





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

BUILDING PERMIT No.: BC22-06-0072

Date of Application: 06/28/2022

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 815 FALLEN HORSE CIR QUEENSTOWN  <b>TAX ACCOUNT</b> 1805125870 <b>SUBDIVISION</b> <b>CRITICAL AREA NO</b> ACREAGE 3.12 <b>TAX MAP</b> 058F <b>GRID</b> 0016 <b>PARCEL</b> 0819 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 2 <b>ZONED</b> GGMC <b>FRONTAGE</b> <b>DEPTH</b>			<b>PROPERTY OWNERS:</b> GSH SLIPPERY HILL INC 212 E MAIN ST SUITE 200 SALISBURY, MD 21801  <b>HOME PHONE:</b> (410) 726-3074 <b>APPLICANT:</b>  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
<b>EXISTING USE</b> VACANT LOT  <b>PROPOSED USE</b> CONDO/APARTMENTS  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$2,258,000.00			<b>FEES</b> <b>ZONING</b> \$55.00 <b>BOCA FEE</b> \$1,349.04 <b>FIRE MARSHAL FEE</b> \$899.36 <b>ELECT. ADMIN.</b> \$10.00 <b>ELECT. PERMIT</b> \$1,370.00 <b>MHB FEE</b> \$50.00		
<b>CONTRACTORS</b>			<b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b>		
MHBR HARKINS BUILDERS 10490 LITTLE PATUXENT PKWY SUITE 400, COLUMBIA, MD 21044 MHBR 1778 (410) 750-2600					
HVAC CHARLES A KLEIN & SONS INC HR-340 (410) 549-6960 H-1718-22					
PLUMBER MADISON MECHANICAL PN-742 (443) 636-5192 P-1697-22					
ELECTRICIAN EDISON ELECTRIC E-512 (410) 582-9777 EC22-06-0072					
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 10 UNIT 4 STORY APARTMENT 52' X 94' OVERALL BACK TO BACK BUILDING #4 52' X 94' OVERALL INCLUDING PORCHES & BALCONIES 2 A UNITS(1 BEDROOM 1 BATH FLAT) 2 BI UNITS(2 BEDROOM 1.5 BATH SECOND FLOOR STACKED) 2 B UFAS UNITS (2 BEDROOM 1 BATH FLAT) 2 C UNITS(3 BEDROOM 2.5 BATH 3RD FLOOR STACKED) 2 C1 UNITS(3 BEDROOM 2 BATH 3RD FLOOR STACKED)					
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>			<b>CONSTRUCTION TYPE:</b> WOOD FRAME		
<b>UNFIN. BASEMENT:</b> FIRST FLOOR: 3,969 THIRD FLOOR: 2722 GARAGE: DECK: OTHER: <b>TOTAL FLOOR AREA:</b> 11,242			<b>FIN BASEMENT:</b> SECOND FLOOR: 3641 FOURTH FLOOR: 764 CARPORT: PORCH: 146		
<b># BEDROOMS:</b> 22			<b># BATHROOMS:</b> 18		
<b>ROAD TYPE:</b> COUNTY			<b>SPRINKLER:</b> YES		
<b>WATER TYPE:</b> PUBLIC			<b>SEWER TYPE:</b> PUBLIC		
<b>HEATING SYSTEM:</b> HEAT P CENTRAL AIR: YES			<b>FIREPLACE:</b> NONE		

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. MASP #SP-21-06-0077 APPROVED 11/9/2022 MUST COMPLY WITH BOARD OF APPEALS CASE#BOA-20-11-0079 APPROVED 10/5/2022

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 15 FT
SIDE FT	SIDE 10 FT
REAR FT	REAR 10 FT
SIDE STREET FT	SIDE STREET 75 FT
MAX. HGHT FT	MAX. HGHT 45 FT

**APPROVALS:**

BUILDING	PAC 01/06/2023	FLOODPLAIN ZONE	CM 12/22/2022
ZONING	JP 01/11/2023	PLUMBING	CG 01/03/2023
SEDIMENT	AR 04/27/2022	ENV. HEALTH	JEN 12/21/2022
PUB. SEWER	DT 01/05/2023	HISTORIC	N/A
S.W. MGT.	KN 12/22/2022	SHA	N/A
ENTRANCE	DB 12/21/2022	MECHANICAL	CG 01/03/2023
FIRE MARSHAL	JCM 01/11/2023	ELECTRICAL	01/05/2023
BACKFLOW	CG 01/03/2023	FOOD SERVICE	N/A

