



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

BUILDING PERMIT No.: BR25-06-0472

Date of Application: 06/04/2025

BUILDING PERMIT

BUILDING LOCATION 110 KINGFISHER LN CHESTER TAX ACCOUNT 1804126540 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.168 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 499 ZONED SMPD FRONTAGE 60 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 MHB FEE \$50.00 ELECT. ADMIN. \$10.00 SINGLE LOT \$55.00 4SEASNDRRRA \$10,546.00 ELECT. PERMIT \$135.00 COPIES AND MISC \$25.00 BOCA FEE \$421.20 SPRINKLER \$150.00 ZONING \$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-0813-25</td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-0812-25</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS SERVICES INC</td> <td>E-#817</td> <td>(301) 343-2844</td> <td>ER25-06-0472</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>0811-25</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-0813-25	SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-0812-25	ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES INC	E-#817	(301) 343-2844	ER25-06-0472	PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	0811-25
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PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	0811-25																													
DESCRIPTION OF WORK: CONSTRUCT 1 STORY SFD 49'4" X 79'4" OVERALL TO INCLUDE 8'8" X 12'2" & 19'10" X 19'4" GARAGE, 4'2" X 5'10" FRONT PORCH, AND 13'2" X 22' SCREENED PORCH. FRANKLIN FD, PHASE III 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,962.00 THIRD FLOOR: GARAGE: 511.00 DECK: OTHER: 290 - SCREENED PATIO TOTAL FLOOR AREA: 3,784	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH: 21.00	# BEDROOMS: 3.00 ROAD TYPE: PRIVATE WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 4.00 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:
 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 LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. 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 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	07/02/2025 HD	FLOODPLAIN ZONE	07/02/2025 KN
ZONING	07/10/2025 MO	PLUMBING	07/03/2025 CG
SEDIMENT	01/25/2024 AR	PUB. SEWER	07/01/2025 RC
HISTORIC	N/A	S.W. MGT.	07/02/2025 KN
SHA	N/A	ENTRANCE	07/02/2025 AH
MECHANICAL	07/03/2025 CG	FIRE MARSHAL	07/22/2025 JB
ELECTRICAL	07/03/2025	BACKFLOW	07/03/2025 CG
FOOD SERVICE	N/A	ENV. HEALTH BP	07/02/2025 JEN

DATE APPROVED:

7-25-25

ADMINISTRATOR APPROVAL:

Kiran J. Ginnison



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

BUILDING PERMIT No.: BR25-06-0482

Date of Application: 06/09/2025

BUILDING PERMIT

BUILDING LOCATION 103 PEREGRINE DR CHESTER TAX ACCOUNT 1804126399 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.181 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 335 ZONED SMPD FRONTAGE DEPTH		PROPERTY OWNERS: WEINRIB, CAROL TIMPONE, RAYMOND 103 PEREGRINE DR CHESTER, MD 21619 HOME PHONE: (508) 277-6369 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 \$9,000.00		FEES ELECT. ADMIN. \$10.00 BOCA FEE \$35.00 ZONING \$55.00 ELECT. PERMIT \$60.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000 ELECTRICIAN DUKE'S ELECTRICAL SERVICES, INC. E-#925 (443) 496-2787			
DESCRIPTION OF WORK: CONSTRUCT ADDITION TO EXISTING SFD OF A 10' X 13' ALUMINUM PERGOLA WITH ELECTRIC ON EXISTING PATIO			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: OTHER	
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 130.00 SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPORT: DECK: PORCH: OTHER: TOTAL FLOOR AREA: 130		# BEDROOMS: # BATHROOMS: ROAD TYPE: SPRINKLER: WATER TYPE: PUBLIC SEWER TYPE: PUBLIC HEATING SYSTEM: CENTRAL AIR: FIREPLACE:	

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:
 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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	07/09/2025 HD FLOODPLAIN ZONE N/A
FRONT FT	FRONT 20 FT	ZONING	07/15/2025 MO PLUMBING N/A
SIDE FT	SIDE 5 FT	SEDIMENT	N/A PUB. SEWER 07/09/2025 RC
REAR FT	REAR 10 FT	HISTORIC	N/A S.W. MGT. 07/09/2025 KN
SIDE STREET FT	SIDE STREET 20 FT	SHA	N/A ENTRANCE N/A
MAX. HGHT FT	MAX. HGHT 40 FT	MECHANICAL	N/A FIRE MARSHAL N/A
		ELECTRICAL	07/25/2025 BACKFLOW N/A
		FOOD SERVICE	N/A ENV. HEALTH BP 07/10/2025 JEN

