



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

BUILDING PERMIT No.: BR24-09-0731

Date of Application: 09/20/2024

BUILDING PERMIT

BUILDING LOCATION 208 LONG POINT RD STEVENSVILLE TAX ACCOUNT 1804004744 SUBDIVISION ROMANCOKE ON THE BAY CRITICAL AREA YES ACREAGE 0.229 TAX MAP 0076 GRID 0000 PARCEL 0055 SECTION 1 BLOCK E LOT 14 ZONED NC-20 FRONTAGE 50 DEPTH 200		PROPERTY OWNERS: DAUSES REAL ESTATE DAUSES, DAVID 109 COUNTRY DAY RD SUITE 1 CHESTER, MD 21619 HOME PHONE: (443) 994-4180 APPLICANT: ANVIL SERVICES DEREK PURRINGTON 208 Carroll Rd CENTREVILLE MD 21617 STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$150,000.00		FEES <table border="0"> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>FEE IN LIEU - CA-TREE REMOVAL</td> <td>\$455.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$240.44</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>ROADS FEE</td> <td>\$500.00</td> </tr> <tr> <td>FIRE DIST 9</td> <td>\$880.55</td> <td>PARKS & REC</td> <td>\$848.53</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$115.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>SCHOOLS</td> <td>\$7,636.77</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> </table>		SPRINKLER	\$150.00	FEE IN LIEU - CA-TREE REMOVAL	\$455.00	BOCA FEE	\$240.44	MHB FEE	\$50.00	ELECT. ADMIN.	\$10.00	ROADS FEE	\$500.00	FIRE DIST 9	\$880.55	PARKS & REC	\$848.53	ELECT. PERMIT	\$115.00	ZONING	\$55.00	SCHOOLS	\$7,636.77	SINGLE LOT	\$55.00						
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 32' X 52' OVERALL. 22'10" X 14' GARAGE, 5' X 18' PORCH, AND 12' X 16' DECK																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: 0 FIRST FLOOR: 749 THIRD FLOOR: 0 GARAGE: 322 DECK: 192 OTHER: 0 TOTAL FLOOR AREA: 2,205	FIN BASEMENT: 0 SECOND FLOOR: 852 FOURTH FLOOR: 0 CARPORT: 0 PORCH: 90	# BEDROOMS: 4 ROAD TYPE: PRIVATE WATER TYPE PRIVATE HEATING SYSTEM: HEAT PUMP FIREPLACE: NONE	# 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:
 LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. 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. FEE IN LIEU PAID FOR 13 TREES. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. NON-CONFORMING LOT. USE 18:1-127 G (1) OF COUNTY CODE.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 5/15 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING <i>HD</i>	10/31/2024	FLOODPLAIN ZONE <i>KN</i>	11/01/2024
ZONING <i>MO</i>	01/09/2025	PLUMBING <i>Ch</i>	12/23/2024
SEDIMENT <i>TR</i>	10/31/2024	ENV. HEALTH <i>Jen</i>	11/01/2024
PUB. SEWER <i>KC</i>	10/31/2024	HISTORIC	N/A
S.W. MGT <i>KN</i>	11/01/2024	SHA	N/A
ENTRANCE <i>DB</i>	10/31/2024	MECHANICAL <i>Ch</i>	12/23/2024
FIRE MARSHAL <i>JB</i>	10/31/2024	ELECTRICAL	09/30/2024
BACKFLOW <i>Ch</i>	12/23/2024	FOOD SERVICE	N/A

