



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

BUILDING PERMIT No.: BR25-01-0035
 Date of Application: 01/20/2025

BUILDING PERMIT

BUILDING LOCATION 312 WARBLER WAY CHESTER TAX ACCOUNT 1804126633 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.15 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 593 ZONED SMPD FRONTAGE 48.7 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>ELECT. ADMIN.</td> <td>\$10.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$469.04</td> <td>4SEASNDRRRA</td> <td>\$10,546.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$135.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>COPIES AND MISC</td> <td>\$30.00</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td></td> <td></td> </tr> </table>		ELECT. ADMIN.	\$10.00	SINGLE LOT	\$55.00	BOCA FEE	\$469.04	4SEASNDRRRA	\$10,546.00	ELECT. PERMIT	\$135.00	SPRINKLER	\$150.00	ZONING	\$55.00	COPIES AND MISC	\$30.00	MHB FEE	\$50.00												
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 39'4" X 80'4" OVERALL TO INCLUDE 10' X 6' 20' X 6' "L" SHAPED PORCH, 10'5" X 14'10", 20' X 19'11" GARAGE, 14'2" X 19'8" SCREENED PATIO. SECOND FLOOR 36'6" X 39'4" OVERALL WITH LOFT. TUSCALOOSA FDS (PLANS IN REVERSE) PHASE IV 55+ AGE RESTRICTED COMMUNITY COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,008 THIRD FLOOR: GARAGE: 570 DECK: OTHER: 280 - SCREENED PATIO TOTAL FLOOR AREA: 4,252	FIN BASEMENT: SECOND FLOOR: 1214 FOURTH FLOOR: CARPORT: PORCH: 180	# BEDROOMS: 5 ROAD TYPE: PRIVATE WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 5 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	FRONT 20 FT
SIDE	SIDE 5 FT
REAR	REAR 10 FT
SIDE STREET	SIDE STREET FT
MAX. HGHT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	HD	01/31/2025
ZONING	MO	04/09/2025
SEDIMENT	AK	01/25/2024
PUB. SEWER	DT	02/03/2025
S.W. MGT.	KN	01/31/2025
ENTRANCE	AT	01/31/2025
FIRE MARSHAL	JB	03/05/2025
BACKFLOW	CI	02/13/2025

FLOODPLAIN ZONE	KA	02/06/2025
PLUMBING	CI	02/13/2025
ENV. HEALTH	JEN	02/03/2025
HISTORIC		N/A
SHA		N/A
MECHANICAL	CI	02/13/2025
ELECTRICAL		02/14/2025
FOOD SERVICE		N/A

DATE APPROVED: 4-14-25

ADMINISTRATOR APPROVAL: *Vivian J Swinson*