DATE APPROVED: 7.25.25 ADMINISTRATOR APPROVAL: *Kuan J. Simpson*



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

BUILDING PERMIT No.: BR25-07-0608

Date of Application: 07/18/2025

BUILDING PERMIT

BUILDING LOCATION 2506 BARCLAY RD BARCLAY TAX ACCOUNT 1801009451 SUBDIVISION CRITICAL AREA NO ACREAGE 3.5 TAX MAP 0025 GRID 0004 PARCEL 0041 SECTION BLOCK LOT ZONED AG FRONTAGE DEPTH			PROPERTY OWNERS: LORD, WILLIAM & ALICE 2506 BARCLAY RD BARCLAY, MD 21607 HOME PHONE: (443) 262-5039 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
EXISTING USE RESIDENCE PROPOSED USE DEMOLITION REVISED PROPOSED USE CONSTRUCTION VALUE \$12,925.00			FEES DEMOLITION \$50.00 ZONING \$55.00 PERMIT FEE		
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000					
DESCRIPTION OF WORK: DEMOLISH EXISTING SFD					
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)			CONSTRUCTION TYPE: DEMO		
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA:		FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:		# BEDROOMS: ROAD TYPE: WATER TYPE: PRIVATE HEATING SYSTEM: FIREPLACE:	
				# BATHROOMS: SPRINKLER: SEWER TYPE: PRIVATE CENTRAL AIR:	

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:
 IMPACT FEE CREDIT.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE	
FRONT	FT	FRONT	FT
SIDE	FT	SIDE	FT
REAR	FT	REAR	FT
SIDE STREET	FT	SIDE STREET	FT
MAX. HGHT	FT	MAX. HGHT	FT

APPROVALS:

BUILDING	HD	07/23/2025	FLOODPLAIN ZONE	N/A
ZONING	WB	07/24/2025	PLUMBING	N/A
SEDIMENT		N/A	PUB. SEWER	N/A
HISTORIC	MG	07/24/2025	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 WELL	07/24/2025

DATE APPROVED:

7.25.25

ADMINISTRATOR APPROVAL:

Vivian G. Swinson



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

ZONING CERTIFICATE #: Z23-12-0395

Date of Application: 12/12/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804068122	1410 ROMANCOKE RD	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: LEVIN, ERIC M TRUSTEE	TAX MAP 0063 BLOCK PARCEL 0121
OWNER ADDRESS: PO BOX 1399 SEVERNA PARK, MD 21146	LOT SECTION ZONED NC-5
HOME PHONE: (410) 544-5316	CRITICAL AREA YES ACREAGE 10.80
	SUBDIVISION
	BUILDING VALUE \$25,000.00
	WATER TYPE PRIVATE SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME: HEATHERWOOD CONSULTING	ZONING FEE: \$55.00 FM FEE:
ADDRESS: 9879 Fox Hill Ct ELLCOTT CITY, MD 21042	ELECTRICAL PERMIT #:
PHONE: (443) 308-8027	PLUMBING PERMIT #:
	GAS PERMIT #:
	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE: RESIDENCE	PROPOSED USE: PIER

MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: REMOVE EXISTING PIER AND ASSOCIATED STRUCTURES AND CONSTRUCT 140' X 6' PIER WITH 10' X 20' PLATFORM, AND ASSOCIATED PILES FOR FUTURE BOATLIFT. TOTAL LENGTH OF PIER = 150'

AGENCY APPROVALS:

Name	Completed Date
FLOODPLAIN ZONE	12/21/2023 KN
ZONING	12/26/2023 KS

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:
 A PIER CANNOT EXTEND INTO A BODY OF WATER A DISTANCE GREATER THAN 150 FT NOR CAN A PIER EXCEED ONE-QUARTER THE DISTANCE OF A WATERWAY. OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE OR FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER.
 FLOOD ZONE: BFE: VE 8 ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE:10 FEET
MUST APPLY FOR BOAT LIFT PERMIT WHEN READY TO PROCEED.
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION.
 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.

ADMINISTRATOR APPROVAL: Vivian Johnson DATE APPROVED: 7-25-25