



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

BUILDING PERMIT No.: BR23-12-0864

Date of Application: 12/07/2023

BUILDING PERMIT

BUILDING LOCATION 105 WARBLER WAY CHESTER TAX ACCOUNT 1804126460 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.136 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 396 ZONED SMPD FRONTAGE 49.7 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 <table border="0"> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$135.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>BOCA FEE</td> <td>\$290.72</td> </tr> <tr> <td>4SEASNDRRRA</td> <td>\$7,750.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> </table>		MHB FEE	\$50.00	ZONING	\$55.00	ELECT. PERMIT	\$135.00	SPRINKLER	\$150.00	SINGLE LOT	\$55.00	BOCA FEE	\$290.72	4SEASNDRRRA	\$7,750.00	ELECT. ADMIN.	\$10.00														
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DESCRIPTION OF WORK: CONSTRUCT 1 STORY SFD. FIRST FLOOR 35' X 80'4" OVERALL TO INCLUDE 20'2" X 19'8" GARAGE, 4'X8'. 4' X 5' FRONT PORCH, AND 10'2" X 18'8" SCREENED/COVERED PATIO. MODEL-JENKINS ED PHASE III 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,996 THIRD FLOOR: GARAGE: 398 DECK: OTHER: 190 SCREENED/COVERED PATIO TOTAL FLOOR AREA: 2,636		FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH: 52 OTHER: 190 SCREENED/COVERED PATIO																															
		# BEDROOMS: 2 # BATHROOMS: 2 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.

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				APPROVALS:			
ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE		BUILDING HD	12/15/2023	FLOODPLAIN ZONE JN	12/15/2023
FRONT	FT	FRONT	20 FT	ZONING RO	12/20/2023	PLUMBING CH	12/27/2023
SIDE	FT	SIDE	5 FT	SEDIMENT TR	09/23/2021	ENV. HEALTH JEN	12/15/2023
REAR	FT	REAR	10 FT	PUB. SEWER DT	12/19/2023	HISTORIC	N/A
SIDE STREET	FT	SIDE STREET	FT	S.W. MGT. KJ	12/15/2023	SHA	N/A
MAX. HGHT	FT	MAX. HGHT	40 FT	ENTRANCE DB	12/18/2023	MECHANICAL CH	12/27/2023
				FIRE MARSHAL JL	12/29/2023	ELECTRICAL	12/13/2023
				BACKFLOW CH	12/27/2023	FOOD SERVICE	N/A

DATE APPROVED: 2-6-24 **ADMINISTRATOR APPROVAL:** *Vivian G Swinson*