DATE APPROVED: 1-12-23

ADMINISTRATOR APPROVAL: Man G. Swinson





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

ZONING CERTIFICATE #: Z22-12-0441

Date of Application: 12/02/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804077075	104 WOODS RD	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
<b>OWNER:</b>	PAGE, AMY & THOMAS	<b>TAX MAP</b> 0057	<b>BLOCK</b>	<b>PARCEL</b> 0378
<b>OWNER ADDRESS:</b>	104 WOODS RD CHESTER, MD 21619	<b>LOT</b> 95A 1	<b>SECTION</b>	<b>ZONED</b> NC-20
<b>HOME PHONE:</b>	(443) 745-1039	<b>CRITICAL AREA NO</b>		<b>ACREAGE</b> 0.53
		<b>SUBDIVISION</b> BENTONS PLEASURE		
		<b>BUILDING VALUE</b> \$40,000.00		
		<b>WATER TYPE</b> PRIVATE	<b>SEWER TYPE</b> PUBLIC	

APPLICANT INFORMATION		PERMIT FEES		
<b>NAME:</b>	KAREN ROWLEY	<b>ZONING FEE:</b> \$75.00	<b>FM FEE:</b>	
<b>ADDRESS:</b>	293 Southland Ct DUNKIRK, MD 20754	<b>ELECTRICAL PERMIT #:</b>		
<b>PHONE:</b>	(410)507-7705	<b>PLUMBING PERMIT #:</b>		
		<b>GAS PERMIT #:</b>		
		<b>STAKED?</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
<b>EXISTING USE:</b> RESIDENCE		<b>PROPOSED USE:</b> POOL/SPA		
<b>MINIMUM YARD REQUIREMENTS:</b>				
<b>FRONT:</b> FT	<b>SIDE:</b> 3 FT	<b>REAR:</b> 3 FT	<b>SIDE STREET:</b> FT	<b>HEIGHT:</b> FT
<b>WORK DESCRIPTION:</b> INSTALL 31' X 18' INGROUND CONCRETE POOL WITH 400 SQFT WALKWAY				

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	12/02/2022 LAWSON E-638
ENV. HEALTH	12/12/2022 JEN
S.W. MGT.	12/12/2022 KN
ZONING	12/08/2022 JP

**NOTE:** Separate electrical and plumbing permits are required prior to permit being issued. Electrician & Plumber must have Queen Anne's County Licenses! 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 valid if construction is continuous.

**Conditions:**

EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.  
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.  
 CUT MATERIAL FROM POOL EXCAVATION MUST BE REMOVED FROM SITE  
 MUST REESTABLISH AFFORESTATION UNDER SUBDIVISION #02-00-12-0008(C) CDA 01-01-2023  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Kieran J. Sunson* DATE APPROVED: 1-12-23

















