





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

BUILDING PERMIT No.: BR25-07-0620  
 Date of Application: 07/22/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 539 WARBLER WAY CHESTER  <b>TAX ACCOUNT</b> 1804126690 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.14 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 650 <b>ZONED</b> SMPD <b>FRONTAGE</b> 50 <b>DEPTH</b> 122		<b>PROPERTY OWNERS:</b> ARROYO CAP V-2 LLC LASHER, NICK 18575 JAMBOREE RD SUITE 350 IRVINE, CA 92612  <b>HOME PHONE:</b> (949) 272-1163 <b>APPLICANT:</b> K HOVNIANIAN LOLITA JUSTICE-WATKINS 101 Log Canoe Cir SUITE C2 STEVENSVILLE MD 21666  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input 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> \$195,000.00		<b>FEES</b> <table border="0"> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>BOCA FEE</td> <td>\$405.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>ELECT. PERMIT</td> <td>\$135.00</td> </tr> <tr> <td>4SEASNDRRRA</td> <td>\$10,546.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> </table>		MHB FEE	\$50.00	BOCA FEE	\$405.00	SPRINKLER	\$150.00	ZONING	\$55.00	ELECT. ADMIN.	\$10.00	ELECT. PERMIT	\$135.00	4SEASNDRRRA	\$10,546.00	SINGLE LOT	\$55.00														
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<b>UNFIN. BASEMENT:</b> FIRST FLOOR: 2,127.00 THIRD FLOOR: GARAGE: 563.00 DECK: OTHER: 182 - COVERED PATIO <b>TOTAL FLOOR AREA:</b> 3,676	<b>FIN BASEMENT:</b> SECOND FLOOR: 646.00 FOURTH FLOOR: CARPORT: PORCH: 158.00	<b># BEDROOMS:</b> 3.00 <b>ROAD TYPE:</b> PRIVATE <b>WATER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>FIREPLACE:</b> GAS	<b># BATHROOMS:</b> 3.00 <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> PUBLIC <b>CENTRAL AIR:</b> YES																														

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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**

<b>ACCESSORY STRUCTURE</b>	<b>FT</b>	<b>PRINCIPLE STRUCTURE</b>	<b>FT</b>
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	08/28/2025 HD	FLOODPLAIN ZONE	08/28/2025 KN
ZONING	09/03/2025 MO	PLUMBING	08/29/2025 CG
SEDIMENT	01/25/2024 AR	PUB. SEWER	08/29/2025 RC
HISTORIC	N/A	S.W. MGT.	08/28/2025 KN
SHA	N/A	ENTRANCE	08/29/2025 AH
MECHANICAL	08/29/2025 CG	FIRE MARSHAL	09/03/2025 JB
ELECTRICAL	08/07/2025	BACKFLOW	08/29/2025 CG
FOOD SERVICE	N/A	ENV. HEALTH BP	08/29/2025 JEN

DATE APPROVED:

9-9-25

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.: BR25-07-0576

Date of Application: 07/08/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 527 WARBLER WAY CHESTER  <b>TAX ACCOUNT</b> 1804126693  <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.14 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 653 <b>ZONED</b> SMPD <b>FRONTAGE</b> 50 <b>DEPTH</b> 122		<b>PROPERTY OWNERS:</b> ARROYO CAP V-2 LLC LASHER, NICK 18575 JAMBOREE RD SUITE 350 IRVINE, CA 92612  <b>HOME PHONE:</b> (949) 272-1163  <b>APPLICANT:</b> K HOVNIANIAN LOLITA JUSTICE-WATKINS 101 Log Canoe Cir SUITE C2 STEVENSVILLE MD 21666  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																									
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**OFFICE USE ONLY**

<b>MINIMUM YARD REQUIREMENTS</b>				<b>APPROVALS:</b>			
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	<b>BUILDING</b>	08/15/2025 HD	<b>FLOODPLAIN ZONE</b>	08/15/2025 KN		
<b>FRONT</b>	<b>FRONT</b>	<b>ZONING</b>	08/20/2025 MO	<b>PLUMBING</b>	08/29/2025 CG		
<b>SIDE</b>	<b>SIDE</b>	<b>SEDIMENT</b>	01/25/2024 AR	<b>PUB SEWER</b>	08/18/2025 RC		
<b>REAR</b>	<b>REAR</b>	<b>HISTORIC</b>	N/A	<b>S.W. MGT.</b>	08/14/2025 KN		
<b>SIDE STREET</b>	<b>SIDE STREET</b>	<b>SHA</b>	N/A	<b>ENTRANCE</b>	08/14/2025 AH		
<b>MAX. HGHT</b>	<b>MAX. HGHT</b>	<b>MECHANICAL</b>	08/29/2025 CG	<b>FIRE MARSHAL</b>	08/25/2025 JB		
		<b>ELECTRICAL</b>	07/28/2025	<b>BACKFLOW</b>	08/29/2025 CG		
		<b>FOOD SERVICE</b>	N/A	<b>ENV. HEALTH BP</b>	08/25/2025 JEN		

DATE APPROVED: 9-9-25

ADMINISTRATOR APPROVAL: *Vivian G Swinson*



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 Department of Planning and Zoning  
 110 Vincit St, Suite 104  
 Centreville, MD 21617  
 410-758-4088

