





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

BUILDING PERMIT No.: BR25-06-0489

Date of Application: 06/10/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 619 PATHFINDER CIR GRASONVILLE  <b>TAX ACCOUNT</b> 1805127166 <b>SUBDIVISION</b> PERRY'S RETREAT <b>CRITICAL AREA NO</b> <b>ACREAGE</b> 0.176 <b>TAX MAP</b> 058H <b>GRID</b> 0021 <b>PARCEL</b> 0201 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 66 <b>ZONED</b> GPRN <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> TOR PERRYS LLC SHECKELLS, FRED PO BOX 257 FALLSTON, MD 21047  <b>HOME PHONE:</b>  <b>APPLICANT:</b> PERMITS PLUS, INC TERRI MCNICHOLAS Po Box 690 MILLERSVILLE MD 21108  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> SINGLE FAMILY DWELLING  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$127,000.00		<b>FEES</b> <table border="0"> <tr> <td><b>SCHOOLS</b></td> <td>\$10,913.76</td> <td><b>SINGLE LOT</b></td> <td>\$55.00</td> </tr> <tr> <td><b>ZONING</b></td> <td>\$55.00</td> <td><b>FIRE DIST 2</b></td> <td>\$1,258.40</td> </tr> <tr> <td><b>MHB FEE</b></td> <td>\$50.00</td> <td><b>PARKS &amp; REC</b></td> <td>\$1,212.64</td> </tr> <tr> <td><b>ELECT. PERMIT</b></td> <td>\$165.00</td> <td><b>BOCA FEE</b></td> <td>\$319.04</td> </tr> <tr> <td><b>SPRINKLER</b></td> <td>\$150.00</td> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> </tr> </table>		<b>SCHOOLS</b>	\$10,913.76	<b>SINGLE LOT</b>	\$55.00	<b>ZONING</b>	\$55.00	<b>FIRE DIST 2</b>	\$1,258.40	<b>MHB FEE</b>	\$50.00	<b>PARKS &amp; REC</b>	\$1,212.64	<b>ELECT. PERMIT</b>	\$165.00	<b>BOCA FEE</b>	\$319.04	<b>SPRINKLER</b>	\$150.00	<b>ELECT. ADMIN.</b>	\$10.00										
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<b>CONTRACTORS</b>	<b>NAME</b>	<b>LICENSE #</b>	<b>PHONE#</b>	<b>PERMIT#</b>																													
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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. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. 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.

**OFFICE USE ONLY**

<b>MINIMUM YARD REQUIREMENTS</b>				<b>APPROVALS:</b>			
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	BUILDING	06/27/2025 HD	FLOODPLAIN ZONE	06/23/2025 KN		
<b>FRONT</b>	<b>FRONT</b>	ZONING	06/26/2025 MO	PLUMBING	06/26/2025 CG		
<b>SIDE</b>	<b>SIDE</b>	SEDIMENT	03/02/2023 AR	PUB. SEWER	06/24/2025 RC		
<b>REAR</b>	<b>REAR</b>	HISTORIC	N/A	S.W. MGT.	06/23/2025 KN		
<b>SIDE STREET</b>	<b>SIDE STREET</b>	SHA	N/A	ENTRANCE	06/23/2025 AH		
<b>MAX. HGHT</b>	<b>MAX. HGHT</b>	MECHANICAL	06/26/2025 CG	FIRE MARSHAL	07/07/2025 JB		
		ELECTRICAL	07/09/2025	BACKFLOW	06/26/2025 CG		
		FOOD SERVICE	N/A	ENV. HEALTH BP	06/26/2025 JEN		

DATE APPROVED: 7-9-25 ADMINISTRATOR APPROVAL: *Karen G. Swinson*





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

ZONING CERTIFICATE #: Z25-05-0253

Date of Application: 05/22/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805032016	225 SADDLER RD	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CCS CONCEPTS LLC CHESAPEAKE CHEF SERVICES LLC	TAX MAP 058D	BLOCK	PARCEL 0654
OWNER ADDRESS:	14 LAUREN KNOLL CT BALDWIN, MD 21013	LOT	SECTION	ZONED UC
HOME PHONE:	(410) 829-0307	CRITICAL AREA YES		ACREAGE 0.46
		SUBDIVISION		
		BUILDING VALUE \$71,298.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	SHORE SIGN COMPANY	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	2013 Main St CHESTER, MD 21619	ELECTRICAL PERMIT #: EZ25-05-0253	
PHONE:	(410) 643-6000	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE: COMMERCIAL	PROPOSED USE: FREESTANDING SIGN
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

