



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

BUILDING PERMIT No.: BR25-05-0376

Date of Application: 05/06/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 535 WARBLER WAY CHESTER  <b>TAX ACCOUNT</b> 1804126691 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.14 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 651 <b>ZONED</b> SMPD <b>FRONTAGE</b> <b>DEPTH</b>		<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>MHB FEE</b> \$50.00 <b>ELECT. ADMIN.</b> \$10.00 <b>BOCA FEE</b> \$328.48 <b>4SEASNDRRRA</b> \$10,546.00 <b>ELECT. PERMIT</b> \$135.00 <b>ZONING</b> \$55.00 <b>SINGLE LOT</b> \$55.00																															
<table border="1"> <thead> <tr> <th>CONTRACTORS</th> <th>NAME</th> <th>LICENSE #</th> <th>PHONE#</th> <th>PERMIT#</th> </tr> </thead> <tbody> <tr> <td>MHBR</td> <td>K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666</td> <td>MHBL#3149</td> <td>(301) 683-6275</td> <td></td> </tr> <tr> <td>HVAC</td> <td>MCCREA EQUIPMENT COMPANY, INC</td> <td>HR-616</td> <td>(301) 423-6623</td> <td>H-0646-25</td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-0651-25</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS SERVICES</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>ER25-05-0376</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-0650-25</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666	MHBL#3149	(301) 683-6275		HVAC	MCCREA EQUIPMENT COMPANY, INC	HR-616	(301) 423-6623	H-0646-25	SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-0651-25	ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 261-4943	ER25-05-0376	PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0650-25
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 1 STORY SFD. FIRST FLOOR 39'4" X 80'4" OVERALL TO INCLUDE 20' X 20'4", 15'11" X 10' (3) CAR GARAGE, 15'2" X 12' SCREENED PATIO, AND 8' X 6', 20' X 6' "L" SHAPED FRONT PORCH.  KELLY FD, PHASE IV 55+ AGE RESTRICTED COMMUNITY																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b> <b>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b> <b>FIRST FLOOR:</b> 2,126.00 <b>SECOND FLOOR:</b> <b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b> <b>GARAGE:</b> 567.00 <b>CARPOR:</b> <b>DECK:</b> <b>PORCH:</b> 168.00 <b>OTHER:</b> 182 - SCREENED PATIO <b>TOTAL FLOOR AREA:</b> 3,043		<b>CONSTRUCTION TYPE:</b> WOOD FRAME  <b># BEDROOMS:</b> 2.00 <b># BATHROOMS:</b> 2.00 <b>ROAD TYPE:</b> PRIVATE <b>SPRINKLER:</b> YES <b>WATER TYPE:</b> PUBLIC <b>SEWER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>CENTRAL AIR:</b> YES <b>FIREPLACE:</b> GAS																															

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:**  
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. 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				APPROVALS:			
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	BUILDING	HD	05/20/2025	FLOODPLAIN ZONE	KA	05/20/2025
<b>FRONT</b>	<b>FRONT</b>	ZONING	MO	06/04/2025	PLUMBING	Ch	05/21/2025
<b>SIDE</b>	<b>SIDE</b>	SEDIMENT	TR	01/25/2024	PUB. SEWER	MAC	05/21/2025
<b>REAR</b>	<b>REAR</b>	HISTORIC		N/A	S.W. MGT.	KN	05/20/2025
<b>SIDE STREET</b>	<b>SIDE STREET</b>	SHA		N/A	ENTRANCE	AT	05/20/2025
<b>MAX. HGHT</b>	<b>MAX. HGHT</b>	MECHANICAL	en	05/21/2025	FIRE MARSHAL	JB	06/10/2025
		ELECTRICAL		05/21/2025	BACKFLOW	Ch	05/21/2025
		FOOD SERVICE		N/A	ENV. HEALTH SEPTIC		05/21/2025
		ENV. HEALTH WELL		N/A			JEN

