



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

BUILDING PERMIT No.: BR24-09-0720

Date of Application: 09/17/2024

BUILDING PERMIT

BUILDING LOCATION 215 WARBLER WAY CHESTER TAX ACCOUNT 1804126443 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.152 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 379 ZONED SMPD FRONTAGE 48 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: K HOVNIANIAN LOLITA JUSTICE-WATKINS 101 LOG CANOE CIR SUITE C2 STEVENSVILLE MD 21666																															
EXISTING USE VACANT LOT PROPOSED USE 4SEASONS -SFD REVISED PROPOSED USE CONSTRUCTION VALUE \$195,000.00		STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL FEES <table border="0"> <tr> <td>ZONING</td> <td>\$55.00</td> <td>4SEASNDARRA</td> <td>\$7,750.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>ELECT. PERMIT</td> <td>\$135.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>BOCA FEE</td> <td>\$404.92</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> </table>		ZONING	\$55.00	4SEASNDARRA	\$7,750.00	SINGLE LOT	\$55.00	ELECT. PERMIT	\$135.00	ELECT. ADMIN.	\$10.00	BOCA FEE	\$404.92	SPRINKLER	\$150.00	MHB FEE	\$50.00														
ZONING	\$55.00	4SEASNDARRA	\$7,750.00																														
SINGLE LOT	\$55.00	ELECT. PERMIT	\$135.00																														
ELECT. ADMIN.	\$10.00	BOCA FEE	\$404.92																														
SPRINKLER	\$150.00	MHB FEE	\$50.00																														
<table border="0"> <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>HVAC</td> <td>MCCREA EQUIPMENT COMPANY, INC</td> <td>HR-616</td> <td>(301) 423-6623</td> <td>H-1268-24</td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-1260-24</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS SERVICES</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>ER24-09-0720</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-1257-24</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		HVAC	MCCREA EQUIPMENT COMPANY, INC	HR-616	(301) 423-6623	H-1268-24	SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-1260-24	ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 261-4943	ER24-09-0720	PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1257-24
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																														
HVAC	MCCREA EQUIPMENT COMPANY, INC	HR-616	(301) 423-6623	H-1268-24																													
SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-1260-24																													
ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 261-4943	ER24-09-0720																													
PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1257-24																													
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 39'4" X 76'4" OVERALL TO INCLUDE 20' X 20' & 10' x 16'3" (3) CAR GARAGE, 6' X 7'10" & 6' X 17'4" "L" SHAPED PORCH, AND 12' X 15'2" SCREENED PATIO. SECOND FLOOR 16'5" X 39'4" OVERALL WITH LOFT. MODE: KERR ED (PLANS IN REVERSE) PHASE III 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,127 THIRD FLOOR: GARAGE: 560 DECK: OTHER: 180 SCREENED PATIO TOTAL FLOOR AREA: 3,675	FIN BASEMENT: SECOND FLOOR: 646 FOURTH FLOOR: CARPORT: PORCH: 162	# BEDROOMS: 3 ROAD TYPE: PRIVATE 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:
 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.

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 <i>HD</i>	10/02/2024	FLOODPLAIN ZONE <i>AS</i>	10/01/2024
ZONING <i>MO</i>	10/03/2024	PLUMBING <i>CA</i>	10/04/2024
SEDIMENT <i>TV</i>	01/25/2024	ENV. HEALTH <i>JEN</i>	10/03/2024
PUB. SEWER <i>DT</i>	10/01/2024	HISTORIC	N/A
S.W. MGT. <i>KN</i>	10/01/2024	SHA	N/A
ENTRANCE <i>DB</i>	10/01/2024	MECHANICAL <i>Ch</i>	10/04/2024
FIRE MARSHAL <i>JB</i>	10/17/2024	ELECTRICAL	09/30/2024
BACKFLOW <i>Ch</i>	10/04/2024	FOOD SERVICE	N/A