**WORK DESCRIPTION:** INSTALL FREESTANDING SIGN TO INCLUDE 10' X 5' INTERNALLY ILLUMINATED SIGN BOX. TOTAL SIGN AREA = 50 SQFT. SIGN MESSAGE: CHESAPEAKE CHEFS MARKET & CATERING AND 10' X 6' LED MESSAGE SIGN. TOTAL SIGN AREA= 60 SQFT. TOTAL SIGN AREA = 110 SQFT. SIGN HEIGHT = 20'

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	06/30/2025 DIXON E-1419
ZONING	06/26/2025 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:**  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 ALL FREESTANDING SIGNS SHALL HAVE AN ARCHITECTURAL BASE OR A LANDSCAPED AREA CONSISTING OF LOW SHRUBS, ORNAMENTAL GRASSES OR SIMILAR VEGETATAION AT THE BASE OF THE SIGN AT LEAST AS LONG AS THE SIGN FACE AREA & A MINIMUM OF 4TH IN WIDTH, A FREESTANDING SIGN MAY NOT CONSIST OF BARE POLES OR POST ENTERING THE GROUND. SECTION 18:1-81(C) [4]  
 FINAL ELECTRICAL INSPECTION REQUIRED

ADMINISTRATOR APPROVAL: Vivian J. Swinson DATE APPROVED: 7-9-25



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

ZONING CERTIFICATE #: Z25-03-0094

Date of Application: 03/05/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805041090	305 OVERLOOK DR	QUEENSTOWN

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: LYNCH, KEVIN & KIMBERLY	TAX MAP 0066    BLOCK    PARCEL 0127
OWNER ADDRESS: 305 OVERLOOK DR QUEENSTOWN, MD 21658	LOT 13    SECTION    ZONED AG
HOME PHONE: (410) 739-8633	CRITICAL AREA NO    ACREAGE 0.54
	SUBDIVISION OVERLOOK AT CARMICHAEL
	BUILDING VALUE \$6,500.00
	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 10' X 16' SHED	

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH SEPTIC	03/26/2025 KK
S.W. MGT.	03/18/2025 KN
ZONING	03/12/2025 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.

ADMINISTRATOR APPROVAL: Kiran J. Sumson    DATE APPROVED: 7-9-25



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

ZONING CERTIFICATE #: Z24-07-0288

Date of Application: 07/02/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805032016	225 SADDLER RD	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CCS CONCEPTS LLC CHESAPEAKE CHEF SERVICES LLC	TAX MAP 058D	BLOCK	PARCEL 0654
OWNER ADDRESS:	14 LAUREN KNOLL CT BALDWIN, MD 21013	LOT	SECTION	ZONED UC
HOME PHONE:	(410) 829-0307	CRITICAL AREA YES		ACREAGE 0.46
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	STUDIO 50 DESIGN	ZONING FEE: \$130.00	FM FEE: \$100.00
ADDRESS:	326 First St SUITE 21 ANNAPOLIS, MD 21403	ELECTRICAL PERMIT #:	
PHONE:	(410) 507-4904	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: VACANT COMMERCIAL	PROPOSED USE: USE PERMIT
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: USE PERMIT FOR "CHESAPEAKE CHEFS" MARKET/CARRYOUT FOOD SERVICE.  
 2650 SQFT  
 4-6 EMPLOYEES

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH BP	06/26/2025 LA
FIRE MARSHAL	07/09/2025 JL
FLOODPLAIN ZONE	07/09/2025 KN
SANITARY DEPT	07/09/2024 DT
ZONING	07/10/2024 MO

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Conditions:  
 FLOOD ZONE: AE BFE: 5 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET  
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: Vivian G. Gunnison DATE APPROVED: 7-9-25



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

BUILDING PERMIT No.: BR25-06-0553  
 Date of Application: 06/30/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 509 ROMANCOKE RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804054350 <b>SUBDIVISION</b> <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 20.79 <b>TAX MAP</b> 0056 <b>GRID</b> 0010 <b>PARCEL</b> 0179 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> <b>ZONED CS</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> MARCINIAK, WALTER & CHRISTY 509 ROMANCOKE RD STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (443) 496-1292 <b>APPLICANT:</b>  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> RESIDENTIAL  <b>PROPOSED USE</b> ADDITION TO ACCESSORY BLDG  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$200.00		<b>FEES</b> <b>ZONING</b> \$55.00 <b>ELECT. PERMIT</b> \$95.00 <b>ELECT. ADMIN.</b> \$10.00 <b>BOCA FEE</b> \$35.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> <b>OWNER</b> <b>OWNER</b> QAC1000 <b>ELECTRICIAN</b> R&D ELECTRIC, INC.              E-#606              (410) 827-7469    ER25-06-0553			
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 8' X 6' CLOSET IN EXISTING DETACHED GARAGE, ADD ELECTRIC.			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 48.00 <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 48		<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b>  <b># BEDROOMS:</b> <b>ROAD TYPE:</b> <b>WATER TYPE:</b> PRIVATE <b>HEATING SYSTEM:</b> <b>FIREPLACE:</b>	
		<b># BATHROOMS:</b> <b>SPRINKLER:</b> <b>SEWER TYPE:</b> PRIVATE <b>CENTRAL AIR:</b>	

