



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

BUILDING PERMIT No.: BR24-10-0766

Date of Application: 10/01/2024

BUILDING PERMIT

BUILDING LOCATION 258 PEREGRINE DR CHESTER TAX ACCOUNT 1804126425 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.126 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 361 ZONED SMPD FRONTAGE 45 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 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 <table border="0"> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$296.72</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>4SEASNDRRRA</td> <td>\$10,546.00</td> <td>ELECT. PERMIT</td> <td>\$135.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> </table>		MHB FEE	\$50.00	ELECT. ADMIN.	\$10.00	BOCA FEE	\$296.72	SPRINKLER	\$150.00	4SEASNDRRRA	\$10,546.00	ELECT. PERMIT	\$135.00	ZONING	\$55.00	SINGLE LOT	\$55.00														
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DESCRIPTION OF WORK: CONSTRUCT 1 STORY SFD 35' X 80'4" OVERALL TO INCLUDE 19'8" X 20'2" GARAGE, 5 X 4'4" & 6' X 14'4" "L" SHAPED PORCH, AND 10'2" X 18'8" COVERED PATIO. MODEL: JENKINS II DD (IN REVERSE) PHASE III 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,996 THIRD FLOOR: GARAGE: 398 DECK: OTHER: 190 - COVERED PATIO TOTAL FLOOR AREA: 2,711	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH: 127	# BEDROOMS: 2 ROAD TYPE: PRIVATE WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 2 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. 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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

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>	10/22/2024	FLOODPLAIN ZONE <i>VA</i>	11/21/2024
ZONING <i>MO</i>	01/10/2025	PLUMBING <i>Ch</i>	11/04/2024
SEDIMENT <i>APR</i>	01/25/2024	ENV. HEALTH <i>JEN</i>	10/23/2024
PUB. SEWER <i>DT</i>	10/21/2024	HISTORIC	N/A
S.W. MGT. <i>KN</i>	10/21/2024	SHA	N/A
ENTRANCE <i>DB</i>	10/21/2024	MECHANICAL <i>Ch</i>	11/04/2024
FIRE MARSHAL <i>JM</i>	11/08/2024	ELECTRICAL	10/09/2024
BACKFLOW <i>Ch</i>	11/04/2024	FOOD SERVICE	N/A

DATE APPROVED: 1-13-25

ADMINISTRATOR APPROVAL: *Ryan J Swinson*



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

BUILDING PERMIT No.: BR24-12-0929

Date of Application: 12/04/2024

BUILDING PERMIT

BUILDING LOCATION 211 KINGFISHER LN CHESTER TAX ACCOUNT 1804126510 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.164 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 469 ZONED SMPD FRONTAGE 46 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 COPIES AND MISC \$35.00 MHB FEE \$50.00 ELECT. ADMIN. \$10.00 BOCA FEE \$404.92 4SEASNDRRRA \$10,546.00 SINGLE LOT \$55.00 ELECT. PERMIT \$135.00 ZONING \$55.00 SPRINKLER \$150.00																															
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 39'4" X 80'4" TO INCLUDE 20' X 20' & 10' X 16'3" (3) CAR GARAGE, 6' X 7'10" & 6' X 17'4" "L" SHAPED PORCH, AND 12' X 15'2" SCREENED PATIO. SECOND FLOOR 16'5" X 39'4" OVERALL WITH LOFT. MODEL: KERR ED (PLANS IN REVERSE) PHASE III 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,127 THIRD FLOOR: GARAGE: 560 DECK: OTHER: 180 - SCREENED PATIO TOTAL FLOOR AREA: 3,675	FIN BASEMENT: SECOND FLOOR: 646 FOURTH FLOOR: CARPORT: PORCH: 162	# BEDROOMS: 3 ROAD TYPE: PRIVATE WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 3 SPRINKLER: YES SEWER TYPE: PUBLIC CENTRAL AIR: YES																														

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REAR FT	REAR 10 FT
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MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING <i>HD</i>	01/02/2025	FLOODPLAIN ZONE <i>JA</i>	12/11/2024
ZONING <i>MO</i>	01/03/2025	PLUMBING <i>JA</i>	01/02/2025
SEDIMENT <i>TR</i>	01/25/2024	ENV. HEALTH <i>JEN</i>	12/11/2024
PUB. SEWER <i>DT</i>	12/16/2024	HISTORIC	N/A
S.W. MGT. <i>KW</i>	12/11/2024	SHA	N/A
ENTRANCE <i>DR</i>	12/11/2024	MECHANICAL <i>JA</i>	01/02/2025
FIRE MARSHAL <i>JB</i>	01/09/2025	ELECTRICAL	12/11/2024
BACKFLOW <i>JA</i>	01/02/2025	FOOD SERVICE	N/A

DATE APPROVED: 1-13-25

ADMINISTRATOR APPROVAL: *Viran J Swinson*