



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

ZONING CERTIFICATE #: Z25-03-0152

Date of Application: 03/31/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804080009	105 JONES RD	CHESTER

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: DUTY JR, JOHN	TAX MAP 0064 BLOCK PARCEL 0281
OWNER ADDRESS: 105 JONES RD CHESTER, MD 21619	LOT 3 SECTION ZONED NC-1
HOME PHONE: (410) 924-3332	CRITICAL AREA YES ACREAGE 1.05
	SUBDIVISION
	BUILDING VALUE
	WATER TYPE PRIVATE SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$55.00 FM FEE:
ADDRESS:	ELECTRICAL PERMIT #:
PHONE:	PLUMBING PERMIT #:
	GAS PERMIT #:
	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE: RESIDENCE	PROPOSED USE: ACCESSORY STRUCTURE <200SF
MINIMUM YARD REQUIREMENTS:	
FRONT: FT SIDE: 3 FT REAR: 3 FT	SIDE STREET: FT HEIGHT: 20 FT
WORK DESCRIPTION: INSTALL 19'6" X 10' SHED	

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH SEPTIC	04/17/2025 CS
S.W. MGT.	04/16/2025 KN
ZONING	04/17/2025 JM

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:

ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 60% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING.
 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.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

ADMINISTRATOR APPROVAL: V. Van Johnson DATE APPROVED: 6.24.25



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

ZONING CERTIFICATE #: Z25-03-0151

Date of Application: 03/31/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804080009	105 JONES RD	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	DUTY JR, JOHN	TAX MAP 0064	BLOCK	PARCEL 0281
OWNER ADDRESS:	105 JONES RD CHESTER, MD 21619	LOT 3	SECTION	ZONED NC-1
HOME PHONE:	(410) 924-3332	CRITICAL AREA YES		ACREAGE 1.05
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$55.00 FM FEE:
ADDRESS:	ELECTRICAL PERMIT #:
PHONE:	PLUMBING PERMIT #:
	GAS PERMIT #:
EXISTING USE: RESIDENCE	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
MINIMUM YARD REQUIREMENTS:	PROPOSED USE: ACCESSORY STRUCTURE <200SF
FRONT: FT SIDE: 3 FT REAR: 3 FT	SIDE STREET: FT HEIGHT: 20 FT
WORK DESCRIPTION: INSTALL 8' X 16' SHED	

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH SEPTIC	04/17/2025 CS
S.W. MGT.	04/16/2025 KN
ZONING	04/17/2025 JM

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:
 ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 60% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING.
 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.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

ADMINISTRATOR APPROVAL: *Vivian G. Sunson* DATE APPROVED: 6-24-25



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

ZONING CERTIFICATE #: Z25-05-0242

Date of Application: 05/14/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803044394	111 WOODFIELD CT	CENTREVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: LUNDGREN, ANDREW	TAX MAP 0060 BLOCK PARCEL 0001
OWNER ADDRESS: 111 WOODFIELD CT CENTREVILLE, MD 21617	LOT 4 SECTION ZONED AG
HOME PHONE: (302) 531-5325	CRITICAL AREA NO ACREAGE 1.34
	SUBDIVISION WOODS HERITAGE
	BUILDING VALUE \$40,000.00
	WATER TYPE PRIVATE SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$75.00 FM FEE:
ADDRESS:	ELECTRICAL PERMIT #: EZ25-05-0242
PHONE:	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 15' X 30' INGROUND CONCRETE POOL WITH 600 SQFT CONCRETE PATIO AND 3' X 6' EQUIPMENT PAD.	

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	06/06/2025 LAWSON E-638
ENV. HEALTH SEPTIC	05/23/2025 JEN
S.W. MGT.	05/23/2025 KN
ZONING	05/23/2025 WB

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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.

