR	10/18/2019	ENV. HEALTH	public	05/31/2021
PUB. SEWER	BD	05/19/2021	HISTORIC		N/A
S.W. MGT.	TK	05/20/2021	SHA		N/A
ENTRANCE	BD	05/19/2021	MECHANICAL	CG	05/31/2021
FIRE MARSHAL	JB	06/15/2021	ELECTRICAL		06/10/2021
BACKFLOW	CG	05/31/2021	FOOD SERVICE		N/A

DATE APPROVED: 6-16-21

ADMINISTRATOR APPROVAL: Man J. Simpson



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

BUILDING PERMIT No.: BR21-04-0337

Date of Application: 04/23/2021

BUILDING PERMIT

BUILDING LOCATION 131 TOPSIDE DR STEVENSVILLE TAX ACCOUNT 1804125184 SUBDIVISION BAY BRIDGE COVE CRITICAL AREA NO ACREAGE TAX MAP 0056 GRID 0010 PARCEL 0279 SECTION BLOCK LOT 186 ZONED CS FRONTAGE DEPTH		PROPERTY OWNERS: KENT ISLAND LLC 940 W SPROUL RD STE 301 SPRINGFIELD, PA 19064 HOME PHONE: (267) 908-0013 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE TOWNHOUSE - 4 OR LESS UNITS REVISED PROPOSED USE CONSTRUCTION VALUE \$150,000.00		FEES <table border="0"> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$366.60</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>PARKS & REC</td> <td>\$1,217.88</td> <td>FIRE DIST 1</td> <td>\$1,265.64</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>ELECT. PERMIT</td> <td>\$75.00</td> </tr> </table>		ELECT. ADMIN.	\$10.00	ZONING	\$55.00	BOCA FEE	\$366.60	MHB FEE	\$50.00	PARKS & REC	\$1,217.88	FIRE DIST 1	\$1,265.64	SPRINKLER	\$150.00	ELECT. PERMIT	\$75.00														
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DESCRIPTION OF WORK: CONSTRUCT 2-STORY TOWNHOUSE, 1ST FLOOR 83'X 32' INCLUDING GARAGE 19'7" X 24' SCREEN PORCH 14'X 14'. 2ND FLOOR 42'X 32' INCUDLES LOFT WITH BEDROOM & BATH. AGE RESTRICTED COMMUNITY 55+																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: 0 FIRST FLOOR: 1,703 THIRD FLOOR: 0 GARAGE: 447 DECK: 0 OTHER: 0 TOTAL FLOOR AREA:	FIN BASEMENT: 0 SECOND FLOOR: 685 FOURTH FLOOR: 0 CARPORT: 0 PORCH: 220	# BEDROOMS: 3 ROAD TYPE: COUNTY WATER TYPE PUBLIC HEATING SYSTEM: GAS FIREPLACE:	# 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:

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. 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	FRONT 30 FT
SIDE	SIDE 10 FT
REAR	REAR 15 FT
SIDE STREET	SIDE STREET FT
MAX. HGHT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	HD	05/06/2021	FLOODPLAIN ZONE	JK	05/05/2021
ZONING	HLV	05/04/2021	PLUMBING	CG	05/17/2021
SEDIMENT	AR	01/08/2020	ENV. HEALTH	JEN	05/17/2021
PUB. SEWER	BD	05/05/2021	HISTORIC		N/A
S.W. MGT.	TK	05/05/2021	SHA		N/A
ENTRANCE	DB	05/05/2021	MECHANICAL	CG	05/17/2021
FIRE MARSHAL	JB	06/07/2021	ELECTRICAL		04/29/2021
BACKFLOW	CG	05/17/2021	FOOD SERVICE		N/A

DATE APPROVED:

6-16-21

ADMINISTRATOR APPROVAL:

Veron J. Skinsen



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

BUILDING PERMIT No.: BR21-04-0304

Date of Application: 04/15/2021

BUILDING PERMIT

BUILDING LOCATION 315 PINDER HILL RD CHURCH HILL TAX ACCOUNT 1802004267 SUBDIVISION CRITICAL AREA NO ACREAGE 97.37 TAX MAP 0017 GRID 0013 PARCEL 0009 SECTION BLOCK LOT ZONED AG FRONTAGE DEPTH		PROPERTY OWNERS: EVERETT, ROGER 315 PINDER HILL RD CHURCH HILL, MD 21623 HOME PHONE: (418) 618-6710 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 \$150,000.00		FEES ZONING \$55.00 ELECT. PERMIT \$140.00 BOCA FEE \$432.36 ELECT. ADMIN. \$10.00																										
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DESCRIPTION OF WORK: CONSTRUCT 2-STORY ADDITION TO SPLIT-FOYER RESIDENCE, 1ST LEVEL 30' X 70', MASTER BEDROOM/BATH, KITCHEN, DINING ROOM, GREAT ROOM, 12' X 25' ENTRY WAY & MUDROOM & STAIRS TO BASEMENT. WITH 4'X 30' FRONT PORCH, REAR 3 SEASON SUNROOM, EX. KITCHEN TO LAUNDRYROOM/UTILITY ROOM. CONVERT EX DECK 10' X 24' INTO COVERED PORCH. LOWER LEVEL UNFINISHED BASEMENT 70' X 42' OVERALL. RENOVTION - REMOVED WINDOW MAKE CASED OPENING, RELOCATE EXISTING UTILITIES TO NEW BASEMENT. REPAIR EX RAMP AS NEEDED.																												
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																										
UNFIN. BASEMENT: 1,560 FIN BASEMENT: 0 FIRST FLOOR: 2,359 SECOND FLOOR: 0 THIRD FLOOR: 0 FOURTH FLOOR: 0 GARAGE: 0 CARPOR: 0 DECK: 40 PORCH: 386 OTHER: 0 TOTAL FLOOR AREA: 4,345		# BEDROOMS: 1 # BATHROOMS: 1 ROAD TYPE: COUNTY SPRINKLER: NO WATER TYPE: PRIVATE SEWER TYPE: PRIVATE HEATING SYSTEM: GAS CENTRAL AIR: YES FIREPLACE:																										