DATE APPROVED: 1-9-25

ADMINISTRATOR APPROVAL: *Vivian G. Simson*



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

BUILDING PERMIT No.: BR24-01-0014
 Date of Application: 01/09/2024

BUILDING PERMIT

BUILDING LOCATION 123 TALBOT RD STEVENSVILLE TAX ACCOUNT 1804036964 SUBDIVISION KENT ISLAND ESTATES CRITICAL AREA YES ACREAGE 0.459 TAX MAP 0070 GRID 0000 PARCEL 0108 SECTION 1 BLOCK 1 LOT 15 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: DAUSES REAL ESTATE DAUSES, DAVID 109 COUNTRY DAY RD SUITE 1 CHESTER, MD 21619 HOME PHONE: (443) 994-4180 APPLICANT: ANVIL SERVICES DEREK PURRINGTON 208 Carroll Rd CENTREVILLE MD 21617 STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE RESIDENCE PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$150,000.00		FEES FEE IN LIEU - \$1,260.00 PARKS & REC \$885.63 CA-TREE REMOVAL ROADS FEE \$500.00 ELECT. PERMIT \$115.00 MHB FEE \$50.00 ELECT. ADMIN. \$10.00 SCHOOLS \$7,970.67 SPRINKLER \$150.00 SINGLE LOT \$55.00 BOCA FEE \$266.92 FIRE DIST 9 \$919.05 ZONING \$55.00																															
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PLUMBER	TIM THE PLUMBER	PR-371	(410) 758-4399	P-1246-24																													
DESCRIPTION OF WORK: CONSTRUCT 1 STORY SFD 60' X 50' OVERALL TO INCLUDE 24' X 22' GARAGE, 5' X 22'2" PORCH, AND 12' X 16' DECK.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,671 THIRD FLOOR: GARAGE: 528 DECK: 192 OTHER: TOTAL FLOOR AREA: 2501	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH: 110	# BEDROOMS: 3 ROAD TYPE: COUNTY WATER TYPE: PRIVATE HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE: NONE	# BATHROOMS: 2 SPRINKLER: YES SEWER TYPE: PUBLIC SEWER TYPE: PUBLIC																														

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: FEE IN LIEU PAID FOR 36 TREES.
 LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. SWM - MUST FOLLOW APPROVED STORMWATER MANAGEMENT PLAN EV CHARGING STATION REQUIRED. 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 35 FT
SIDE FT	SIDE 15/35 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING <i>HD</i>	01/12/2024	FLOODPLAIN ZONE <i>KJ</i>	01/11/2024
ZONING <i>MO</i>	01/09/2025	PLUMBING <i>Ch</i>	10/03/2024
SEDIMENT <i>NR</i>	02/01/2024	ENV. HEALTH <i>JEN</i>	02/16/2024
PUB. SEWER <i>AC</i>	02/15/2024	HISTORIC	N/A
S.W. MGT. <i>KJ</i>	01/17/2024	SHA	N/A
ENTRANCE <i>DB</i>	01/17/2024	MECHANICAL <i>Ch</i>	10/03/2024
FIRE MARSHAL <i>JL</i>	07/24/2024	ELECTRICAL	02/15/2024
BACKFLOW <i>Ch</i>	10/03/2024	FOOD SERVICE	N/A

DATE APPROVED:

1-9-25

ADMINISTRATOR APPROVAL:

Karen 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.: BR24-10-0802

Date of Application: 10/16/2024

BUILDING PERMIT

BUILDING LOCATION 248 WARBLER WAY CHESTER TAX ACCOUNT 1804126524 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.126 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 483 ZONED SMPD FRONTAGE 45 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 type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL FEES <table border="0"> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>BOCA FEE</td> <td>\$381.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$135.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>4SEASNDRRRA</td> <td>\$10,546.00</td> </tr> </table>		SPRINKLER	\$150.00	MHB FEE	\$50.00	SINGLE LOT	\$55.00	BOCA FEE	\$381.00	ELECT. PERMIT	\$135.00	ZONING	\$55.00	ELECT. ADMIN.	\$10.00	4SEASNDRRRA	\$10,546.00														
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CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																													
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HVAC	MCCREA EQUIPMENT COMPANY, INC	HR-616	(301) 423-6623	H-1574-24																													
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PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1575-24																													
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD FIRST FLOOR 34'4" X 74'4" OVERALL TO INCLUDE 19'4" X 20'4" GARAGE, 6' X 5' FRONT PORCH, AND 8'2" X 16' COVERED PATIO. SECOND FLOOR 34'4" X 43'10" OVERALL WITH LOFT. MODEL: SIMONE FD, PHASE III 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,890 THIRD FLOOR: GARAGE: 394 DECK: OTHER: 128 - COVERED PATIO TOTAL FLOOR AREA: 3,343	FIN BASEMENT: SECOND FLOOR: 901 FOURTH FLOOR: CARPORT: PORCH: 30	# BEDROOMS: 4 ROAD TYPE: PRIVATE WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 3 SPRINKLER: YES SEWER TYPE: PUBLIC CENTRAL AIR: YES																														

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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 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.

