



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

BUILDING PERMIT No.: BR24-07-0582

Date of Application: 07/25/2024

BUILDING PERMIT

BUILDING LOCATION 151 FAWN LN GRASONVILLE TAX ACCOUNT 1805125392 SUBDIVISION WHITETAIL CROSSING CRITICAL AREA NO ACREAGE 0.174 TAX MAP 058I GRID 0020 PARCEL 0369 SECTION BLOCK LOT 8 ZONED GPRN FRONTAGE DEPTH			PROPERTY OWNERS: WHITETAIL LAND GROUP INC. 116 S PINEY RD CHESTER, MD 21619 HOME PHONE: (410) 643-4131 APPLICANT: MALLARD CONSTRUCTION GROUP LISA WEBB 116 S Piney Rd SUITE 208 STEVENSVILLE MD 21666 STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																																
EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$140,000.00			FEES <table border="0"> <tr> <td>FIRE DIST 2</td> <td>\$1,791.90</td> <td>ELECT. PERMIT</td> <td>\$115.00</td> </tr> <tr> <td>3 PERCENT</td> <td>\$327.57</td> <td>SCHOOLS</td> <td>\$15,540.66</td> </tr> <tr> <td>ADMIN FEE TO BALANCE OF IMPACT FEE</td> <td></td> <td></td> <td></td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>ROADS FEE</td> <td>\$500.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>PARKS & REC</td> <td>\$1,716.74</td> </tr> <tr> <td>BOCA FEE</td> <td>\$487.16</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> </table>			FIRE DIST 2	\$1,791.90	ELECT. PERMIT	\$115.00	3 PERCENT	\$327.57	SCHOOLS	\$15,540.66	ADMIN FEE TO BALANCE OF IMPACT FEE				ZONING	\$55.00	ROADS FEE	\$500.00	SINGLE LOT	\$55.00	SPRINKLER	\$150.00	ELECT. ADMIN.	\$10.00	PARKS & REC	\$1,716.74	BOCA FEE	\$487.16	MHB FEE	\$50.00		
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BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 1,290 SECOND FLOOR: 1383 THIRD FLOOR: 585 FOURTH FLOOR: GARAGE: 400 CARPORT: DECK: PORCH: 90 OTHER: TOTAL FLOOR AREA: 4,223			CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: 4 # BATHROOMS: 3 ROAD TYPE: SPRINKLER: YES WATER TYPE PUBLIC SEWER TYPE PUBLIC HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES 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:
 AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN MUST HAVE (2) FOREST RETENTION SIGNS IN PLACE PRIOR TO CERTIFICATE OF OCCUPANCY. PLEASE CALL 410-758-4088 FOR INSPECTION. 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. THE SCHOOL, FIRE, AND PARK LAND IMPACT FEES OF \$8,140.27 HAVE BEEN DEFERRED. NO TEMPORARY OR FINAL OCCUPANCY CERTIFICATE WILL BE ISSUED UNTIL FEES HAVE BEEN PAID. 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 25 FT
SIDE FT	SIDE 8 FT
REAR FT	REAR 20 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING <i>HD</i>	08/14/2024	FLOODPLAIN ZONE <i>KA</i>	08/14/2024
ZONING <i>JM</i>	08/30/2024	PLUMBING <i>Ch</i>	08/19/2024
SEDIMENT <i>AB</i>	08/13/2024	ENV. HEALTH <i>EN</i>	08/13/2024
PUB. SEWER <i>AB</i>	08/15/2024	HISTORIC	N/A
S.W. MGT. <i>KN</i>	08/14/2024	SHA	N/A
ENTRANCE <i>DB</i>	08/19/2024	MECHANICAL <i>CE</i>	08/19/2024
FIRE MARSHAL <i>JB</i>	09/04/2024	ELECTRICAL	08/02/2024
BACKFLOW <i>Ch</i>	08/19/2024	FOOD SERVICE	N/A

DATE APPROVED:

9-13-24

ADMINISTRATOR APPROVAL:

Walter Swinson



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

BUILDING PERMIT No.: BR24-07-0563

Date of Application: 07/18/2024

BUILDING PERMIT

BUILDING LOCATION 148 NIGHTHAWK DR CHESTER TAX ACCOUNT 1804126349 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.14 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 285 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: K HOVNIANIAN LOLITA JUSTICE-WATKINS 101 Log Canoe Cir SUITE C2 STEVENSVILLE MD 21666																															
EXISTING USE VACANT LOT PROPOSED USE 4SEASONS -SFD REVISED PROPOSED USE CONSTRUCTION VALUE \$195,000.00		STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL FEES <table border="0"> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>BOCA FEE</td> <td>\$404.92</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>ELECT. PERMIT</td> <td>\$135.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>4SEASNDARRA</td> <td>\$7,750.00</td> </tr> </table>		ELECT. ADMIN.	\$10.00	MHB FEE	\$50.00	SPRINKLER	\$150.00	BOCA FEE	\$404.92	SINGLE LOT	\$55.00	ELECT. PERMIT	\$135.00	ZONING	\$55.00	4SEASNDARRA	\$7,750.00														
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 39'4" X 76'4" OVERALL 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. KERR ED (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: TOTAL FLOOR AREA: 3,675	FIN BASEMENT: SECOND FLOOR: 646 FOURTH FLOOR: CARPORT: PORCH: 342	# 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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MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

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ZONING <i>MO</i>	07/31/2024	PLUMBING <i>CH</i>	09/10/2024
SEDIMENT <i>AR</i>	01/25/2024	ENV. HEALTH <i>JEN</i>	07/31/2024
PUB. SEWER <i>DT</i>	07/30/2024	HISTORIC	N/A
S.W. MGT. <i>HN</i>	07/30/2024	SHA	N/A
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FIRE MARSHAL <i>JB</i>	08/21/2024	ELECTRICAL	07/25/2024
BACKFLOW <i>CH</i>	09/10/2024	FOOD SERVICE	N/A

DATE APPROVED:

9-13-24

ADMINISTRATOR APPROVAL:

Karen J. Swinson