



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

BUILDING PERMIT No.: BR23-08-0609
 Date of Application: 08/23/2023

BUILDING PERMIT

BUILDING LOCATION 161 PEREGRINE DR CHESTER TAX ACCOUNT 1804126390 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.202 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 326 ZONED SMPD FRONTAGE 55.4 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: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
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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. 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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

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>	08/31/2023	FLOODPLAIN ZONE <i>AN</i>	08/30/2023
ZONING <i>MO</i>	09/28/2023	PLUMBING <i>Ch</i>	09/05/2023
SEDIMENT <i>TR</i>	09/23/2021	ENV. HEALTH <i>JEN</i>	08/31/2023
PUB. SEWER <i>DT</i>	10/03/2023	HISTORIC	N/A
S.W. MGT. <i>KAV</i>	08/30/2023	SHA	N/A
ENTRANCE <i>DB</i>	08/30/2023	MECHANICAL <i>Ch</i>	09/05/2023
FIRE MARSHAL <i>JB</i>	09/20/2023	ELECTRICAL	08/29/2023
BACKFLOW <i>Ch</i>	09/05/2023	FOOD SERVICE	N/A

DATE APPROVED: 10-5-23 ADMINISTRATOR APPROVAL: *Kieran G. Swinson*



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

BUILDING PERMIT No.: BR23-08-0611
 Date of Application: 08/23/2023

BUILDING PERMIT

BUILDING LOCATION 132 KESTREL LN CHESTER TAX ACCOUNT 1804126369 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.206 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 305 ZONED SMPD FRONTAGE 94 DEPTH 125		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: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
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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	10/02/2023
ZONING	MO	09/29/2023
SEDIMENT	VB	09/23/2021
PUB. SEWER	DT	08/31/2023
S.W. MGT.	KN	08/30/2023
ENTRANCE	DB	08/30/2023
FIRE MARSHAL	JB	09/26/2023
BACKFLOW	GN	09/05/2023

FLOODPLAIN ZONE	KN	08/30/2023
PLUMBING	GN	09/05/2023
ENV. HEALTH	JEN	08/31/2023
HISTORIC		N/A
SHA		N/A
MECHANICAL	GN	09/05/2023
ELECTRICAL		08/29/2023
FOOD SERVICE		N/A

DATE APPROVED: 10-5-23

ADMINISTRATOR APPROVAL: Kuang Swinson



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

BUILDING PERMIT No.: BR23-08-0610
 Date of Application: 08/23/2023

BUILDING PERMIT

BUILDING LOCATION 162 KESTREL LN CHESTER TAX ACCOUNT 1804126375 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.199 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 311 ZONED SMPD FRONTAGE 76 DEPTH 125		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: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
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OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING HD	08/31/2023
FRONT FT	FRONT 20 FT	ZONING MO	09/29/2023
SIDE FT	SIDE 5 FT	SEDIMENT AR	09/23/2021
REAR FT	REAR 10 FT	PUB. SEWER DDT	08/31/2023
SIDE STREET FT	SIDE STREET 20 FT	S.W. MGT. KN	08/30/2023
MAX. HGHT FT	MAX. HGHT 40 FT	ENTRANCE DB	08/30/2023
		FIRE MARSHAL JB	09/13/2023
		BACKFLOW CH	09/05/2023
		FLOODPLAIN ZONE KN	08/30/2023
		PLUMBING CH	09/05/2023
		ENV. HEALTH JEN	08/31/2023
		HISTORIC	N/A
		SHA	N/A
		MECHANICAL CH	09/05/2023
		ELECTRICAL	08/29/2023
		FOOD SERVICE	N/A

DATE APPROVED: 10-5-23 ADMINISTRATOR APPROVAL: Vnan G Swanson



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

ZONING CERTIFICATE #: Z23-08-0290

Date of Application: 08/28/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805011981	637 CHESTER RIVER BEACH RD	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	HERRON, CELINA	TAX MAP 058E	BLOCK B	PARCEL 0568
OWNER ADDRESS:	637 CHESTER RIVER BEACH RD GRASONVILLE, MD 21638	LOT 30	SECTION	ZONED NC-8
HOME PHONE:	(410) 924-4243	CRITICAL AREA YES		ACREAGE 0.23
		SUBDIVISION CHESTER RIVER BEACH		
		BUILDING VALUE \$35,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	CELINA HERRON	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	637 Chester River Beach Rd GRASONVILLE, MD 21638	ELECTRICAL PERMIT #: EZ23-08-0290	
PHONE:	(410) 924-4243	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENCE	PROPOSED USE: POOL/SPA	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 3 FT	REAR: 3 FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL 16' X 30' INGROUND CONCRETE POOL.			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	09/25/2023 LAWSON E-638
ENV. HEALTH	09/08/2023 JEN
S.W. MGT.	09/08/2023 KN
ZONING	09/08/2023 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. OWNER MUST PLANT (2) 4'-6'- TALL CONTAINER GROWN NATIVE TREES WITHIN 45 DAYS. CALL 410-758-4088 FOR INSPECTION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT. OWNER TO REMOVE 113 SQ' OF LOT COVERAGE PRIOR TO CERTIFICATE OF OCCUPANCY. REMOVAL SECURED BY CDA 09-16-2023.

ADMINISTRATOR APPROVAL: *Vivian G. Sunson* DATE APPROVED: 10-5-23