







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

BUILDING PERMIT No.: BR24-10-0803

Date of Application: 10/16/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 262 WARBLER WAY CHESTER  <b>TAX ACCOUNT</b> 1804126527 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.15 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 486 <b>ZONED</b> SMPD <b>FRONTAGE</b> 48.7 <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><b>SINGLE LOT</b></td> <td>\$55.00</td> <td><b>ZONING</b></td> <td>\$55.00</td> </tr> <tr> <td><b>ELECT. PERMIT</b></td> <td>\$135.00</td> <td><b>4SEASNDRRRA</b></td> <td>\$10,546.00</td> </tr> <tr> <td><b>MHB FEE</b></td> <td>\$50.00</td> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> </tr> <tr> <td><b>SPRINKLER</b></td> <td>\$150.00</td> <td><b>BOCA FEE</b></td> <td>\$404.92</td> </tr> </table>		<b>SINGLE LOT</b>	\$55.00	<b>ZONING</b>	\$55.00	<b>ELECT. PERMIT</b>	\$135.00	<b>4SEASNDRRRA</b>	\$10,546.00	<b>MHB FEE</b>	\$50.00	<b>ELECT. ADMIN.</b>	\$10.00	<b>SPRINKLER</b>	\$150.00	<b>BOCA FEE</b>	\$404.92														
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 39'4" X 80'4" 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" COVERED PATIO. SECOND FLOOR 16'5" X 39'4" OVERALL WITH LOFT.  <b>MODEL:</b> KERR ED, PHASE III 55+ AGE RESTRICTED COMMUNITY																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 2,127 <b>THIRD FLOOR:</b> <b>GARAGE:</b> 560 <b>DECK:</b> <b>OTHER:</b> 180 - COVERED PATIO <b>TOTAL FLOOR AREA:</b> 3,675	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> 646 <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 162	<b># BEDROOMS:</b> 3 <b>ROAD TYPE:</b> PRIVATE <b>WATER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>FIREPLACE:</b> GAS	<b># BATHROOMS:</b> 3 <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> PUBLIC <b>CENTRAL AIR:</b> 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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>
<b>FRONT</b> FT	<b>FRONT</b> 20 FT
<b>SIDE</b> FT	<b>SIDE</b> 5 FT
<b>REAR</b> FT	<b>REAR</b> 10 FT
<b>SIDE STREET</b> FT	<b>SIDE STREET</b> FT
<b>MAX. HGHT</b> FT	<b>MAX. HGHT</b> 40 FT

**APPROVALS:**

BUILDING <i>HD</i>	01/03/2025	FLOODPLAIN ZONE <i>KB</i>	10/30/2024
ZONING <i>MO</i>	01/02/2025	PLUMBING <i>UG</i>	11/04/2024
SEDIMENT <i>AK</i>	01/25/2024	ENV. HEALTH <i>JEN</i>	11/01/2024
PUB. SEWER <i>DT</i>	10/31/2024	HISTORIC	N/A
S.W. MGT. <i>KB</i>	10/30/2024	SHA	N/A
ENTRANCE <i>DB</i>	10/31/2024	MECHANICAL <i>Ch</i>	11/04/2024
FIRE MARSHAL <i>KB</i>	12/11/2024	ELECTRICAL	10/22/2024
BACKFLOW <i>Ch</i>	11/04/2024	FOOD SERVICE	N/A

