



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

ZONING CERTIFICATE #: Z25-08-0419

Date of Application: 08/28/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1807013337	3408 MCGINNES RD	MILLINGTON

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	LABRIE, JAMES	TAX MAP 0006	BLOCK	PARCEL 0015
OWNER ADDRESS:	3408 MCGINNIS RD MILLINGTON, MD 21651	LOT 1A	SECTION	ZONED AG
HOME PHONE:	(410) 490-1155	CRITICAL AREA NO		ACREAGE 29.18
		SUBDIVISION		
		BUILDING VALUE \$52,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	B SQUARE CONSTRUCTION	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	22849 Peaviner Rd RIDGELY, MD 21660	ELECTRICAL PERMIT #:	
PHONE:	(443) 864-3926	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	AGRICULTURE/RESIDENCE	PROPOSED USE:	FARM BLDG
MINIMUM YARD REQUIREMENTS:			
FRONT:	35 FT	SIDE:	10 FT
REAR:	10 FT	SIDE STREET:	FT
		HEIGHT:	135 FT
WORK DESCRIPTION: CONSTRUCT 40' X 60' FARM STORAGE BUILDING WITH 12' X 40' PORCH			

AGENCY APPROVALS:

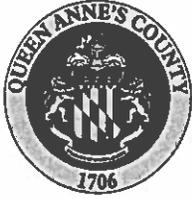
Name	Completed Date
ENV. HEALTH BP	09/24/2025 CS
SOIL CONSERVATION - PERMITTING	09/22/2025 JP
ZONING	10/02/2025 WB

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:

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.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: *Walter J. Simpson* DATE APPROVED: 10-16-25



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

ZONING CERTIFICATE #: Z25-08-0422

Date of Application: 08/28/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805003849	3200 MAIN ST	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	GUARANTEE CONTRACTORS DEY, KEVIN	TAX MAP 0057	BLOCK	PARCEL 0340
OWNER ADDRESS:	3200 MAIN ST GRASONVILLE, MD	LOT	SECTION	ZONED WWC
HOME PHONE:	(410) 827-6163	CRITICAL AREA YES		ACREAGE
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	THE GARDEN SPA	ZONING FEE: \$130.00	FM FEE: \$100.00
ADDRESS:	1003 Worcester Dr STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:	
PHONE:	(410) 829-8987	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 "THE GARDEN SPA"
 832 SQFT
 0 EMPLOYEES

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH BP	09/30/2025 JEN
FIRE MARSHAL	10/06/2025 JM
FLOODPLAIN ZONE	10/02/2025 KN
SANITARY DEPT	09/29/2025 RC
ZONING	10/01/2025 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:
 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 J. Johnson DATE APPROVED: 10-16-25



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

BUILDING PERMIT No.: BR25-09-0785
 Date of Application: 09/12/2025

BUILDING PERMIT

BUILDING LOCATION 707 WARBLER WAY CHESTER TAX ACCOUNT 1804126591 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.142 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 551 ZONED SMPD FRONTAGE 51 DEPTH 122		PROPERTY OWNERS: ARROYO CAP V-2 LLC LASHER, NICK 18575 JAMBOREE RD SUITE 350 IRVINE, CA 92612 HOME PHONE: (949) 272-1163 APPLICANT: K HOVNIANIAN LOLITA JUSTICE-WATKINS 101 Log Canoe Cir SUITE C2 STEVENSVILLE MD 21666 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 ZONING \$55.00 4SEASNDARRA \$10,546.00 SINGLE LOT \$55.00 ELECT. PERMIT \$135.00 COPIES AND \$15.00 SPRINKLER \$150.00 MISC ELECT. ADMIN. \$10.00 MHB FEE \$50.00 BOCA FEE \$295.80																															
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BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,993.00 THIRD FLOOR: GARAGE: 398.00 DECK: OTHER: 190 SCREENED PATIO TOTAL FLOOR AREA: 2,701	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH: 120.00	# BEDROOMS: 2.00 ROAD TYPE: PRIVATE WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 2.00 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:
 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 LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE	FRONT	PRINCIPLE STRUCTURE	FRONT	BUILDING	09/30/2025 HD	FLOODPLAIN ZONE	09/29/2025 KN
FRONT	FT	FRONT	20 FT	ZONING	10/01/2025 MO	PLUMBING	10/01/2025 CG
SIDE	FT	SIDE	5 FT	SEDIMENT	01/25/2024 AR	PUB. SEWER	09/29/2025 RC
REAR	FT	REAR	10 FT	HISTORIC	N/A	S.W. MGT.	09/29/2025 KN
SIDE STREET	FT	SIDE STREET	FT	SHA	N/A	ENTRANCE	09/29/2025 AH
MAX. HGHT	FT	MAX. HGHT	40 FT	MECHANICAL	10/01/2025 CG	FIRE MARSHAL	10/15/2025 JB
				ELECTRICAL	09/17/2025	BACKFLOW	10/01/2025 cg
				FOOD SERVICE	N/A	ENV. HEALTH BP	10/01/2025 JEN

