



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

BUILDING PERMIT No.: BR25-03-0259
 Date of Application: 03/27/2025

BUILDING PERMIT

BUILDING LOCATION 613 WARBLER WAY CHESTER TAX ACCOUNT 1804126682 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.14 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 642 ZONED SMPD FRONTAGE 43 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 BOCA FEE \$295.80 SINGLE LOT \$55.00 ELECT. ADMIN. \$10.00 4SEASNDRRRA \$10,546.00 ELECT. PERMIT \$135.00 ZONING \$55.00 SPRINKLER \$150.00 MHB FEE \$50.00 COPIES AND MISC \$25.00																															
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BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 1,993 SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: 398 CARPORIT: DECK: PORCH: 120 OTHER: 190 - SCREENED PATIO TOTAL FLOOR AREA: 2,701		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: 2 # BATHROOMS: 2 ROAD TYPE: PRIVATE SPRINKLER: YES WATER TYPE: PUBLIC SEWER TYPE: PUBLIC HEATING SYSTEM: GAS CENTRAL AIR: YES FIREPLACE: GAS																															

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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. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. 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>	04/09/2025	FLOODPLAIN ZONE <i>AD</i>	04/09/2025
ZONING <i>MO</i>	04/30/2025	PLUMBING <i>Ch</i>	04/09/2025
SEDIMENT <i>AR</i>	01/25/2024	PUB. SEWER <i>PC</i>	04/09/2025
HISTORIC	N/A	S.W. MGT. <i>KN</i>	04/09/2025
SHA	N/A	ENTRANCE <i>AT</i>	04/08/2025
MECHANICAL <i>Ch</i>	04/09/2025	FIRE MARSHAL <i>JB</i>	05/05/2025
ELECTRICAL	04/08/2025	BACKFLOW <i>Ch</i>	04/09/2025
FOOD SERVICE	N/A	ENV. HEALTH <i>JEN</i>	04/09/2025
ENV. HEALTH WELL	N/A		

DATE APPROVED: 5-8-25

ADMINISTRATOR APPROVAL: *Vron 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.: BR25-04-0287

Date of Application: 04/07/2025

BUILDING PERMIT

BUILDING LOCATION 327 KINGFISHER LN CHESTER TAX ACCOUNT 1804126624 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.149 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 584 ZONED SMPD FRONTAGE 58.5 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 BOCA FEE \$469.76 SPRINKLER \$150.00 ELECT. ADMIN. \$10.00 ELECT. PERMIT \$135.00 SINGLE LOT \$55.00 4SEASNDRRRA \$10,546.00 MHB FEE \$50.00 ZONING \$55.00 COPIES AND MISC \$30.00																															
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PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0567-25																													
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 39'4" X 80'4" OVERALL TO INCLUDE 10' X 6' 6" X 21" "L" SHAPED FRONT PORCH, 10'5" X 14'10", 20' X 19'11" (3) CAR GARAGE, AND 19'8" X 14'2" SCREENED PATIO. SECOND FLOOR 36'6" X 39'4" OVERALL WITH LOFT. TUSCALOOSA ED, PHASE IV 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 2,008 SECOND FLOOR: 1214 THIRD FLOOR: FOURTH FLOOR: GARAGE: 570 CARPORT: DECK: PORCH: 189 OTHER: 280 - SCREENED PATIO TOTAL FLOOR AREA: 4,261		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: 5 # BATHROOMS: 5 ROAD TYPE: PRIVATE SPRINKLER: YES WATER TYPE: PUBLIC SEWER TYPE: PUBLIC HEATING SYSTEM: GAS CENTRAL AIR: YES FIREPLACE: GAS																															

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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:

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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	04/17/2025	FLOODPLAIN ZONE	KAO	04/17/2025
ZONING	MO	04/24/2025	PLUMBING	LR	05/01/2025
SEDIMENT	TR	01/25/2024	PUB. SEWER	LR	05/07/2025
HISTORIC		N/A	S.W. MGT.	KW	04/17/2025
SHA		N/A	ENTRANCE	AT	04/16/2025
MECHANICAL	CH	05/01/2025	FIRE MARSHAL	JB	05/06/2025
ELECTRICAL		04/21/2025	BACKFLOW	CH	05/01/2025
FOOD SERVICE		N/A	ENV. HEALTH	JEN	04/21/2025
ENV. HEALTH WELL		N/A			

DATE APPROVED: 5-8-25

ADMINISTRATOR APPROVAL: *Kiran Swinson*



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

BUILDING PERMIT No.: BR25-03-0262

Date of Application: 03/27/2025

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APPROVALS:

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HISTORIC		N/A	S.W. MGT.	KN	04/09/2025
SHA		N/A	ENTRANCE	DR	04/09/2025
MECHANICAL	Ch	04/09/2025	FIRE MARSHAL	JB	05/05/2025
ELECTRICAL		04/08/2025	BACKFLOW	Ch	04/09/2025
FOOD SERVICE		N/A	ENV. HEALTH	JEN	04/09/2025
ENV. HEALTH WELL		N/A			

DATE APPROVED:

5-8-25

ADMINISTRATOR APPROVAL:

Vivian J. Simpson