ADMINISTRATOR APPROVAL: *Vivian J. Sunnson* DATE APPROVED: 6-24-25



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

ZONING CERTIFICATE #: Z25-05-0236

Date of Application: 05/12/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805127142	105 TAMBOR DR	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION				
OWNER:	NVR INC (RYAN HOMES & NV)	TAX MAP	058H	BLOCK	PARCEL	0201
OWNER ADDRESS:	9720 PATUXENT WOODS DR COLUMBIA, MD 21046	LOT	42	SECTION	ZONED	GPRN
HOME PHONE:	(703) 761-2000	CRITICAL AREA NO		ACREAGE	0.18	
		SUBDIVISION	PERRYS RETREAT			
		BUILDING VALUE	\$40,000.00			
		WATER TYPE	PUBLIC	SEWER TYPE	PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	EWELINA MENDEZ	ZONING FEE:	\$75.00
ADDRESS:	309 Summit Rd ELIZABETH, NJ 07208	FM FEE:	
PHONE:	(862) 485-0494	ELECTRICAL PERMIT #:	EZ25-05-0236
EXISTING USE:	RESIDENCE	PLUMBING PERMIT #:	
PROPOSED USE:	POOL/SPA	GAS PERMIT #:	
MINIMUM YARD REQUIREMENTS:		STAKED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
FRONT: FT	SIDE: 3 FT	REAR: 3 FT	SIDE STREET: FT
HEIGHT: FT			
WORK DESCRIPTION: INSTALL 36' X 17' INGROUND CONCRETE POOL WITH 750 SQFT CONCRETE PATIO AND 6' X 3' EQUIPMENT PAD.			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	06/06/2025 LAWSON E-638
ENV. HEALTH SEPTIC	05/27/2025 JEN
S.W. MGT.	05/27/2025 KN
SANITARY DEPT	05/27/2025 RC
ZONING	06/02/2025 JM

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.
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN
 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.

ADMINISTRATOR APPROVAL: *Vivian J. Sumson* DATE APPROVED: *6.24.25*



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

BUILDING PERMIT No.: BR25-04-0344

Date of Application: 04/23/2025

BUILDING PERMIT

BUILDING LOCATION 111 BEACH HARBOR DR LOT 126B GRASONVILLE			PROPERTY OWNERS: BEACH HARBOR CAMPERS CO-OP 111 BEACH HARBOR DR GRASONVILLE, MD 21638		
TAX ACCOUNT 1805002400 SUBDIVISION BEACH HARBOR CRITICAL AREA YES ACREAGE 38.514 TAX MAP 058E GRID 0013 PARCEL 0140 SECTION BLOCK LOT 126B ZONED SR, UC FRONTAGE DEPTH			HOME PHONE: (410) 827-7173 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			FEES DEMOLITION \$35.00 ZONING \$55.00 PERMIT FEE		
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000		DESCRIPTION OF WORK: DEMOLISH EXISTING TRAILER AND SUNROOM. FILL IN EXISTING 800 SQFT HOLE WITH GRAVEL. ELEVATION TO REMAIN THE SAME. FOR FLOOD COMPLIANCE.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)			CONSTRUCTION TYPE: OTHER		
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPOR: DECK: PORCH: OTHER: TOTAL FLOOR AREA:		# BEDROOMS: # BATHROOMS: ROAD TYPE: SPRINKLER: WATER TYPE: PRIVATE 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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. FLOOD ZONE: AE BFE: 5 FEET
 ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET
 HOLES CAN NOT BE FILL MORE THAN 4INCH ABOVE ADJACENT EXISTING GRADE WITH OUT A SURVERY

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	HD 06/16/2025	FLOODPLAIN ZONE	KN 05/05/2025
FRONT FT	FRONT FT	ZONING	JM 05/01/2025	PLUMBING	N/A
SIDE FT	SIDE FT	SEDIMENT	N/A	PUB. SEWER EC	05/01/2025
REAR FT	REAR FT	HISTORIC	N/A	S.W. MGT.	N/A
SIDE STREET FT	SIDE STREET FT	SHA	N/A	ENTRANCE	N/A
MAX. HGHT FT	MAX. HGHT FT	MECHANICAL	N/A	FIRE MARSHAL	N/A
		ELECTRICAL	N/A	BACKFLOW	N/A
		FOOD SERVICE	N/A	ENV. HEALTH SEPTIC JEN	05/02/2025
		ENV. HEALTH WELL	N/A		

DATE APPROVED: 6-24-25 **ADMINISTRATOR APPROVAL:** *Vivian 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.: BR25-05-0373
 Date of Application: 05/05/2025