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**OFFICE USE ONLY**

MINIMUM YARD REQUIREMENTS		APPROVALS:			
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	BUILDING	07/02/2025 HD	FLOODPLAIN ZONE	07/07/2025 KN
<b>FRONT</b> FT	<b>FRONT</b> FT	ZONING	07/02/2025 MO	PLUMBING	N/A
<b>SIDE</b> FT	<b>SIDE</b> FT	SEDIMENT	N/A	PUB. SEWER	N/A
<b>REAR</b> FT	<b>REAR</b> FT	HISTORIC	N/A	S.W. MGT.	N/A
<b>SIDE STREET</b> FT	<b>SIDE STREET</b> FT	SHA	N/A	ENTRANCE	N/A
<b>MAX. HGHT</b> FT	<b>MAX. HGHT</b> FT	MECHANICAL	N/A	FIRE MARSHAL	N/A
		ELECTRICAL	07/02/2025	BACKFLOW	N/A
		FOOD SERVICE	N/A	ENV. HEALTH BP	07/03/2025 CS

DATE APPROVED: 7-9-25                      ADMINISTRATOR APPROVAL: Vivian J. Swinson



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BUILDING PERMIT No.: BR25-05-0438  
 Date of Application: 05/27/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 116 REDSTART DR CHESTER  <b>TAX ACCOUNT</b> 1804126655 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.205 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 615 <b>ZONED</b> SMPD <b>FRONTAGE</b> 57.2 <b>DEPTH</b> 122		<b>PROPERTY OWNERS:</b> K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (240) 375-4735  <b>APPLICANT:</b> K HOVNIANIAN LOLITA JUSTICE-WATKINS 101 Log Canoe Cir SUITE C2 STEVENSVILLE MD 21666  <b>STAKED:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																															
<b>EXISTING USE</b> VACANT LOT  <b>PROPOSED USE</b> 4SEASONS -SFD  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$190,000.00		<b>FEES</b> <b>MHB FEE</b> \$50.00 <b>COPIES AND MISC</b> \$25.00 <b>SPRINKLER</b> \$150.00 <b>ZONING</b> \$55.00 <b>SINGLE LOT</b> \$55.00 <b>ELECT. ADMIN.</b> \$10.00 <b>BOCA FEE</b> \$296.36 <b>ELECT. PERMIT</b> \$135.00 <b>4SEASNDRRRA</b> \$10,546.00																															
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<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 1,993.00 <b>THIRD FLOOR:</b> <b>GARAGE:</b> 398.00 <b>DECK:</b> <b>OTHER:</b> 190 - SCREENED PATIO <b>TOTAL FLOOR AREA:</b> 2,708	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 127.00	<b># BEDROOMS:</b> 2.00 <b>ROAD TYPE:</b> PRIVATE <b>WATER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>FIREPLACE:</b> GAS	<b># BATHROOMS:</b> 2.00 <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> PUBLIC <b>CENTRAL AIR:</b> 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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION 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.

**OFFICE USE ONLY**

MINIMUM YARD REQUIREMENTS				APPROVALS:			
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>			BUILDING	06/16/2025 HD	FLOODPLAIN ZONE	06/16/2025 KN
<b>FRONT</b>	<b>FRONT</b>	20 FT		ZONING	06/25/2025 MO	PLUMBING	06/26/2025 CG
<b>SIDE</b>	<b>SIDE</b>	5 FT		SEDIMENT	01/25/2024 AR	PUB. SEWER	06/16/2025 RC
<b>REAR</b>	<b>REAR</b>	10 FT		HISTORIC	N/A	S.W. MGT.	06/16/2025 KN
<b>SIDE STREET</b>	<b>SIDE STREET</b>	FT		SHA	N/A	ENTRANCE	06/16/2025 AH
<b>MAX. HGHT</b>	<b>MAX. HGHT</b>	40 FT		MECHANICAL	06/26/2025 CG	FIRE MARSHAL	07/07/2025 JB
				ELECTRICAL	06/18/2025	BACKFLOW	06/26/2025 CG
				FOOD SERVICE	N/A	ENV. HEALTH BP	06/27/2025 JEN

DATE APPROVED: 7-9-25                      ADMINISTRATOR APPROVAL: *Vran 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.: BR25-05-0440

