



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

BUILDING PERMIT No.: BR25-09-0855
 Date of Application: 09/25/2025

BUILDING PERMIT

BUILDING LOCATION 106 KINGLET CT CHESTER TAX ACCOUNT 1804126559 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA NO ACREAGE 0.138 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 518 ZONED SMPD FRONTAGE 50 DEPTH 120		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 MHB FEE \$50.00 SPRINKLER \$150.00 ELECT. PERMIT \$135.00 COPIES AND MISC \$35.00 ELECT. ADMIN. \$10.00 BOCA FEE \$405.00 SINGLE LOT \$55.00 ZONING \$55.00 4SEASNDARRA \$10,546.00																															
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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:
 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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE			BUILDING	10/21/2025 HD	FLOODPLAIN ZONE	10/22/2025 KN
FRONT	FRONT	20 FT		ZONING	10/29/2025 MO	PLUMBING	10/30/2025 CG
SIDE	SIDE	5 FT		SEDIMENT	01/25/2024 AR	PUB. SEWER	10/21/2025 RC
REAR	REAR	10 FT		HISTORIC	N/A	S.W. MGT.	10/22/2025 KN
SIDE STREET	SIDE STREET	FT		SHA	N/A	ENTRANCE	10/21/2025 AH
MAX. HGHT	MAX. HGHT	40 FT		MECHANICAL	10/30/2025 CG	FIRE MARSHAL	10/28/2025 JB
				ELECTRICAL	10/07/2025	BACKFLOW	10/30/2025 CG
				FOOD SERVICE	N/A	ENV. HEALTH BP	10/21/2025 JEN

DATE APPROVED: 11-3-25 ADMINISTRATOR APPROVAL: Vran 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.: BR25-09-0856
 Date of Application: 09/25/2025

BUILDING PERMIT

BUILDING LOCATION 141 REDSTART DR CHESTER TAX ACCOUNT 1804126569 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.158 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 529 ZONED SMPD FRONTAGE 70 DEPTH 120		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 type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																															
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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. 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				APPROVALS:			
ACCESSORY STRUCTURE	FRONT	PRINCIPLE STRUCTURE	FRONT	BUILDING	10/21/2025 HD	FLOODPLAIN ZONE	10/22/2025 KN
FRONT	FT	FRONT	20 FT	ZONING	10/29/2025 MO	PLUMBING	10/30/2025 CG
SIDE	FT	SIDE	5 FT	SEDIMENT	01/25/2024 AR	PUB. SEWER	10/21/2025 RC
REAR	FT	REAR	10 FT	HISTORIC	N/A	S.W. MGT.	10/22/2025 KN
SIDE STREET	FT	SIDE STREET	FT	SHA	N/A	ENTRANCE	10/21/2025 AH
MAX. HGHT	FT	MAX. HGHT	40 FT	MECHANICAL	10/30/2025 CG	FIRE MARSHAL	10/28/2025 JB
				ELECTRICAL	10/07/2025	BACKFLOW	10/30/2025 CG
				FOOD SERVICE	N/A	ENV. HEALTH BP	10/21/2025 JEN

DATE APPROVED: 11-3-25 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.: BR25-09-0841
 Date of Application: 09/22/2025

BUILDING PERMIT

BUILDING LOCATION 501 WARBLER WAY CHESTER TAX ACCOUNT 1804126699 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.185 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 659 ZONED SMPD FRONTAGE 74 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																															
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						FOOD SERVICE	N/A		

DATE APPROVED: 11-3-25 ADMINISTRATOR APPROVAL: Vincent 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.: BR25-09-0851
 Date of Application: 09/24/2025

BUILDING PERMIT

BUILDING LOCATION 605 WARBLER WAY CHESTER TAX ACCOUNT 1804126684 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.14 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 644 ZONED SMPD FRONTAGE 43 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																															
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DESCRIPTION OF WORK: CONSTRUCT 1 STORY SFD. FIRST FLOOR 35' X 80'4" OVERALL TO INCLUDE 20'6" X 19'8" GARAGE, 5' X 4'4", 6' X 16'6" "L" SHAPED FRONT PORCH, AND 10'2" X 18'8" SCREENED PATIO. JENKINS II FDS PHASE IV 55+ AGE RESTRICTED COMMUNITY																																	
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: 2,708	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH: 127.00	# 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:

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

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	10/21/2025 HD	FLOODPLAIN ZONE	10/22/2025 KN
ZONING	10/29/2025 MO	PLUMBING	10/30/2025 CG
SEDIMENT	01/25/2024 AR	PUB. SEWER	10/21/2025 RC
HISTORIC	N/A	S.W. MGT.	10/22/2025 KN
SHA	N/A	ENTRANCE	10/21/2025 AH
MECHANICAL	10/30/2025 CG	FIRE MARSHAL	10/28/2025 JB
ELECTRICAL	10/07/2025	BACKFLOW	10/30/2025 CG
FOOD SERVICE	N/A	ENV. HEALTH BP	10/21/2025 JEN