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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: 100' STREAM BUFFER
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE	FT	PRINCIPLE STRUCTURE	FT	BUILDING	DATE	OFFICIAL	REMARKS
FRONT	FT	FRONT	50 FT	ZONING	05/12/2021	KS	
SIDE	FT	SIDE	50 FT	SEDIMENT	N/A		
REAR	FT	REAR	50 FT	PUB. SEWER	N/A		
SIDE STREET	FT	SIDE STREET	FT	S.W. MGT.	N/A		
MAX. HGHT	FT	MAX. HGHT	40 FT	ENTRANCE	N/A		
				FIRE MARSHAL	N/A		
				BACKFLOW	N/A		
				FLOODPLAIN ZONE	N/A		
				PLUMBING	06/10/2021	CG	
				ENV. HEALTH	06/10/2021	CCS	
				HISTORIC	N/A		
				SHA	N/A		
				MECHANICAL	06/10/2021	CG	
				ELECTRICAL	05/25/2021		
				FOOD SERVICE	N/A		

DATE APPROVED: 6-16-21 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.: BR21-05-0419

Date of Application: 05/13/2021

BUILDING PERMIT

BUILDING LOCATION 164 SPINNAKER WAY CHESTER TAX ACCOUNT 1804125993 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.166 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 164 ZONED CMPD FRONTAGE 46.5 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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CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																													
MHBR	K HOVNIANIAN'S FOUR SEASONS 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666	MHBL#3114	(240) 375-4515																														
HVAC	BRADY ELECTRICAL SERVICES	HM#165	(410) 758-5337	H-0788-21																													
PLUMBER	SEVERN PLUMBING & HEATING	PN-490	(301) 855-2414	P-0785-21																													
SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-0792-21																													
ELECTRICIAN	TRI-STATE COMMUNICATIONS	E-#817	(301) 261-4943	ER-28673																													
DESCRIPTION OF WORK: CONSTRUCT 2-STORY DWELLING WITH ATTACHED GARAGE. 1ST FLOOR 40' X 80' OVERALL INCLUDING 20'8 X 26'2" GARAGE, 6'8 X 8' AND 30' X 12'8" FRONT PORCH, 8'9" X 25'4" SCREENED PORCH. 2ND FLOOR 18' X 40'. GARAGE ATTIC STORAGE. LILLIE LOFT MODEL - IN REVERSE 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: 0 FIRST FLOOR: 2,142 THIRD FLOOR: 0 GARAGE: 658 DECK: 0 OTHER: 0 TOTAL FLOOR AREA: 3,900	FIN BASEMENT: 0 SECOND FLOOR: 720 FOURTH FLOOR: 0 CARPORT: 0 PORCH: 380	# BEDROOMS: 3 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:
 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 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 20 FT
SIDE FT	SIDE 5 FT
REAR FT	REAR 15 FT
SIDE STREET FT	SIDE STREET 0 FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	HD	05/17/2021	FLOODPLAIN ZONE	05/25/2021
ZONING	JP	05/17/2021	PLUMBING	CG 05/31/2021
SEDIMENT	AR	10/18/2019	ENV. HEALTH	public 05/31/2021
PUB. SEWER	BD	05/19/2021	HISTORIC	N/A
S.W. MGT.	TK	05/20/2021	SHA	N/A
ENTRANCE	BD	05/19/2021	MECHANICAL	CG 05/31/2021
FIRE MARSHAL	JB	06/15/2021	ELECTRICAL	06/10/2021
BACKFLOW	CG	05/31/2021	FOOD SERVICE	N/A

DATE APPROVED: 6-16-21

ADMINISTRATOR APPROVAL: Phan J. Simpson



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

BUILDING PERMIT No.: BR21-04-0338

Date of Application: 04/23/2021

BUILDING PERMIT

BUILDING LOCATION 135 TOPSIDE DR STEVENSVILLE TAX ACCOUNT 1804125184 SUBDIVISION BAY BRIDGE COVE CRITICAL AREA NO ACREAGE TAX MAP 0056 GRID 0010 PARCEL 0279 SECTION BLOCK LOT 185 ZONED CS FRONTAGE DEPTH		PROPERTY OWNERS: KENT ISLAND LLC 940 W SPROUL RD STE 301 SPRINGFIELD, PA 19064 HOME PHONE: (484) 368-9830 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE TOWNHOUSE - 4 OR LESS UNITS REVISED PROPOSED USE CONSTRUCTION VALUE \$150,000.00		FEES <table border="0"> <tr> <td>PARKS & REC</td> <td>\$1,103.64</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$75.00</td> <td>BOCA FEE</td> <td>\$335.28</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>FIRE DIST 1</td> <td>\$1,146.92</td> <td>ZONING</td> <td>\$55.00</td> </tr> </table>		PARKS & REC	\$1,103.64	ELECT. ADMIN.	\$10.00	ELECT. PERMIT	\$75.00	BOCA FEE	\$335.28	SPRINKLER	\$150.00	MHB FEE	\$50.00	FIRE DIST 1	\$1,146.92	ZONING	\$55.00														
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APPROVALS:

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SEDIMENT	AR	01/08/2020	ENV. HEALTH	JEN	05/20/2021
PUB. SEWER	BD	05/05/2021	HISTORIC		N/A
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DATE APPROVED: 6-16-21

ADMINISTRATOR APPROVAL: Kuan J. Swisher