



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

BUILDING PERMIT No.: BR25-05-0408

Date of Application: 05/14/2025

BUILDING PERMIT

BUILDING LOCATION 515 WARBLER WAY CHESTER TAX ACCOUNT 1804126696 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.132 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 656 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 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 SPRINKLER \$150.00 BOCA FEE \$407.00 ELECT. PERMIT \$135.00 ELECT. ADMIN. \$10.00 ZONING \$55.00 SINGLE LOT \$55.00 4SEASNDRRRA \$10,546.00 MHB FEE \$50.00 COPIES AND MISC \$27.50																															
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 34'4" X 74'4" OVERALL TO INCLUDE 19'4" X 20'4" GARAGE, 6' X 5' FRONT PORCH, AND 8'2" X 16' SCREEN PATIO. SECOND FLOOR 34'4" X 43'10" OVERALL WITH LOFT. SIMONE FD, PHASE IV 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 1,890.00 SECOND FLOOR: 901.00 THIRD FLOOR: FOURTH FLOOR: GARAGE: 394.00 CARPOR: DECK: PORCH: 30.00 OTHER: 128 SCREENED PAT TOTAL FLOOR AREA: 3,343		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: 4.00 # BATHROOMS: 3.00 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:
 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. 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	HD 05/28/2025	FLOODPLAIN ZONE	KN 05/28/2025
ZONING	MO 06/04/2025	PLUMBING	CE 06/03/2025
SEDIMENT	AR 01/25/2024	PUB. SEWER	05/29/2025
HISTORIC	N/A	S.W. MGT.	KN 05/28/2025
SHA	N/A	ENTRANCE	DB 05/28/2025
MECHANICAL	CE 06/03/2025	FIRE MARSHAL	JB 06/19/2025
ELECTRICAL	06/02/2025	BACKFLOW	06/03/2025
FOOD SERVICE	N/A	ENV. HEALTH BP	05/28/2025 JEW

DATE APPROVED: 6-27-25

ADMINISTRATOR APPROVAL: Vuong Swinson



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

BUILDING PERMIT No.: BR25-05-0383

Date of Application: 05/08/2025

BUILDING PERMIT

BUILDING LOCATION 154 REDSTART DR CHESTER TAX ACCOUNT 1804126659 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.14 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 619 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 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 SINGLE LOT \$55.00 ZONING \$55.00 ELECT. PERMIT \$135.00 4SEASNDRRRA \$10,546.00 COPIES AND MISC \$30.00 ELECT. ADMIN. \$10.00 BOCA FEE \$405.00 SPRINKLER \$150.00 MHB FEE \$50.00																															
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 39'4" x 80'4" OVERALL TO INCLUDE 20' X 20'4" & 15'11" X 10' GARAGE, 15'2" X 12' SCREENED/COVERED PATIO, AND 8'0 X 6'0 & 6'0 X 18'4" "L" SHAPED PORCH. SECOND FLOOR 16'5" X 39'4" OVERALL WITH LOFT. KERR ED (PLANS IN REVERSE), PHASE IV 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,127.00 THIRD FLOOR: GARAGE: 563.00 DECK: OTHER: 182 - SCREENED PA TOTAL FLOOR AREA: 3,676	FIN BASEMENT: SECOND FLOOR: 646.00 FOURTH FLOOR: CARPORT: PORCH: 158.00	# BEDROOMS: 3.00 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:
 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. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	5/20/2025	FLOODPLAIN ZONE	5/20/2025		
FRONT FT	FRONT 20 FT	ZONING	6/04/2025	PLUMBING	5/21/2025		
SIDE FT	SIDE 5 FT	SEDIMENT	01/25/2024	PUB SEWER	5/21/2025		
REAR FT	REAR 10 FT	HISTORIC	N/A	S.W. MGT.	5/20/2025		
SIDE STREET FT	SIDE STREET FT	SHA	N/A	ENTRANCE	5/20/2025		
MAX. HGHT FT	MAX. HGHT 40 FT	MECHANICAL	5/21/2025	FIRE MARSHAL	06/19/2025		
		ELECTRICAL	05/23/2025	BACKFLOW	05/21/2025		
		FOOD SERVICE	N/A	ENV. HEALTH BP	05/21/2025		

DATE APPROVED: 6-27-25

ADMINISTRATOR APPROVAL: *Viron 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.: BR25-05-0386
 Date of Application: 05/09/2025

BUILDING PERMIT

BUILDING LOCATION 509 WARBLER WAY CHESTER TAX ACCOUNT 1804126697 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.132 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 657 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 STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																															
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PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0648-25																													
DESCRIPTION OF WORK: CONSTRUCT 1 STORY SFD 35' X 78'4" OVERALL TO INCLUDE 20'2" X 19'8" GARAGE, 5 X 4'4" & 6' X 14'4" "L" SHAPED PORCH, AND 10'2" X 18'8" SCREENED PATIO. JENKINS II ED, PHASE IV 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 1,993.00 SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: 398.00 CARPORT: DECK: PORCH: 127.00 OTHER: 190 - SCREENED PA TOTAL FLOOR AREA: 2,708		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: 2.00 # BATHROOMS: 2.00 ROAD TYPE: PRIVATE SPRINKLER: YES WATER TYPE: PUBLIC SEWER TYPE: PUBLIC HEATING SYSTEM: GAS CENTRAL AIR: YES FIREPLACE: GAS																															