BUILDING PERMIT No.: BR25-07-0621  
 Date of Application: 07/22/2025

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 206 REDSTART DR CHESTER  <b>TAX ACCOUNT</b> 1804126665 <b>SUBDIVISION</b> FOUR SEASONS AT KENT ISLAND <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.182 <b>TAX MAP</b> 0049 <b>GRID</b> 0020 <b>PARCEL</b> 0007 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 625 <b>ZONED</b> SMPD <b>FRONTAGE</b> 73 <b>DEPTH</b> 122		<b>PROPERTY OWNERS:</b> ARROYO CAP V-2 LLC LASHER, NICK 18575 JAMBOREE RD SUITE 350 IRVINE, CA 92612  <b>HOME PHONE:</b> (949) 272-1163  <b>APPLICANT:</b> K HOVNIANIAN LOLITA JUSTICE-WATKINS 101 Log Canoe Cir SUITE C2 STEVENSVILLE MD 21666  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 1 STORY SFD. FIRST FLOOR 49'4" X 79'4" OVERALL TO INCLUDE 8'8" X 12'2", 20' X 19'4" GARAGE, 4'2" X 5'10" FRONT PORCH, AND 13'2" X 22' SCREENED PATIO.  FRANKLIN ED, PHASE IV PLANS IN REVERSE 55+ AGE RESTRICTED COMMUNITY																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> FIRST FLOOR: 2,963.00 THIRD FLOOR: GARAGE: 511.00 DECK: OTHER: 290 - SCREENED PATIO <b>TOTAL FLOOR AREA:</b> 3,785	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 21.00	<b># BEDROOMS:</b> 3.00 <b>ROAD TYPE:</b> PRIVATE <b>WATER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>FIREPLACE:</b> GAS	<b># BATHROOMS:</b> 4.00 <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:**

SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED 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**

<b>MINIMUM YARD REQUIREMENTS</b>				<b>APPROVALS:</b>			
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	<b>BUILDING</b>	08/28/2025 HD	<b>FLOODPLAIN ZONE</b>	08/28/2025 KN		
<b>FRONT</b> FT	<b>FRONT</b> 20 FT	<b>ZONING</b>	09/03/2025 MO	<b>PLUMBING</b>	09/02/2025 CG		
<b>SIDE</b> FT	<b>SIDE</b> 5 FT	<b>SEDIMENT</b>	01/25/2024 AR	<b>PUB. SEWER</b>	08/29/2025 RC		
<b>REAR</b> FT	<b>REAR</b> 10 FT	<b>HISTORIC</b>	N/A	<b>S W. MGT.</b>	08/28/2025 KN		
<b>SIDE STREET</b> FT	<b>SIDE STREET</b> FT	<b>SHA</b>	N/A	<b>ENTRANCE</b>	08/29/2025 AH		
<b>MAX. HGHT</b> FT	<b>MAX. HGHT</b> 40 FT	<b>MECHANICAL</b>	09/02/2025 CG	<b>FIRE MARSHAL</b>	09/03/2025 JB		
		<b>ELECTRICAL</b>	08/07/2025	<b>BACKFLOW</b>	09/02/2025 CG		
		<b>FOOD SERVICE</b>	N/A	<b>ENV. HEALTH BP</b>	09/02/2025 JEN		

DATE APPROVED: 9-9-25

ADMINISTRATOR APPROVAL: *Vhan G Swinson*





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

ZONING CERTIFICATE #: Z25-07-0348

Date of Application: 07/16/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804116666	1610 MAIN ST	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KENT ISLAND VOLUNTEER FIRE DEPARTMENT INC	TAX MAP 0057	BLOCK	PARCEL 0008A
OWNER ADDRESS:	1610 MAIN ST CHESTER, MD 21619	LOT 1	SECTION	ZONED TC
HOME PHONE:		CRITICAL AREA NO		ACREAGE 5.59
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	KENT ISLAND VOLUNTEER FIRE DEPARTMENT	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	222 Schulz Ln CHESTER, MD 21619	ELECTRICAL PERMIT #:	
PHONE:	(410) 210-1002	PLUMBING PERMIT #:	
EXISTING USE:	FIRE DEPT	GAS PERMIT #:	
MINIMUM YARD REQUIREMENTS:		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
FRONT: FT	SIDE: FT	REAR: FT	PROPOSED USE: TEMPORARY TENT
			SIDE STREET: FT
			HEIGHT: FT
WORK DESCRIPTION: INSTALL 40' X 160' TEMPORARY TENT FOR "CASH BASH SEPT. 13, 2025			

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH BP	08/27/2025 LA
FIRE MARSHAL	08/27/2025 JM
ZONING	08/26/2025 RO

**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:**

FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: Vivian J. Swanson DATE APPROVED: 9.9.25



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

ZONING CERTIFICATE #: Z25-07-0347

Date of Application: 07/16/2025

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804116666	1610 MAIN ST	CHESTER

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: KENT ISLAND VOLUNTEER FIRE DEPARTMENT INC	TAX MAP 0057 BLOCK PARCEL 0008A
OWNER ADDRESS: 1610 MAIN ST CHESTER, MD 21619	LOT 1 SECTION ZONED TC
HOME PHONE:	CRITICAL AREA NO ACREAGE 5.59
	SUBDIVISION BUILDING VALUE
	WATER TYPE PUBLIC SEWER TYPE PUBLIC

APPLICANT INFORMATION	PERMIT FEES
NAME: KENT ISLAND VOLUNTEER FIRE DEPARTMENT	ZONING FEE: \$55.00 FM FEE:
ADDRESS: 222 Schulz Ln CHESTER, MD 21619	ELECTRICAL PERMIT #:
PHONE: (410) 210-1002	PLUMBING PERMIT #:
	GAS PERMIT #:
	STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE: FIRE DEPT	PROPOSED USE: TEMPORARY TENT
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: INSTALL 30' X 40' TEMPORARY TENT FOR "CASH BASH" SEPT. 13, 2025

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH BP	08/27/2025 LA
FIRE MARSHAL	08/27/2025 JM
ZONING	08/26/2025 RO

**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:  
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: *Wanda J. Surason* DATE APPROVED: 9-9-25