



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

BUILDING PERMIT No.: BR24-12-0958  
 Date of Application: 12/17/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 215 KINGFISHER LN CHESTER  <b>TAX ACCOUNT</b> 1804126509 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 0.164 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 468 <b>ZONED SMPD</b> <b>FRONTAGE</b> 46 <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> <b>SPRINKLER</b> \$150.00 <b>4SEASNDRRRA</b> \$10,546.00 <b>BOCA FEE</b> \$468.56 <b>SINGLE LOT</b> \$55.00 <b>ELECT. PERMIT</b> \$135.00 <b>ELECT. ADMIN.</b> \$10.00 <b>ZONING</b> \$55.00 <b>MHB FEE</b> \$50.00 <b>COPIES AND MISC</b> \$30.00																															
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 39'4" X 80'4" OVERALL TO INCLUDE 10'5" X 14'10" & 20' X 19'11" (3) CAR GARAGE, 10' X 6' & 20' X 6' "L" SHAPED FRONT PORCH, AND 14'2" X 19'8" SCREENED PATIO. SECOND FLOOR 39'4" X 36'6" TO INCLUDE LOFT  <b>MODEL:</b> TUSCALOOSA DD (PLANS IN REVERSE) 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> 2,008 <b>THIRD FLOOR:</b> <b>GARAGE:</b> 570 <b>DECK:</b> <b>OTHER:</b> 280- SCREENED PATIO <b>TOTAL FLOOR AREA:</b> 4,248	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> 1210 <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 180	<b># BEDROOMS:</b> 5 <b>ROAD TYPE:</b> PRIVATE <b>WATER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>FIREPLACE:</b> GAS	<b># BATHROOMS:</b> 5 <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				APPROVALS:			
<b>ACCESSORY STRUCTURE</b>		<b>PRINCIPLE STRUCTURE</b>		<b>BUILDING</b> HD	12/31/2024	<b>FLOODPLAIN ZONE</b> HA	12/31/2024
<b>FRONT</b>	FT	<b>FRONT</b>	20 FT	<b>ZONING</b> MD	01/03/2025	<b>PLUMBING</b> CN	01/02/2025
<b>SIDE</b>	FT	<b>SIDE</b>	5 FT	<b>SEDIMENT</b> TR	01/25/2024	<b>ENV. HEALTH</b> JAN	12/31/2024
<b>REAR</b>	FT	<b>REAR</b>	10 FT	<b>PUB. SEWER</b> DT	12/30/2024	<b>HISTORIC</b>	N/A
<b>SIDE STREET</b>	FT	<b>SIDE STREET</b>	FT	<b>S.W. MGT.</b> KN	12/31/2024	<b>SHA</b>	N/A
<b>MAX. HGHT</b>	FT	<b>MAX. HGHT</b>	40 FT	<b>ENTRANCE</b> DB	01/08/2025	<b>MECHANICAL</b> CN	01/02/2025
				<b>FIRE MARSHAL</b> JB	02/06/2025	<b>ELECTRICAL</b>	12/31/2024
				<b>BACKFLOW</b> CN	01/02/2025	<b>FOOD SERVICE</b>	N/A

DATE APPROVED: 2-10-25 ADMINISTRATOR APPROVAL: Vran J. Sunison



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

BUILDING PERMIT No.: BR24-12-0964  
 Date of Application: 12/19/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 510 WARBLER WAY CHESTER  <b>TAX ACCOUNT</b> 1804126641  <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.135 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 601 <b>ZONED</b> SMPD <b>FRONTAGE</b> 43.8 <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 type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" 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> <b>MHB FEE</b> \$50.00 <b>BOCA FEE</b> \$379.08 <b>SPRINKLER</b> \$150.00 <b>ELECT. ADMIN.</b> \$10.00 <b>SINGLE LOT</b> \$55.00 <b>ZONING</b> \$55.00 <b>4SEASNDRRA</b> \$10,546.00 <b>ELECT. PERMIT</b> \$135.00 <b>COPIES AND MISC</b> \$35.00																															
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<b>DESCRIPTION OF WORK:</b> 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' SCREENED PATIO. SECOND FLOOR 34'4" X 43'10" OVERALL WITH LOFT.  SIMONE FD (PLANS IN REVERSE) PHASE IV 55+ AGE RESTRICTED COMMUNITY																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> FIRST FLOOR: 1,890 THIRD FLOOR: GARAGE: 394 DECK: OTHER: 128 - SCREENED PATIO <b>TOTAL FLOOR AREA:</b> 3,343	<b>FIN BASEMENT:</b> SECOND FLOOR: 901 FOURTH FLOOR: CARPORT: PORCH: 30	<b># BEDROOMS:</b> 4 <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																														

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**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	01/15/2025	FLOODPLAIN ZONE	AD	01/14/2025
ZONING	MO	01/29/2025	PLUMBING	UN	01/29/2025
SEDIMENT	RE	01/25/2024	ENV. HEALTH	JEN	01/16/2025
PUB. SEWER	DT	01/16/2025	HISTORIC		N/A
S.W. MGT.	KH	01/14/2025	SHA		N/A
ENTRANCE	DB	01/15/2025	MECHANICAL	UN	01/29/2025
FIRE MARSHAL	JB	02/06/2025	ELECTRICAL		01/16/2025
BACKFLOW	UN	01/29/2025	FOOD SERVICE		N/A

DATE APPROVED: 2-10-25

ADMINISTRATOR APPROVAL: Vuan Guinson