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	01/02/2025
ZONING	MO	01/02/2025
SEDIMENT	TR	01/25/2024
PUB. SEWER	DT	10/31/2024
S.W. MGT.	KN	10/30/2024
ENTRANCE	DB	10/31/2024
FIRE MARSHAL	JB	01/08/2025
BACKFLOW	CA	01/02/2025

FLOODPLAIN ZONE	KN	10/30/2024
PLUMBING	CH	01/02/2025
ENV. HEALTH	JEN	11/01/2024
HISTORIC		N/A
SHA		N/A
MECHANICAL	CH	01/02/2025
ELECTRICAL		12/19/2024
FOOD SERVICE		N/A

DATE APPROVED: 1-9-25

ADMINISTRATOR APPROVAL: Viran 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.: BR24-10-0786

Date of Application: 10/09/2024

BUILDING PERMIT

BUILDING LOCATION 232 WARBLER WAY CHESTER TAX ACCOUNT 1804126520 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.126 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 479 ZONED SMPD FRONTAGE 45 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 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
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SPRINKLER	\$150.00	ZONING	\$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:

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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

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>	10/29/2024	FLOODPLAIN ZONE <i>KN</i>	10/29/2024
ZONING <i>MO</i>	12/20/2024	PLUMBING <i>Ch</i>	01/02/2025
SEDIMENT <i>TR</i>	01/25/2024	ENV. HEALTH <i>JEN</i>	10/30/2024
PUB. SEWER <i>DP</i>	10/28/2024	HISTORIC	N/A
S.W. MGT. <i>KN</i>	10/29/2024	SHA	N/A
ENTRANCE <i>DP</i>	10/28/2024	MECHANICAL <i>Ch</i>	01/02/2025
FIRE MARSHAL <i>JB</i>	11/12/2024	ELECTRICAL	10/31/2024
BACKFLOW <i>Ch</i>	01/02/2025	FOOD SERVICE	N/A

DATE APPROVED: 1-9-25

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

BUILDING PERMIT No.: BR24-10-0816

Date of Application: 10/23/2024

BUILDING PERMIT

BUILDING LOCATION 220 WARBLER WAY CHESTER TAX ACCOUNT 1804126517 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.148 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 476 ZONED SMPD FRONTAGE 57 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 STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE 4SEASONS -SFD REVISED PROPOSED USE CONSTRUCTION VALUE \$190,000.00		FEES MHB FEE \$50.00 SINGLE LOT \$55.00 COPIES AND \$30.00 BOCA FEE \$396.04 MISC ELECT. ADMIN. \$10.00 ELECT. PERMIT \$135.00 SPRINKLER \$150.00 ZONING \$55.00 4SEASNDRRA \$10,546.00																															
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 39'4" x 76'4" OVERALL TO INCLUDE 20' X 20' & 10' X 16' GARAGE, 6' X 8' FRONT PORCH, AND 12' X 15'2" COVERED PATIO. SECOND FLOOR 16'5" X 39'4" OVERALL WITH LOFT. MODEL: KERR DD, PHASE III 55+ AGE RESTRICTED COMMUNITY																																	
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OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	11/19/2024	FLOODPLAIN ZONE	11/18/2024
FRONT FT	FRONT 20 FT	ZONING	01/03/2025	PLUMBING	01/02/2025
SIDE FT	SIDE 5 FT	SEDIMENT	01/25/2024	ENV. HEALTH	11/19/2024
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MAX. HGHT FT	MAX. HGHT 40 FT	ENTRANCE	11/18/2024	MECHANICAL	01/02/2025
		FIRE MARSHAL	01/08/2025	ELECTRICAL	12/19/2024
		BACKFLOW	01/02/2025	FOOD SERVICE	N/A

DATE APPROVED: 1-9-24

ADMINISTRATOR APPROVAL: *Vron J Swinson*