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

BUILDING PERMIT No.: BR22-10-0795

Date of Application: 10/31/2022

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 131 FLYCATCHER WAY CHESTER  <b>TAX ACCOUNT</b> 1804126617 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.18 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 577 <b>ZONED SMPD</b> <b>FRONTAGE</b> 71 <b>DEPTH</b> 122		<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>MHB FEE</b> \$50.00 <b>ELECT. ADMIN.</b> \$10.00 <b>4SEASNDRRRA</b> \$7,750.00 <b>BOCA FEE</b> \$306.32 <b>SINGLE LOT</b> \$55.00 <b>ELECT. PERMIT</b> \$135.00 <b>ZONING</b> \$55.00																															
<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>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-1531-22</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>ER22-10-0795</td> </tr> <tr> <td>HVAC</td> <td>MCCREA EQUIPMENT COMPANY</td> <td>HM#533</td> <td>(301) 423-6623</td> <td>H-1523-22</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-1527-22</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		SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-1531-22	ELECTRICIAN	TRI-STATE COMMUNICATIONS	E-#817	(301) 261-4943	ER22-10-0795	HVAC	MCCREA EQUIPMENT COMPANY	HM#533	(301) 423-6623	H-1523-22	PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1527-22
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PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1527-22																													
<b>DESCRIPTION OF WORK:</b> CONSTRUCT ONE STORY SFD USED AS TEMPORARY SALES CENTER. 35'4" X 70'2" OVERALL TO INCLUDE 10' X 10'6" COVERED PATIO AND 4'8" X 11'5" FRONT PORCH. BERNSTEIN MODEL 55+ AGE RESTRICTED COMMUNITY.																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b> <b>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b> <b>FIRST FLOOR:</b> 2,261 <b>SECOND FLOOR:</b> <b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b> <b>GARAGE:</b> <b>CARPOR:</b> <b>DECK:</b> <b>PORCH:</b> 170 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 2,431		<b>CONSTRUCTION TYPE:</b> WOOD FRAME  <b># BEDROOMS:</b> <b># BATHROOMS:</b> 2 <b>ROAD TYPE:</b> <b>SPRINKLER:</b> YES <b>WATER TYPE PUBLIC</b> <b>SEWER TYPE PUBLIC</b> <b>HEATING SYSTEM:</b> HEAT P CENTRAL AIR: YES <b>FIREPLACE:</b> NONE																															

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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:**  
 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. 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 10 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING	HD 11/10/2022	FLOODPLAIN ZONE	CM 11/14/2022
ZONING	JP 11/16/2022	PLUMBING	CG 11/17/2022
SEDIMENT	AR 06/10/2021	ENV. HEALTH	JEN 11/14/2022
PUB. SEWER	DT 11/17/2022	HISTORIC	N/A
S.W. MGT.	KN 11/14/2022	SHA	N/A
ENTRANCE	DB 11/10/2022	MECHANICAL	CG 11/17/2022
FIRE MARSHAL	JB 01/09/2023	ELECTRICAL	12/16/2022
BACKFLOW	CG 11/17/2022	FOOD SERVICE	N/A

DATE APPROVED:

1-12-23

ADMINISTRATOR APPROVAL:

*Vivian J. Swinson*



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

ZONING CERTIFICATE #: Z22-10-0398

Date of Application: 10/28/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804126617	131 FLYCATCHER WAY	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
<b>OWNER:</b>	K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND II LLC	<b>TAX MAP</b> 0049	<b>BLOCK</b>	<b>PARCEL</b> 0007
<b>OWNER ADDRESS:</b>	101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666	<b>LOT</b> 577	<b>SECTION</b>	<b>ZONED</b> SMPD
<b>HOME PHONE:</b>	(240) 375-4735	<b>CRITICAL AREA</b> YES	<b>ACREAGE</b>	
		<b>SUBDIVISION</b> K HOVNIANIAN FOUR SEASONS AT KENT ISLAND		
		<b>BUILDING VALUE</b>		
		<b>WATER TYPE</b> PUBLIC	<b>SEWER TYPE</b> PUBLIC	

APPLICANT INFORMATION	PERMIT FEES
<b>NAME:</b>	<b>ZONING FEE:</b> \$130.00 <b>FM FEE:</b> \$100.00
<b>ADDRESS:</b>	<b>ELECTRICAL PERMIT #:</b>
<b>PHONE:</b>	<b>PLUMBING PERMIT #:</b>
	<b>GAS PERMIT #:</b>
	<b>STAKED?</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
<b>EXISTING USE:</b> SFD	<b>PROPOSED USE:</b> USE PERMIT
<b>MINIMUM YARD REQUIREMENTS:</b>	
<b>FRONT:</b> FT	<b>SIDE:</b> FT <b>REAR:</b> FT <b>SIDE STREET:</b> FT <b>HEIGHT:</b> FT
<b>WORK DESCRIPTION:</b> USE PERMIT FOR TEMPORARY SALES CENTER FOR "K HOVNIANIAN" 5 EMPLOYEES 2261 SQFT	

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	11/16/2022 JEN
FIRE MARSHAL	01/09/2023 JCM
SANITARY DEPT	11/17/2022 DT
ZONING	11/16/2022 JP

**NOTE:** Separate electrical and plumbing permits are required prior to permit being issued. Electrician & Plumber must have Queen Anne's County Licenses! 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 valid if construction is continuous.

**Conditions:**  
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: Karen J. Swanson      DATE APPROVED: 1-12-23