DATE APPROVED: 10-21-24

ADMINISTRATOR APPROVAL: *Wang Simon*



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

BUILDING PERMIT No.: BR24-09-0729

Date of Application: 09/19/2024

BUILDING PERMIT

BUILDING LOCATION 100 SKIMMER LN CHESTER TAX ACCOUNT 1804126544 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.237 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 503 ZONED SMPD FRONTAGE 51 DEPTH 124		PROPERTY OWNERS: K HOVNANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666 HOME PHONE: (240) 375-4735 APPLICANT: K HOVNANIAN LOLITA JUSTICE-WATKINS 101 LOG CANOE CIR SUITE C2 STEVENSVILLE MD 21666																															
EXISTING USE VACANT LOT PROPOSED USE 4SEASONS -SFD REVISED PROPOSED USE CONSTRUCTION VALUE \$195,000.00		STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL FEES <table border="0"> <tr> <td>BOCA FEE</td> <td>\$493.72</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>4SEASNDRRA</td> <td>\$7,750.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>ELECT. PERMIT</td> <td>\$135.00</td> </tr> </table>		BOCA FEE	\$493.72	SPRINKLER	\$150.00	ELECT. ADMIN.	\$10.00	SINGLE LOT	\$55.00	4SEASNDRRA	\$7,750.00	ZONING	\$55.00	MHB FEE	\$50.00	ELECT. PERMIT	\$135.00														
BOCA FEE	\$493.72	SPRINKLER	\$150.00																														
ELECT. ADMIN.	\$10.00	SINGLE LOT	\$55.00																														
4SEASNDRRA	\$7,750.00	ZONING	\$55.00																														
MHB FEE	\$50.00	ELECT. PERMIT	\$135.00																														
<table border="0"> <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 HOVNANIAN'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>HVAC</td> <td>MCCREA EQUIPMENT COMPANY, INC</td> <td>HR-616</td> <td>(301) 423-6623</td> <td>H-1264-24</td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-1259-24</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS SERVICES</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>ER24-09-0729</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-1258-24</td> </tr> </tbody> </table>				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#3114	(301) 683-6275		HVAC	MCCREA EQUIPMENT COMPANY, INC	HR-616	(301) 423-6623	H-1264-24	SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-1259-24	ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 261-4943	ER24-09-0729	PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1258-24
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#3114	(301) 683-6275																														
HVAC	MCCREA EQUIPMENT COMPANY, INC	HR-616	(301) 423-6623	H-1264-24																													
SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-1259-24																													
ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 261-4943	ER24-09-0729																													
PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1258-24																													
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 49'4" X 69'4" OVERALL TO INCLUDE 20' X 20'4" GARAGE, 6' X 12' & 5' X 7' FRONT PORCH, AND 13' X 20' SCREENED PATIO. SECOND FLOOR 49'4" X 20'5" OVERALL WITH LOFT. MODEL: MUNICH FD (PLANS IN REVERSE) PHASE III 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,494 THIRD FLOOR: GARAGE: 403 DECK: OTHER: 260 SCREENED PATIO TOTAL FLOOR AREA: 4,371	FIN BASEMENT: SECOND FLOOR: 1107 FOURTH FLOOR: CARPORT: PORCH: 107	# BEDROOMS: 3 ROAD TYPE: PRIVATE 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:

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

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT	FRONT 20 FT
SIDE	SIDE 5 FT
REAR	REAR 10 FT
SIDE STREET	SIDE STREET 20 FT
MAX. HGHT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	HD	10/02/2024	FLOODPLAIN ZONE	KA	10/01/2024
ZONING	MO	10/03/2024	PLUMBING	Ch	10/04/2024
SEDIMENT	TR	01/25/2024	ENV. HEALTH	JEN	10/03/2024
PUB. SEWER	DT	10/01/2024	HISTORIC		N/A
S.W. MGT.	KN	10/01/2024	SHA		N/A
ENTRANCE	DB	10/02/2024	MECHANICAL	Ch	10/04/2024
FIRE MARSHAL	JB	10/15/2024	ELECTRICAL		09/30/2024
BACKFLOW	Ch	10/04/2024	FOOD SERVICE		N/A

DATE APPROVED: 10-21-24

ADMINISTRATOR APPROVAL: Vranj Swinson