



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

BUILDING PERMIT No.: BR24-09-0718

Date of Application: 09/17/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 216 WARBLER WAY CHESTER  <b>TAX ACCOUNT</b> 1804126516 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.148 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 475 <b>ZONED</b> SMPD <b>FRONTAGE</b> 57 <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> K HOVNIANIAN LOLITA JUSTICE-WATKINS 101 LOG CANOE CIR SUITE C2 STEVENSVILLE MD 21666  <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> <table border="0"> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>BOCA FEE</td> <td>\$468.56</td> </tr> <tr> <td>4SEASNDRRRA</td> <td>\$7,750.00</td> <td>ELECT. PERMIT</td> <td>\$135.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> </table>		MHB FEE	\$50.00	SPRINKLER	\$150.00	ELECT. ADMIN.	\$10.00	BOCA FEE	\$468.56	4SEASNDRRRA	\$7,750.00	ELECT. PERMIT	\$135.00	ZONING	\$55.00	SINGLE LOT	\$55.00														
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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:**

LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN 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 <i>HD</i>	10/02/2024	FLOODPLAIN ZONE <i>KN</i>	10/01/2024
ZONING <i>MO</i>	10/23/2024	PLUMBING <i>GN</i>	10/04/2024
SEDIMENT <i>TR</i>	01/25/2024	ENV. HEALTH <i>JAN</i>	10/03/2024
PUB. SEWER <i>BT</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: 12-3-24

ADMINISTRATOR APPROVAL: *Vivian J. Stinson*



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

BUILDING PERMIT No.: BR24-11-0868

Date of Application: 11/11/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 235 WICOMICO RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804014480 <b>SUBDIVISION</b> KENT ISLAND ESTATES <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.344 <b>TAX MAP</b> 0070 <b>GRID</b> 0000 <b>PARCEL</b> 0109 <b>SECTION</b> 1 <b>BLOCK</b> J <b>LOT</b> 36 <b>ZONED</b> NC-20 <b>FRONTAGE</b> 75 <b>DEPTH</b> 200		<b>PROPERTY OWNERS:</b> DAUSES REAL ESTATE DAUSES, DAVID 109 COUNTRY DAY RD SUITE 1 CHESTER, MD 21619  <b>HOME PHONE:</b> (443) 994-4180 <b>APPLICANT:</b> ANVIL SERVICES DEREK PURRINGTON 208 CARROLL RD CENTREVILLE MD 21617	
<b>EXISTING USE</b> RESIDENTIAL  <b>PROPOSED USE</b> ADDITION TO RESIDENCE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$5,000.00		<b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL  <b>FEES</b> <b>BOCA FEE</b> \$35.00 <b>ZONING</b> \$55.00 <b>COPIES AND MISC</b> \$5.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> <b>OWNER</b> <b>OWNER</b> QAC1000			
<b>DESCRIPTION OF WORK:</b> CONSTRUCT ADDITION TO SFD UNDER CONSTRUCTION (BR23-07-0528) OF A 12' X 16' REAR DECK.			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> 192 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 192	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b>	<b># BEDROOMS:</b> <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> <b>FIREPLACE:</b> NONE	<b># BATHROOMS:</b> <b>SPRINKLER:</b> <b>SEWER TYPE:</b> PUBLIC <b>CENTRAL AIR:</b>

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.

OFFICE USE ONLY

<b>MINIMUM YARD REQUIREMENTS</b>				<b>APPROVALS:</b>			
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	BUILDING	HD	11/22/2024	FLOODPLAIN ZONE	N/A	
<b>FRONT</b>	<b>FRONT</b>	ZONING	MO	11/25/2024	PLUMBING	N/A	
<b>SIDE</b>	<b>SIDE</b>	SEDIMENT		N/A	ENV. HEALTH	JEN	11/22/2024
<b>REAR</b>	<b>REAR</b>	PUB. SEWER	TR	11/22/2024	HISTORIC	N/A	
<b>SIDE STREET</b>	<b>SIDE STREET</b>	S.W. MGT.		N/A	SHA	N/A	
<b>MAX. HGHT</b>	<b>MAX. HGHT</b>	ENTRANCE		N/A	MECHANICAL	N/A	
		FIRE MARSHAL		N/A	ELECTRICAL	N/A	
		BACKFLOW		N/A	FOOD SERVICE	N/A	