BUILDING PERMIT

BUILDING LOCATION 607 ZAIDEE LN STEVENSVILLE TAX ACCOUNT 1804003748 SUBDIVISION BAY CITY CRITICAL AREA YES ACREAGE 0.344 TAX MAP 0056 GRID 0000 PARCEL 0414 SECTION 2 BLOCK 25 LOT 8 ZONED NC-20 FRONTAGE DEPTH			PROPERTY OWNERS: WHITE, JOSEPH & LAURIE 607 ZAIDEE LN STEVENSVILLE, MD 21666 HOME PHONE: (443) 239-7038 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 \$17,000.00			FEES ZONING \$55.00 BOCA FEE \$35.00		
CONTRACTORS NAME LICENSE # PHONE# PERMIT# MHIC M W FISHER CONSTRUCTION MHIC-86961 (410) 507-5840					
DESCRIPTION OF WORK: CONSTRUCT ADDITION TO EXISTING SFD OF AN 8' X 16' COVERED FRONT PORCH WITH STEPS TO GRADE.					
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)			CONSTRUCTION TYPE: WOOD FRAME		
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA: 128		FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH: 128.00		# BEDROOMS: ROAD TYPE: WATER TYPE: PUBLIC HEATING SYSTEM: FIREPLACE:	
		# BATHROOMS: SPRINKLER: SEWER TYPE: PUBLIC 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:
 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. EXISTING SHED MUST BE PERMITTED OR REMOVED PRIOR TO CERTIFICATE OF OCCUPANCY. OWNER MUST PLANT (3) 4'-6- TALL CONTAINER GROWN NATIVE TREES TO COMPLY WITH S24-07-0355 AND (1) TO COMPLY WITH BR25-05-0373 PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR INSPECTION OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE		BUILDING <i>HD</i>	05/22/2025	FLOODPLAIN ZONE	N/A
FRONT	FT	FRONT	35 FT	ZONING <i>MO</i>	06/24/2025	PLUMBING	N/A
SIDE	FT	SIDE	15/35 FT	SEDIMENT	N/A	PUB. SEWER <i>RC</i>	05/27/2025
REAR	FT	REAR	50 FT	HISTORIC	N/A	S.W. MGT.	N/A
SIDE STREET	FT	SIDE STREET	FT	SHA	N/A	ENTRANCE	N/A
MAX. HGHT	FT	MAX. HGHT	40 FT	MECHANICAL	N/A	FIRE MARSHAL	N/A
				ELECTRICAL	N/A	BACKFLOW	N/A
				FOOD SERVICE	N/A	ENV. HEALTH SEPTIC <i>JEN</i>	05/23/2025
				ENV. HEALTH WELL	N/A		

DATE APPROVED: *6-24-25* ADMINISTRATOR APPROVAL: *Vran J. Emerson*



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

BUILDING PERMIT No.: BR25-04-0329
 Date of Application: 04/17/2025

BUILDING PERMIT

BUILDING LOCATION 158 REDSTART DR CHESTER TAX ACCOUNT 1804126660 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.14 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 620 ZONED SMPD FRONTAGE 50 DEPTH 122		PROPERTY OWNERS: K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666 HOME PHONE: (301) 683-6275 APPLICANT: K HOVNIANIAN LOLITA JUSTICE-WATKINS 101 Log Canoe Cir SUITE C2 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 ELECT. PERMIT \$135.00 SPRINKLER \$150.00 ELECT. ADMIN. \$10.00 BOCA FEE \$323.32 SINGLE LOT \$55.00 COPIES AND MISC \$30.00 ZONING \$55.00 4SEASNDRRRA \$10,546.00 MHB FEE \$50.00																															
<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-0598-25</td> </tr> <tr> <td>SPRINKLER</td> <td>METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>BF-0607-25</td> </tr> <tr> <td>ELECTRICIAN</td> <td>TRI-STATE COMMUNICATIONS SERVICES</td> <td>E-#817</td> <td>(301) 261-4943</td> <td>ER25-04-0329</td> </tr> <tr> <td>PLUMBER</td> <td>BLUESTREAM SERVICES INC</td> <td>PN#220</td> <td>(410) 363-0072</td> <td>P-0599-25</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-0598-25	SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-0607-25	ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 261-4943	ER25-04-0329	PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0599-25
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-0598-25																													
SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-0607-25																													
ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 261-4943	ER25-04-0329																													
PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0599-25																													
DESCRIPTION OF WORK: CONSTRUCT 1 STORY SFD. FIRST FLOOR 39'4" X 80'4" OVERALL TO INCLUDE 20' X 20', 16' X 10'9" (3) CAR GARAGE, 19'8" X 14'2" SCREENED REAR PATIO, AND 4' X 7'10", 6' X 10'4", 6' X 13'4" "L" SHAPED FRONT PORCH. TAYLOR FD - PLANS IN REVERSE, PHASE IV 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,013.00 THIRD FLOOR: GARAGE: 567.00 DECK: OTHER: 280 SCREENED PAT TOTAL FLOOR AREA: 3,035	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH: 175.00	# BEDROOMS: 2.00 ROAD TYPE: PRIVATE WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 3.00 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. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN 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	HD 05/13/2025	FLOODPLAIN ZONE	EN 05/13/2025
ZONING	MD 05/20/2025	PLUMBING	CG 05/14/2025
SEDIMENT	KE 01/25/2024	PUB SEWER	EC 05/13/2025
HISTORIC	N/A	S.W. MGT.	EN 05/13/2025
SHA	N/A	ENTRANCE	Att 05/13/2025
MECHANICAL	CE 05/14/2025	FIRE MARSHAL	JB 06/18/2025
ELECTRICAL	04/25/2025	BACKFLOW	CE 05/14/2025
FOOD SERVICE	N/A	ENV. HEALTH SEPTIC	05/14/2025