Date of Application: 05/28/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 138 REDSTART DR CHESTER  <b>TAX ACCOUNT</b> 1804126657 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 0.205 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 617 <b>ZONED</b> SMPD <b>FRONTAGE</b> 33 <b>DEPTH</b> 122		<b>PROPERTY OWNERS:</b> K HOVNIANIAN'S FOUR SEASONS AT KENT ISLAND II LLC 101 LOG CANOE CIR C-2 STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (240) 375-4735  <b>APPLICANT:</b> K HOVNIANIAN LOLITA JUSTICE-WATKINS 101 Log Canoe Cir SUITE C2 STEVENSVILLE MD 21666  <b>STAKED:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																															
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**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	06/16/2025 HD	FLOODPLAIN ZONE	06/16/2025 KN
ZONING	06/25/2025 MO	PLUMBING	06/26/2025 CG
SEDIMENT	01/25/2024 AR	PUB. SEWER	06/16/2025 RC
HISTORIC	N/A	S.W. MGT.	06/16/2025 KN
SHA	N/A	ENTRANCE	06/16/2025 AH
MECHANICAL	06/26/2025 CG	FIRE MARSHAL	07/07/2025 JB
ELECTRICAL	06/18/2025	BACKFLOW	06/26/2025 CG
FOOD SERVICE	N/A	ENV. HEALTH BP	06/26/2025 JEN

DATE APPROVED:

7-9-25

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

BUILDING PERMIT No.: BC25-05-0067  
 Date of Application: 05/23/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 100 PINEY NARROWS RD UNIT B CHESTER  <b>TAX ACCOUNT</b> 1804044371 <b>SUBDIVISION</b> <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 6.466 <b>TAX MAP</b> 0057 <b>GRID</b> 0012 <b>PARCEL</b> 0429 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 1 <b>ZONED</b> WVC <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> KENT NARROWS MARINE LLC SCHULZ, JODY 100 PINEY NARROWS RD CHESTER, MD 21619  <b>HOME PHONE:</b> (410) 310-1002  <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> VACANT COMMERCIAL  <b>PROPOSED USE</b> RENOVATION  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$30,000.00		<b>FEES</b> <b>FIRE MARSHAL FEE</b> \$100.00 <b>RENOVATION PERMIT FEE</b> \$210.00 <b>ZONING</b> \$55.00 <b>ELECT. ADMIN.</b> \$10.00 <b>ELECT. PERMIT</b> \$70.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> <b>OWNER</b> <b>OWNER</b> QAC1000 <b>HVAC</b> STEELES REG, HTG & AC                      HM-052                      (410) 643-0005                      H-0733-25 <b>PLUMBER</b> PIERSON JAMES M                      PR-005                      (410) 643-6085                      P-0734-25 <b>ELECTRICIAN</b> JJ CLOW & SONS ELECTRIC                      E-#155                      (410) 827-6477                      EC25-05-0067			
<b>DESCRIPTION OF WORK:</b> RENOVATION/TENANT FIT OUT TO EXPAND "KENT ISLAND JEWELRY" INTO UNIT B. CREATE 353 SQFT STORAGE AREA AND INSTALL NEW 3' SECURITY DOOR BETWEEN UNIT A & B. INSTALL NEW LIGHTS, FIXTURES, AND HVAC. EXISTING ADA BATHROOM TO REMAIN.			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 1,118.00 <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 1,118		<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> <b># BEDROOMS:</b> <b>ROAD TYPE:</b> <b>WATER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> HEAT PL <b>FIREPLACE:</b> <b># BATHROOMS:</b> <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> PUBLIC <b>CENTRAL AIR:</b> YES	

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**OFFICE USE ONLY**

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE					
FRONT	FT	FRONT	FT	BUILDING	06/10/2025 GP	FLOODPLAIN ZONE	06/09/2025 KN
SIDE	FT	SIDE	FT	ZONING	07/08/2025 JM	PLUMBING	06/24/2025 CG
REAR	FT	REAR	FT	SEDIMENT	N/A	PUB. SEWER	06/06/2025 RC
SIDE STREET	FT	SIDE STREET	FT	HISTORIC	N/A	S.W. MGT.	N/A
MAX. HGHT	FT	MAX. HGHT	FT	SHA	N/A	ENTRANCE	N/A
				MECHANICAL	06/24/2025 CG	FIRE MARSHAL	06/10/2025 JL
				ELECTRICAL	06/18/2025	BACKFLOW	N/A
				FOOD SERVICE	N/A	ENV. HEALTH BP	06/24/2025 JEN

DATE APPROVED: 7-9-25

ADMINISTRATOR APPROVAL: *Krangan Swinson*