DATE APPROVED: 12-3-24

ADMINISTRATOR APPROVAL: *Vivian Swinson*





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

BUILDING PERMIT No.: BR24-11-0853

Date of Application: 11/06/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 521 PATHFINDER CIR GRASONVILLE  <b>TAX ACCOUNT</b> 1805127157 <b>SUBDIVISION</b> PERRY'S RETREAT <b>CRITICAL AREA NO</b> ACREAGE 0.182 <b>TAX MAP 058H GRID 0021 PARCEL 0201</b> <b>SECTION BLOCK LOT 57</b> <b>ZONED GPRN FRONTAGE DEPTH</b>		<b>PROPERTY OWNERS:</b> TOR PERRYS LLC SHECKELLS, FRED PO BOX 257 FALLSTON, MD 21047  <b>HOME PHONE:</b> <b>APPLICANT:</b> PERMITS PLUS, INC TERRI MCNICHOLAS PO BOX 690 MILLERSVILLE MD 21108																															
<b>EXISTING USE</b> VACANT LOT  <b>PROPOSED USE</b> SINGLE FAMILY DWELLING  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$143,000.00		<b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL  <b>FEES</b> <table border="0"> <tr> <td><b>SINGLE LOT</b></td> <td>\$55.00</td> <td><b>FIRE DIST 2</b></td> <td>\$1,672.00</td> </tr> <tr> <td><b>SCHOOLS</b></td> <td>\$14,500.80</td> <td><b>ELECT. PERMIT</b></td> <td>\$165.00</td> </tr> <tr> <td><b>ZONING</b></td> <td>\$55.00</td> <td><b>MHB FEE</b></td> <td>\$50.00</td> </tr> <tr> <td><b>BOCA FEE</b></td> <td>\$440.80</td> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> </tr> <tr> <td><b>SPRINKLER</b></td> <td>\$150.00</td> <td><b>PARKS &amp; REC</b></td> <td>\$1,611.20</td> </tr> </table>		<b>SINGLE LOT</b>	\$55.00	<b>FIRE DIST 2</b>	\$1,672.00	<b>SCHOOLS</b>	\$14,500.80	<b>ELECT. PERMIT</b>	\$165.00	<b>ZONING</b>	\$55.00	<b>MHB FEE</b>	\$50.00	<b>BOCA FEE</b>	\$440.80	<b>ELECT. ADMIN.</b>	\$10.00	<b>SPRINKLER</b>	\$150.00	<b>PARKS &amp; REC</b>	\$1,611.20										
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**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

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

**APPROVALS:**

BUILDING	HD	11/22/2024
ZONING	JM	11/22/2024
SEDIMENT	DB	03/02/2023
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ENTRANCE	DB	11/21/2024
FIRE MARSHAL	JB	11/27/2024
BACKFLOW	UN	11/25/2024

FLOODPLAIN ZONE	KN	11/21/2024
PLUMBING	UN	11/25/2024
ENV. HEALTH	JEN	11/22/2024
HISTORIC		N/A
SHA		N/A
MECHANICAL	UN	11/25/2024
ELECTRICAL		11/21/2024
FOOD SERVICE		N/A

DATE APPROVED: 12-3-24

ADMINISTRATOR APPROVAL: *Kwan G Swinson*



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

BUILDING PERMIT No.: BR24-11-0881

Date of Application: 11/14/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 109 TAMBOR DR GRASONVILLE  <b>TAX ACCOUNT</b> 1805127143 <b>SUBDIVISION</b> PERRY'S RETREAT <b>CRITICAL AREA NO</b> <b>ACREAGE</b> 0.182 <b>TAX MAP</b> 058H <b>GRID</b> 0021 <b>PARCEL</b> 0201 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 43 <b>ZONED GPRN</b> <b>FRONTAGE</b> <b>DEPTH</b>			<b>PROPERTY OWNERS:</b> TOR PERRYS LLC SHECKELLS, FRED PO BOX 257 FALLSTON, MD 21047  <b>HOME PHONE:</b> <b>APPLICANT:</b> PERMITS PLUS, INC TERRI MCNICHOLAS PO BOX 609 MILLERSVILLE MD 21108  <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> SINGLE FAMILY DWELLING  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$143,000.00			<b>FEES</b> <table border="0"> <tr> <td><b>FIRE DIST 2</b></td> <td>\$1,664.85</td> <td><b>SCHOOLS</b></td> <td>\$14,438.79</td> </tr> <tr> <td><b>MHB FEE</b></td> <td>\$50.00</td> <td><b>ZONING</b></td> <td>\$55.00</td> </tr> <tr> <td><b>SPRINKLER</b></td> <td>\$150.00</td> <td><b>ELECT. PERMIT</b></td> <td>\$165.00</td> </tr> <tr> <td><b>BOCA FEE</b></td> <td>\$408.12</td> <td><b>SINGLE LOT</b></td> <td>\$55.00</td> </tr> <tr> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> <td><b>PARKS &amp; REC</b></td> <td>\$1,604.31</td> </tr> </table>			<b>FIRE DIST 2</b>	\$1,664.85	<b>SCHOOLS</b>	\$14,438.79	<b>MHB FEE</b>	\$50.00	<b>ZONING</b>	\$55.00	<b>SPRINKLER</b>	\$150.00	<b>ELECT. PERMIT</b>	\$165.00	<b>BOCA FEE</b>	\$408.12	<b>SINGLE LOT</b>	\$55.00	<b>ELECT. ADMIN.</b>	\$10.00	<b>PARKS &amp; REC</b>	\$1,604.31										
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT (2) STORY SFD. FIRST FLOOR 40' X 50' OVERALL TO INCLUDE 20' X 21' (2) CAR GARAGE, AND 6' X 20' & 3' X 7' "L" SHAPED FRONT COVERED PORCH. SECOND FLOOR 40' X 41' OVERALL.  <b>MODEL:</b> LEHIGH, ELEVATION L. PHASE III																																			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>			<b>CONSTRUCTION TYPE:</b> WOOD FRAME																																
<b>UNFIN. BASEMENT:</b> FIRST FLOOR: 1,400 THIRD FLOOR: GARAGE: 420 DECK: OTHER: <b>TOTAL FLOOR AREA:</b> 3,588		<b>FIN BASEMENT:</b> SECOND FLOOR: 1627 FOURTH FLOOR: CARPORT: PORCH: 141		<b># BEDROOMS:</b> 5 <b># BATHROOMS:</b> 3 <b>ROAD TYPE:</b> COUNTY <b>SPRINKLER:</b> YES <b>WATER TYPE:</b> PUBLIC <b>SEWER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> HEAT PUMP 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:**

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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

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

**APPROVALS:**

BUILDING <i>HD</i>	11/22/2024	FLOODPLAIN ZONE <i>KA</i>	11/21/2024
ZONING <i>JM</i>	11/22/2024	PLUMBING <i>CS</i>	11/25/2024
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