DATE APPROVED: 1-3-25

ADMINISTRATOR APPROVAL: *Kuan J. Swinson*



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

BUILDING PERMIT No.: BR24-11-0841

Date of Application: 11/01/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 344 ALLISON JANE DR STEVENSVILLE  <b>TAX ACCOUNT</b> 1804127105 <b>SUBDIVISION</b> ELLENDALE <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.019 <b>TAX MAP</b> 0056 <b>GRID</b> 0011 <b>PARCEL</b> 0020 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> <b>ZONED</b> SMPD <b>FRONTAGE</b> <b>DEPTH</b>			<b>PROPERTY OWNERS:</b> EAKINS, CHRISTOPHER & NICHOLE 344 ALLISON JANE DR STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (410) 320-9947 <b>APPLICANT:</b>  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> ADDITION TO RESIDENCE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$8,000.00			<b>FEES</b> <b>BOCA FEE</b> \$35.00 <b>ZONING</b> \$55.00		
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> MHIC                                      FENCE & DECK CONNECTION                      MHIC 45780    (410) 969-4444					
<b>DESCRIPTION OF WORK:</b> CONSTRUCT ADDITION TO EXISTING TOWNHOME OF AN 18' X 12' REAR DECK WITH GAPS.					
<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> 216 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 216		<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> <b>WATER TYPE</b> PUBLIC <b>HEATING SYSTEM:</b> <b>FIREPLACE:</b>	
		<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.

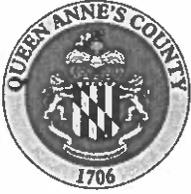
**OFFICE USE ONLY**

MINIMUM YARD REQUIREMENTS			APPROVALS:			
<b>ACCESSORY STRUCTURE</b>		<b>PRINCIPLE STRUCTURE</b>	<b>BUILDING</b> HD	11/25/2024	<b>FLOODPLAIN ZONE</b>	N/A
<b>FRONT</b>	FT	<b>FRONT</b>	<b>ZONING</b> MO	12/23/2024	<b>PLUMBING</b>	N/A
<b>SIDE</b>	FT	<b>SIDE</b>	<b>SEDIMENT</b>	N/A	<b>ENV. HEALTH</b> JEN	11/26/2024
<b>REAR</b>	FT	<b>REAR</b>	<b>PUB. SEWER</b> DT	11/26/2024	<b>HISTORIC</b>	N/A
<b>SIDE STREET</b>	FT	<b>SIDE STREET</b>	<b>S.W. MGT.</b>	N/A	<b>SHA</b>	N/A
<b>MAX. HGHT</b>	FT	<b>MAX. HGHT</b>	<b>ENTRANCE</b>	N/A	<b>MECHANICAL</b>	N/A
			<b>FIRE MARSHAL</b>	N/A	<b>ELECTRICAL</b>	N/A
			<b>BACKFLOW</b>	N/A	<b>FOOD SERVICE</b>	N/A

DATE APPROVED: 1-3-25

ADMINISTRATOR APPROVAL: Vivian G Swinson





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

ZONING CERTIFICATE #: Z24-10-0430

Date of Application: 10/03/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804073894	107 ANCHOR CIR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	AUGOSTINI, CHRISTOPHER & MARIA	TAX MAP 0070	BLOCK	PARCEL 0035
OWNER ADDRESS:	107 ANCHOR CIR STEVENSVILLE, MD 21666	LOT 13	SECTION	ZONED NC-2
HOME PHONE:		CRITICAL AREA YES		ACREAGE 2.41
		SUBDIVISION		
		BUILDING VALUE \$65,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	COASTAL POOLS	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	6608 Ocean Gtwy QUEENSTOWN, MD 21658	ELECTRICAL PERMIT #: EZ24-10-0430	
PHONE:	(410) 827-0888	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENCE	PROPOSED USE: POOL/SPA	
MINIMUM YARD REQUIREMENTS:			
FRONT:	35 FT	SIDE:	3 FT
REAR:	100 FT	SIDE STREET:	FT
HEIGHT:	FT		
WORK DESCRIPTION: INSTALL 14' X 38' IN-GROUND CONCRETE POOL WITH 8' X 8' SPA AND 1552 SQFT IRREGULAR PATIO			

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	10/09/2024 CLOW 155
ENV. HEALTH	10/31/2024 CS
FLOODPLAIN ZONE	10/29/2024 KN
S.W. MGT.	10/29/2024 KN
ZONING	12/02/2024 MO

**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:**  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 PER ENVIRONMENTAL HEALTH; CONTRACTOR IS RESPONSIBLE FOR FORCE MAIN/SEPTIC SYSTEM WHEN EXCAVATING. CS.  
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.  
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

ADMINISTRATOR APPROVAL: Vincent J. Surinon DATE APPROVED: 1-3-25