



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

BUILDING PERMIT No.: BR25-09-0875
 Date of Application: 09/29/2025

BUILDING PERMIT

BUILDING LOCATION 311 KINGFISHER LN CHESTER TAX ACCOUNT 1804126628 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.149 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 588 ZONED SMPD FRONTAGE 58 DEPTH 122		PROPERTY OWNERS: ARROYO CAP V-2 LLC LASHER, NICK 18575 JAMBOREE RD SUITE 350 IRVINE, CA 92612 HOME PHONE: (949) 272-1163 APPLICANT: K HOVNIANIAN LOLITA JUSTICE-WATKINS 101 Log Canoe Cir SUITE C2 STEVENSVILLE MD 21666 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE 4SEASONS -SFD REVISED PROPOSED USE CONSTRUCTION VALUE \$195,000.00		FEES ZONING \$55.00 SINGLE LOT \$55.00 4SEASNDRRRA \$10,546.00 MHB FEE \$50.00 ELECT. ADMIN. \$10.00 ELECT. PERMIT \$135.00 COPIES AND \$30.00 SPRINKLER \$150.00 MISC																															
<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>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-1192-25</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS SERVICES</td> <td>E-#817</td> <td>(301) 343-2844</td> <td>ER25-09-0875</td> </tr> <tr> <td>HVAC</td> <td>MASTERS MID ATLANTIC LLC DBA AIRTRON LLC</td> <td>HM-649</td> <td>(301) 948-8950</td> <td>H-1181-25</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-1191-25</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		SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-1192-25	ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 343-2844	ER25-09-0875	HVAC	MASTERS MID ATLANTIC LLC DBA AIRTRON LLC	HM-649	(301) 948-8950	H-1181-25	PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-1191-25
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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 EDS PHASE IV 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,008.00 THIRD FLOOR: GARAGE: 570.00 DECK: OTHER: 280- SCREENED PATIO TOTAL FLOOR AREA: 4,261	FIN BASEMENT: SECOND FLOOR: 1,214.00 FOURTH FLOOR: CARPOR: PORCH: 189.00	# BEDROOMS: 5.00 ROAD TYPE: PRIVATE WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 5.00 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:
 LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. 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:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	10/28/2025 HD	FLOODPLAIN ZONE	10/28/2025 KN		
FRONT FT	FRONT 20 FT	ZONING	10/29/2025 MO	PLUMBING	10/30/2025 CG		
SIDE FT	SIDE 5 FT	SEDIMENT	01/25/2024 AR	PUB. SEWER	10/29/2025 RC		
REAR FT	REAR 10 FT	HISTORIC	N/A	S.W. MGT.	10/28/2025 KN		
SIDE STREET FT	SIDE STREET FT	SHA	N/A	ENTRANCE	10/28/2025 AH		
MAX. HGHT FT	MAX. HGHT 40 FT	MECHANICAL	10/30/2025 CG	FIRE MARSHAL	12/02/2025 JB		
		ELECTRICAL	10/15/2025	BACKFLOW	10/30/2025 CG		
		FOOD SERVICE	N/A	ENV. HEALTH BP	10/28/2025 JEN		

DATE APPROVED: 12-3-25 ADMINISTRATOR APPROVAL: Viran Johnson



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

BUILDING PERMIT No.: BR25-09-0764
 Date of Application: 09/05/2025

BUILDING PERMIT

BUILDING LOCATION 2926 SUDLERSVILLE RD SUDLERSVILLE TAX ACCOUNT 1801001957 SUBDIVISION CRITICAL AREA NO ACREAGE 0.65 TAX MAP 0012 GRID 0022 PARCEL 0008 SECTION BLOCK LOT ZONED NC-1T FRONTAGE DEPTH		PROPERTY OWNERS: YIANNAKIS, CHERYL 2926 SUDLERSVILLE RD SUDLERSVILLE, MD 21668 HOME PHONE: (410) 490-9759 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$1,700.00		FEES BOCA FEE \$35.00 ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: CONSTRUCT ADDITION TO EXISTING SFD OF 10' X 21' FRONT PORCH			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA: 210	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH: 210.00	# BEDROOMS: ROAD TYPE: WATER TYPE: PRIVATE HEATING SYSTEM: FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE: PRIVATE CENTRAL AIR:

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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:

NON-CONFORMING LOT; USE COUNTY CODE 18:1-127 G (1). 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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 6/18 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	10/09/2025 HD	FLOODPLAIN ZONE	N/A
ZONING	11/12/2025 WB	PLUMBING	N/A
SEDIMENT	N/A	PUB. SEWER	N/A
HISTORIC	N/A	S.W. MGT.	N/A
SHA	N/A	ENTRANCE	N/A
MECHANICAL	N/A	FIRE MARSHAL	N/A
ELECTRICAL	N/A	BACKFLOW	N/A
FOOD SERVICE	N/A	ENV. HEALTH BP	10/14/2025 CS

DATE APPROVED: 12-3-25

ADMINISTRATOR APPROVAL: *Krystal Swinson*