DATE APPROVED: 6-24-25

ADMINISTRATOR APPROVAL: *Vivian 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.: BR25-04-0289

Date of Application: 04/07/2025

BUILDING PERMIT

BUILDING LOCATION 174 REDSTART DR CHESTER TAX ACCOUNT 1804126663 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.148 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 623 ZONED SMPD FRONTAGE 57 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 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 ELECT. PERMIT \$135.00 SPRINKLER \$150.00 4SEASNDRRRA \$10,546.00 SINGLE LOT \$55.00 COPIES AND \$30.00 ZONING \$55.00 MISC BOCA FEE \$469.76	
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-0559-25 SPRINKLER METROPOLITAN FIRE MSC-#155 (301) 868-0005 BF-0564-25 ELECTRICIAN TRI-STATE COMMUNICATIONS SERVICES E-#817 (301) 261-4943 PLUMBER BLUESTREAM SERVICES INC PN#220 (410) 363-0072 P-0563-25			
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 39'4" X 80'4" OVERALL TO INCLUDE 10' X 6' 6" X 20'4" "L" SHAPED FRONT PORCH, 15'8" X 10'5", 20'2" X 20' (3) CAR GARAGE, AND 19'8" X 14'2" COVERED REAR PATIO. SECOND FLOOR 36'6" X 39'4" OVERALL WITH LOFT. TUSCALOOSA DD (PLANS IN REVERSE) PHASE IV 55+ AGE RESTRICTED COMMUNITY			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 2,008.00 SECOND FLOOR: 1,214.00 THIRD FLOOR: FOURTH FLOOR: GARAGE: 570.00 CARPOR: DECK: PORCH: 189.00 OTHER: 280 - COVERED PAT TOTAL FLOOR AREA: 4,261		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: 5.00 # BATHROOMS: 5.00 ROAD TYPE: PRIVATE SPRINKLER: YES WATER TYPE: PUBLIC SEWER TYPE: PUBLIC HEATING SYSTEM: GAS CENTRAL AIR: YES FIREPLACE: GAS	

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:
 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				APPROVALS:													
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	ZONING	SEDIMENT	HISTORIC	SHA	MECHANICAL	ELECTRICAL	FOOD SERVICE	FLOODPLAIN ZONE	PLUMBING	PUB. SEWER	S.W. MGT.	ENTRANCE	FIRE MARSHAL	BACKFLOW	ENV. HEALTH SEPTIC
FRONT	FRONT	20 FT	5 FT	10 FT	FT	40 FT	CG	05/01/2025	N/A	KN	CG	PC	KN	KN	JB	CG	JEN
SIDE	SIDE	5 FT	10 FT	FT	FT	40 FT	CG	05/01/2025	N/A	KN	CG	PC	KN	KN	JB	CG	JEN
REAR	REAR	10 FT	FT	FT	FT	40 FT	CG	05/01/2025	N/A	KN	CG	PC	KN	KN	JB	CG	JEN
SIDE STREET	SIDE STREET	FT	FT	FT	FT	40 FT	CG	05/01/2025	N/A	KN	CG	PC	KN	KN	JB	CG	JEN
MAX. HGHT	MAX. HGHT	40 FT	40 FT	40 FT	40 FT	40 FT	CG	05/01/2025	N/A	KN	CG	PC	KN	KN	JB	CG	JEN

DATE APPROVED: 6-24-25 ADMINISTRATOR APPROVAL: [Signature]