



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

BUILDING PERMIT No.: BR24-12-0966

Date of Application: 12/20/2024

BUILDING PERMIT

BUILDING LOCATION 241 WARBLER WAY CHESTER TAX ACCOUNT 1804126438 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.126 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 374 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 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 \$195,000.00		FEES <table border="0"> <tr> <td>COPIES AND MISC</td> <td>\$30.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$295.40</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>ELECT. PERMIT</td> <td>\$135.00</td> </tr> <tr> <td>4SEASNDARRA</td> <td>\$10,546.00</td> <td></td> <td></td> </tr> </table>		COPIES AND MISC	\$30.00	SPRINKLER	\$150.00	BOCA FEE	\$295.40	MHB FEE	\$50.00	ELECT. ADMIN.	\$10.00	ZONING	\$55.00	SINGLE LOT	\$55.00	ELECT. PERMIT	\$135.00	4SEASNDARRA	\$10,546.00												
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DESCRIPTION OF WORK: CONSTRUCT 1 STORY SFD. 35' X 80'4" OVERALL TO INCLUDE 19'8" X 20'6" GARAGE, 5' X 4'4" & 6' X 15'6" "L" SHAPED PORCH, AND 10'2" X 18'8" SCREENED PATIO. MODEL: JENKINS II FD (PLANS IN REVERSE) 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,993 THIRD FLOOR: GARAGE: 398 DECK: OTHER: 190 - SCREENED PATIO TOTAL FLOOR AREA: 2,696	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH: 115	# BEDROOMS: 2 ROAD TYPE: PRIVATE WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 2 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. 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.

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>	01/02/2025	FLOODPLAIN ZONE <i>KA</i>	01/02/2025
ZONING <i>MO</i>	01/15/2025	PLUMBING <i>UN</i>	01/09/2025
SEDIMENT <i>AB</i>	01/25/2024	ENV. HEALTH <i>JEN</i>	01/02/2025
PUB. SEWER <i>BT</i>	01/02/2025	HISTORIC	N/A
S.W. MGT. <i>KA</i>	01/02/2025	SHA	N/A
ENTRANCE <i>TH</i>	01/02/2025	MECHANICAL <i>UN</i>	01/09/2025
FIRE MARSHAL <i>JB</i>	01/23/2025	ELECTRICAL	02/18/2025
BACKFLOW <i>UN</i>	01/09/2025	FOOD SERVICE	N/A

DATE APPROVED: 2-24-25

ADMINISTRATOR APPROVAL: *Vincent Swinson*



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

ZONING CERTIFICATE #: Z25-01-0021

Date of Application: 01/17/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804038193	120 CONGRESSIONAL DR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	PAUKOVITS, JOHN SHERIDAN, KAITLIN	TAX MAP 0070	BLOCK Q	PARCEL 0074
OWNER ADDRESS:	120 CONGRESSIONAL DR STEVENSVILLE, MD 21666	LOT 10	SECTION	ZONED NC-15
HOME PHONE:	(317) 371-1449	CRITICAL AREA YES		ACREAGE 0.58
		SUBDIVISION QUEEN ANNE COLONY		
		BUILDING VALUE \$500.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	B Z B CONSTRUCTION SERVICES	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	1864 Roberta Dr CHESTER, MD 21619	ELECTRICAL PERMIT #:	
PHONE:	(410) 353-4216	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE: RESIDENCE		PROPOSED USE: ACCESSORY STRUCTURE <200SF	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 3 FT	REAR: 3 FT	HEIGHT: 20 FT
WORK DESCRIPTION: INSTALL 6' X 8' PREFAB SHED.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	01/30/2025 JEN
S.W. MGT.	01/30/2025 KN
SKI	01/31/2025 AC
ZONING	01/03/2025 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:
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 60% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING.
 ANY ELECTRICAL WORK ADDED TO THIS STRUCTURE WILL REQUIRE AN APPROVED QUEEN ANNE'S COUNTY ELECTRICAL PERMIT AND AN INSPECTION BY THE MIDDLE DEPARTMENT INSPECTION AGENCY.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: Vincent J Simpson **DATE APPROVED:** 2-24-25