DATE APPROVED: 11-3-25

ADMINISTRATOR APPROVAL: *Kuan 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.: BR25-07-0577
 Date of Application: 07/09/2025

BUILDING PERMIT

BUILDING LOCATION 205 ALEXANDRAS DR QUEEN ANNE TAX ACCOUNT 1806009611 SUBDIVISION DEANS MEADOW CRITICAL AREA NO ACREAGE 1 TAX MAP 0055 GRID 0001 PARCEL 0002 SECTION IV BLOCK LOT 12 ZONED AG FRONTAGE DEPTH		PROPERTY OWNERS: KELLUM, BRAYDEN 403 MURPHY RD CENTREVILLE, MD 21617 HOME PHONE: (410) 490-8061 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																																					
EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$260,000.00		FEES <table border="0"> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>BOCA FEE</td> <td>\$336.96</td> </tr> <tr> <td></td> <td></td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>PARKS & REC</td> <td>\$1,257.12</td> <td>ELECT. PERMIT</td> <td>\$115.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>FIRE DIST 4</td> <td>\$1,303.68</td> </tr> <tr> <td>SCHOOLS</td> <td>\$11,360.64</td> <td>3 PERCENT</td> <td>\$208.82</td> </tr> <tr> <td></td> <td></td> <td>ADMIN FEE TO</td> <td></td> </tr> <tr> <td></td> <td></td> <td>BALANCE OF</td> <td></td> </tr> <tr> <td></td> <td></td> <td>IMPACT FEE</td> <td></td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td></td> <td></td> </tr> </table>		SPRINKLER	\$150.00	BOCA FEE	\$336.96			ELECT. ADMIN.	\$10.00	PARKS & REC	\$1,257.12	ELECT. PERMIT	\$115.00	ZONING	\$55.00	FIRE DIST 4	\$1,303.68	SCHOOLS	\$11,360.64	3 PERCENT	\$208.82			ADMIN FEE TO				BALANCE OF				IMPACT FEE		SINGLE LOT	\$55.00		
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 58' X 54' OVERALL TO INCLUDE 6' X 16' FRONT PORCH, 26' X 24' GARAGE, AND 16' X 14' REAR PORCH/RAISED PATIO. SECOND FLOOR 58' X 32' OVERALL.																																							
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																																					
UNFIN. BASEMENT: FIRST FLOOR: 1,024.00 THIRD FLOOR: GARAGE: 624.00 DECK: OTHER: PATIO 224 TOTAL FLOOR AREA: 3,048	FIN BASEMENT: SECOND FLOOR: 1,304.00 FOURTH FLOOR: CARPOR: PORCH: 96.00	# BEDROOMS: 3.00 ROAD TYPE: WATER TYPE: PRIVATE HEATING SYSTEM: HEAT PUMP FIREPLACE: GAS	# BATHROOMS: 3.00 SPRINKLER: YES SEWER TYPE: PRIVATE 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. AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. 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. THE SCHOOL, FIRE, AND PARK LAND IMPACT FEES OF \$6,960.72 HAVE BEEN DEFERRED. NO TEMPORARY OR FINAL OCCUPANCY CERTIFICATE WILL BE ISSUED UNTIL FEES HAVE BEEN PAID. 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		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	08/25/2025 HD	FLOODPLAIN ZONE	08/29/2025 KN
FRONT	FRONT SEE PLAT	ZONING	08/28/2025 WB	PLUMBING	09/15/2025 CG
SIDE	SIDE 50 FT	SEDIMENT	10/06/2025 JP	PUB. SEWER	N/A
REAR	REAR 50 FT	HISTORIC	N/A	S.W. MGT.	08/29/2025 KN
SIDE STREET	SIDE STREET FT	SHA	N/A	ENTRANCE	08/29/2025 AH
MAX. HGHT	MAX. HGHT 40 FT	MECHANICAL	09/15/2025 CG	FIRE MARSHAL	09/17/2025 JB
		ELECTRICAL	10/07/2025	BACKFLOW	09/15/2025 CG
		FOOD SERVICE	N/A	ENV. HEALTH BP	09/12/2025 CS

DATE APPROVED: 11-3-25 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.: BR25-08-0673
 Date of Application: 08/05/2025