DATE APPROVED: 10-16-25

ADMINISTRATOR APPROVAL: *Kiran J Swanson*



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

BUILDING PERMIT No.: BR25-09-0818

Date of Application: 09/15/2025

BUILDING PERMIT

BUILDING LOCATION 319 KINGFISHER LN CHESTER TAX ACCOUNT 1804126626 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.149 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 586 ZONED SMPD FRONTAGE 58 DEPTH 122		PROPERTY OWNERS: ARROYO CAP V-2 LLC LASHER, NICK 18575 JAMBOREE RD SUITE 350 IRVINE, CA 92612 HOME PHONE: (949) 272-1163 APPLICANT: K HOVNIANIAN LOLITA JUSTICE-WATKINS 101 Log Canoe Cir SUITE C2 STEVENSVILLE MD 21666 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 <table border="0"> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>4SEASNDRRA</td> <td>\$10,546.00</td> <td>ELECT. PERMIT</td> <td>\$135.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>COPIES AND MISC</td> <td>\$35.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$398.12</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td></td> <td></td> </tr> </table>		SINGLE LOT	\$55.00	ZONING	\$55.00	4SEASNDRRA	\$10,546.00	ELECT. PERMIT	\$135.00	ELECT. ADMIN.	\$10.00	COPIES AND MISC	\$35.00	BOCA FEE	\$398.12	MHB FEE	\$50.00	SPRINKLER	\$150.00												
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 39'4" X 76'4" OVERALL TO INCLUDE 20' X 20'4", 10' X 16' (3) CAR GARAGE, 6' X 8' FRONT PORCH, 12' X 15'2" COVERED PATIO. SECOND FLOOR 16'5" X 39'4" OVERALL WITH LOFT. KERR DD PHASE IV 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2,143.00 THIRD FLOOR: GARAGE: 563.00 DECK: OTHER: 182 - COVERED PATIO TOTAL FLOOR AREA: 3,582	FIN BASEMENT: SECOND FLOOR: 646.00 FOURTH FLOOR: CARPORT: PORCH: 48.00	# 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:
 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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN 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	10/06/2025 HD	FLOODPLAIN ZONE	10/06/2025 KN
ZONING	10/08/2025 MO	PLUMBING	10/08/2025 CG
SEDIMENT	01/25/2024 AR	PUB. SEWER	10/06/2025 RC
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MECHANICAL	10/08/2025 CG	FIRE MARSHAL	10/15/2025 JB
ELECTRICAL	09/29/2025	BACKFLOW	10/08/2025 CG
FOOD SERVICE	N/A	ENV. HEALTH BP	10/07/2025 JEN

DATE APPROVED: 10-16-25

ADMINISTRATOR APPROVAL: *Kieran 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.: BR25-09-0776
 Date of Application: 09/10/2025

BUILDING PERMIT

BUILDING LOCATION 106 KINGFISHER LN CHESTER TAX ACCOUNT 1804126541 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.168 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 500 ZONED SMPD, SA FRONTAGE 60 DEPTH 122		PROPERTY OWNERS: ARROYO CAPV-2 LLC 18575 JAMBOREE RD STE 350 IRVINE, CA 92612 HOME PHONE: 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																															
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BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 2962 THIRD FLOOR: GARAGE: 571 DECK: OTHER: 290 SCREENED PATIO TOTAL FLOOR AREA: 3,784	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH: 21	# BEDROOMS: 3.00 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: GAS	# BATHROOMS: 4.00 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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN 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	09/30/2025 HD	FLOODPLAIN ZONE	09/30/2025 KN
ZONING	10/03/2025 MO	PLUMBING	10/01/2025 CG
SEDIMENT	01/25/2024 AR	PUB. SEWER	09/29/2025 RC
HISTORIC	N/A	S.W. MGT.	09/30/2025 KN
SHA	N/A	ENTRANCE	09/29/2025 AH
MECHANICAL	10/01/2025 CG	FIRE MARSHAL	10/13/2025 JB
ELECTRICAL	09/29/2025	BACKFLOW	10/01/2025 CG
FOOD SERVICE	N/A	ENV. HEALTH BP	10/01/2025

DATE APPROVED: 10-16-25

ADMINISTRATOR APPROVAL: *V. Van G. Swinson*