DATE APPROVED: 6-17-25                      ADMINISTRATOR APPROVAL: Vivian J. Surison





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

BUILDING PERMIT No.: BR25-04-0314  
 Date of Application: 04/15/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 118 WORCESTER RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804068254 <b>SUBDIVISION</b> KENT ISLAND ESTATES <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.459 <b>TAX MAP</b> 0070 <b>GRID</b> 0000 <b>PARCEL</b> 0108 <b>SECTION</b> 1 <b>BLOCK</b> 1 <b>LOT</b> 24 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> RAMSEY, BART & SYLVIA 118 WORCESTER RD STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (410) 643-2112 <b>APPLICANT:</b> APPLIED AND APPROVED PERMIT SERVICES JEREMY CLANCY  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL											
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> ADDITION TO RESIDENCE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$18,000.00		<b>FEES</b> <b>ZONING</b> \$55.00 <b>BOCA FEE</b> \$35.00											
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CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#									
MHIC	ALLIED REMODELING CORP OF CENTRAL MD 110 WEST RD STE 435, TOWSON, MD 21204	MHIC-50888	(410) 336-9666										
<b>DESCRIPTION OF WORK:</b> REMOVE EXISTING REAR DECK AND SIDE LANDING. COVER FOR SIDE LANDING TO REMAIN. REPLACE WITH 13'6" X 15'6" & 7' X 7'6" IRREGULAR SHAPED DECK WITH STEPS TO GRADE AND 4' X 5' SIDE LANDING WITH STEPS TO GRADE. BOTH DECK AND LANDING WITH GAPS.													
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME											
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> 306.00 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 306	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b>	<b># BEDROOMS:</b> <b>ROAD TYPE:</b> <b>WATER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> <b>FIREPLACE:</b>	<b># BATHROOMS:</b> <b>SPRINKLER:</b> <b>SEWER TYPE:</b> PUBLIC <b>CENTRAL AIR:</b>										

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.

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	HD	05/12/2025
ZONING	MO	06/02/2025
SEDIMENT		N/A
HISTORIC		N/A
SHA		N/A
MECHANICAL		N/A
ELECTRICAL		N/A
FOOD SERVICE		N/A
ENV. HEALTH WELL		N/A

FLOODPLAIN ZONE	N/A
PLUMBING	N/A
PUB. SEWER	AL 05/12/2025
S.W. MGT.	N/A
ENTRANCE	N/A
FIRE MARSHAL	N/A
BACKFLOW	N/A
ENV. HEALTH SEPTIC	05/13/2025 CS

DATE APPROVED: 6-17-25

ADMINISTRATOR APPROVAL: Vran J. Swinson



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

ZONING CERTIFICATE #: Z25-01-0038

Date of Application: 01/28/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804113403	218 WEB FOOT LN	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: PRUITT, ROBERT	TAX MAP 0048      BLOCK      PARCEL 0157
OWNER ADDRESS: 218 WEB FOOT LN STEVENSVILLE, MD 21666	LOT 15      SECTION 1      ZONED SMPD
HOME PHONE: (443) 807-8788	CRITICAL AREA NO      ACREAGE 0.22
	SUBDIVISION MALLARD RUN
	BUILDING VALUE \$800.00
	WATER TYPE PUBLIC      SEWER TYPE PUBLIC

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$55.00      FM FEE:
ADDRESS:	ELECTRICAL PERMIT #:
PHONE:	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
MIMIMUM YARD REQUIREMENTS:	
FRONT: FT      SIDE: 3 FT      REAR: 3 FT	SIDE STREET: FT      HEIGHT: 20 FT
WORK DESCRIPTION: INSTALL 10' X 14' PREFAB SHED	

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH SEPTIC	02/07/2025 JEN
S.W. MGT.	02/06/2025 KN
SANITARY DEPT	02/19/2025 ML
ZONING	02/12/2025 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:**

SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN  
 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.

ADMINISTRATOR APPROVAL: Vnan J. Swanson      DATE APPROVED: 6-17-25