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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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN 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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	FLOODPLAIN ZONE	CG	KN	05/20/2025	05/20/2025
FRONT	FRONT	ZONING	PLUMBING	HP	NO	06/04/2025	05/21/2025
SIDE	SIDE	SEDIMENT	PUB. SEWER	APR	PC	01/25/2024	05/21/2025
REAR	REAR	HISTORIC	S.W. MGT.	N/A	KN	N/A	05/20/2025
SIDE STREET	SIDE STREET	SHA	ENTRANCE	N/A	DB	N/A	05/20/2025
MAX. HGHT	MAX. HGHT	MECHANICAL	FIRE MARSHAL	CG	JB	05/21/2025	06/19/2025
		ELECTRICAL	BACKFLOW	CG	CG	05/23/2025	05/21/2025
		FOOD SERVICE	ENV. HEALTH BP	N/A	JEN	N/A	05/21/2025

DATE APPROVED: 6-27-25 ADMINISTRATOR APPROVAL: Vuong Swinson



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

BUILDING PERMIT No.: BC25-03-0032
 Date of Application: 03/12/2025

BUILDING PERMIT

BUILDING LOCATION 203 LOVE POINT RD STEVENSVILLE TAX ACCOUNT 1804061179 SUBDIVISION CRITICAL AREA NO ACREAGE 1.25 TAX MAP 0056 GRID 0005 PARCEL 0220 SECTION BLOCK LOT ZONED UC FRONTAGE DEPTH		PROPERTY OWNERS: OLD SCHOOL PROPERTIES 201 OLD LOVE POINT RD STEVENSVILLE, MD 21666 HOME PHONE: (410) 279-5053 APPLICANT: ELDRIDGE CRONSHAW JR Po Box 95 INGLESIDE, MD 21617 STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE COMMERCIAL LOT PROPOSED USE NEW BLDG REVISED PROPOSED USE CONSTRUCTION VALUE \$250,000.00		FEES ZONING \$55.00 ELECT. PERMIT \$170.00 DIST 01 - KIVFD \$1,648.76 BOCA FEE \$900.00 50% COMMERICAL GROWTH-AREA FIRE MARSHAL \$600.00 ELECT. ADMIN. \$10.00 FEE	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000 ELECTRICIAN SMARTECH ELECTRICAL E-1547 (443) 282-0176 EC25-03-0032			
DESCRIPTION OF WORK: CONSTRUCT 50' X 150' SHELL BUILDING ONLY. BLDG #1			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE:	
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 7,500.00 SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPORT: DECK: PORCH: OTHER: TOTAL FLOOR AREA: 7,500		# BEDROOMS: # BATHROOMS: ROAD TYPE: COUNTY SPRINKLER: WATER TYPE: PUBLIC SEWER TYPE: PUBLIC HEATING SYSTEM: NONE CENTRAL AIR: NO FIREPLACE:	

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 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. MUST COMPLY WITH SP-21-01-0120 APPROVED 2/20/2025 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. REMAINING IMPACT FEE FROM DEMO PERMIT BC24-08-0063 OF 5746 SQ' APPLIED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:				
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE			BUILDING	EP	05/15/2025	FLOODPLAIN ZONE	N/A
FRONT	FRONT	35 FT		ZONING	MD	05/13/2025	PLUMBING	N/A
SIDE	SIDE	10 FT		SEDIMENT	AR	02/10/2025	PUB. SEWER	RC 03/31/2025
REAR	REAR	10 FT		HISTORIC		N/A	S.W. MGT.	EP 04/21/2025
SIDE STREET	SIDE STREET	10 FT		SHA	HD	04/03/2025	ENTRANCE	N/A
MAX. HGHT	MAX. HGHT	45 FT		MECHANICAL		N/A	FIRE MARSHAL	JL 05/30/2025
				ELECTRICAL		04/11/2025	BACKFLOW	N/A
				FOOD SERVICE		N/A	ENV. HEALTH SEPTIC	JEN 03/21/2025
				ENV. HEALTH WELL		N/A		

DATE APPROVED: 6-27-25 ADMINISTRATOR APPROVAL: *Vian G. Swinson*



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

ZONING CERTIFICATE #: Z25-06-0285

Date of Application: 06/11/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805000084	312 GRASONVILLE CEMETERY RD	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	OLMSTEAD, BERT	TAX MAP 0581	BLOCK A	PARCEL 0648
OWNER ADDRESS:	312 GRASONVILLE CEMETERY RD GRASONVILLE, MD 21638	LOT 7	SECTION	ZONED NC-20
HOME PHONE:	(302) 399-5408	CRITICAL AREA NO		ACREAGE 0.66
		SUBDIVISION GREEN LAWN VILLAGE		
		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 12' X 16' PREFAB SHED	

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH BP	06/23/2025 CS
S.W. MGT.	06/23/2025 KN
SANITARY DEPT	06/23/2025 RC
ZONING	06/23/2025 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:

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.
 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.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

ADMINISTRATOR APPROVAL:

Vivian G. Swanson

DATE APPROVED:

6.27.25