



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

BUILDING PERMIT No.: BR24-01-0065

Date of Application: 01/30/2024

BUILDING PERMIT

BUILDING LOCATION 110 KESTREL LN CHESTER TAX ACCOUNT 1804126364 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.149 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 300 ZONED SMPD FRONTAGE 55 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																															
EXISTING USE VACANT LOT PROPOSED USE 4SEASONS -SFD REVISED PROPOSED USE CONSTRUCTION VALUE \$195,000.00		FEES ZONING \$55.00 MHB FEE \$50.00 SPRINKLER \$150.00 ELECT. ADMIN. \$10.00 4SEASNDRRRA \$7,750.00 SINGLE LOT \$55.00 BOCA FEE \$468.56 ELECT. PERMIT \$155.00																															
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 39'4" X 80'4" OVERALL TO INCLUDE 10'5" X 14'10" & 20' X 19'11" "L" SHAPED GARAGE, 10 X 6' & 20' X 6' "L" SHAPED PORCH, AND 14'2" X 19'8" SCREENED/COVERED PATIO. SECOND FLOOR 36'6" X 39'4" OVERALL WITH LOFT MODEL: TUSCALOOSA LOFT ED (IN REVERSE) 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,008 THIRD FLOOR: GARAGE: 570 DECK: OTHER: 280 SCREENED PATIO TOTAL FLOOR AREA: 4,248	FIN BASEMENT: SECOND FLOOR: 1210 FOURTH FLOOR: CARPOR: PORCH: 180	# BEDROOMS: 5 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 5 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. 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. EV CHARGING STATION REQUIRED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. 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>TD</i>	02/08/2024	FLOODPLAIN ZONE <i>KA</i>	02/07/2024
ZONING <i>RO</i>	02/09/2024	PLUMBING <i>Ch</i>	02/12/2024
SEDIMENT <i>AR</i>	09/23/2021	ENV. HEALTH <i>JEN</i>	02/12/2024
PUB. SEWER <i>DT</i>	02/08/2024	HISTORIC	N/A
S.W. MGT. <i>KN</i>	02/07/2024	SHA	N/A
ENTRANCE <i>DB</i>	02/07/2024	MECHANICAL <i>Ch</i>	02/12/2024
FIRE MARSHAL <i>JB</i>	02/22/2024	ELECTRICAL	02/07/2024
BACKFLOW <i>Ch</i>	02/12/2024	FOOD SERVICE	N/A

DATE APPROVED: 2-26-24

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

BUILDING PERMIT No.: BR24-01-0064
 Date of Application: 01/30/2024

BUILDING PERMIT

BUILDING LOCATION 115 PEREGRINE DR CHESTER TAX ACCOUNT 1804126396 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.14 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 332 ZONED SMPD FRONTAGE 50 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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OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING <i>HD</i>	02/08/2024	FLOODPLAIN ZONE <i>DN</i>	02/07/2024
FRONT FT	FRONT 20 FT	ZONING <i>RO</i>	02/09/2024	PLUMBING <i>Ch</i>	02/12/2024
SIDE FT	SIDE 5 FT	SEDIMENT <i>TK</i>	09/23/2021	ENV. HEALTH <i>JEN</i>	02/12/2024
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MAX. HGHT FT	MAX. HGHT 40 FT	ENTRANCE <i>DB</i>	02/07/2024	MECHANICAL <i>Ch</i>	02/12/2024
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		BACKFLOW <i>Ch</i>	02/12/2024	FOOD SERVICE	N/A

DATE APPROVED: 2-24-26 ADMINISTRATOR APPROVAL: *Vivian G. Swinson*