BUILDING PERMIT

BUILDING LOCATION 1306 JOHN BROWN RD QUEENSTOWN TAX ACCOUNT 1805024439 SUBDIVISION CRITICAL AREA NO ACREAGE 1.48 TAX MAP 0052 GRID 0015 PARCEL 0069 SECTION BLOCK LOT 2 ZONED NC-1 FRONTAGE DEPTH		PROPERTY OWNERS: WATERMAN REALTY COMPANY WATERMAN, BARRY 109 COUNTRY DAY RD CHESTER, MD 21619 HOME PHONE: (410) 310-5276 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																																					
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 48' X 44' OVERALL TO INCLUDE 6' X 20' FRONT PORCH AND 22' X 22' GARAGE. SECOND FLOOR 20' X 42' OVERALL.																																							
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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:
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. 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. AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	09/09/2025 HD	FLOODPLAIN ZONE	09/08/2025 KN		
FRONT	FRONT	ZONING	10/23/2025 WB	PLUMBING	09/23/2025 CG		
SIDE	SIDE	SEDIMENT	09/03/2025 JP	PUB. SEWER	N/A		
REAR	REAR	HISTORIC	N/A	S.W. MGT.	09/09/2025 KN		
SIDE STREET	SIDE STREET	SHA	N/A	ENTRANCE	09/04/2025 AH		
MAX. HGHT	MAX. HGHT	MECHANICAL	09/23/2025 CG	FIRE MARSHAL	09/12/2025 JL		
		ELECTRICAL	08/22/2025	BACKFLOW	09/23/2025 CG		
		FOOD SERVICE	N/A	ENV. HEALTH BP	09/19/2025 KK		

DATE APPROVED: 11-3-25 ADMINISTRATOR APPROVAL: Vivian J. Trinson



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

ZONING CERTIFICATE #: Z25-08-0393

Date of Application: 08/08/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1806010156	115 THREE PINES RD	QUEEN ANNE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	KISTNER, COLLEEN	TAX MAP 0054	BLOCK	PARCEL 0065
OWNER ADDRESS:	115 THREE PINES RD QUEEN ANNE, MD 21657	LOT 11	SECTION	ZONED AG
HOME PHONE:	(410) 652-1418	CRITICAL AREA NO		ACREAGE 1.00
		SUBDIVISION GREEN FIELDS		
		BUILDING VALUE \$107,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	SPLASH OF PERFECTION LLC	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	11426 Station Rd WORTON, MD 21678	ELECTRICAL PERMIT #: EZ25-08-0393	
PHONE:	(410) 708-4404	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	HEIGHT: FT
SIDE STREET: FT			
WORK DESCRIPTION: INSTALL 16' X 44' INGROUND FIBERGLASS POOL WITH 1056 SQFT CONCRETE PATIO.			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	09/19/2025 E-1219 KIMBLE
ENV. HEALTH BP	09/09/2025 CS
S.W. MGT.	09/08/2025 KN
ZONING	09/09/2025 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.
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
 FINAL ELECTRICAL INSPECTION REQUIRED
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

ADMINISTRATOR APPROVAL: Vivian J. Sumner DATE APPROVED: 11-3-25



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

ZONING CERTIFICATE #: Z25-01-0007

Date of Application: 01/10/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805126931	147 PATHFINDER CIR	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	STURTZ, SHELLEY	TAX MAP 058H	BLOCK	PARCEL 0201
OWNER ADDRESS:	147 PATHFINDER CIR GRASONVILLE, MD 21638	LOT 19	SECTION	ZONED GPRN
HOME PHONE:	(410) 790-9463	CRITICAL AREA NO		ACREAGE 0.17
		SUBDIVISION PERRY'S RETREAT		
		BUILDING VALUE \$5,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	BURGE SPRINKLER COMPANY	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	682 N Riverside Dr CROWNSVILLE, MD 21032	ELECTRICAL PERMIT #: EZ25-01-0007	
PHONE:	(443) 333-8782	PLUMBING PERMIT #: P-0881-25 PHUMPHREY PN-790	
		GAS PERMIT #: BF-0882--25	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENCE	PROPOSED USE: IRRIGATION	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL LAWN IRRIGATION SYSTEM TO INCLUDE (40) SPRINKLER HEADS.			

AGENCY APPROVALS:

Name	Completed Date
BACKFLOW	07/29/2025 CG
ENV. HEALTH BP	01/30/2025 JEN
PLUMBING	07/29/2025 CG
SANITARY DEPT	01/30/2025 DT
ZONING	10/21/2025 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 ELECTRICAL & PLUMBING INSPECTION REQUIRED OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
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ADMINISTRATOR APPROVAL: Vivian J. Sunson DATE APPROVED: 11-3-25



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

BUILDING PERMIT No.: BR25-07-0641

Date of Application: 07/24/2025

BUILDING PERMIT

BUILDING LOCATION 415 BEACHSIDE DR STEVENSVILLE TAX ACCOUNT 1804071077 SUBDIVISION TOWER GARDENS CRITICAL AREA YES ACREAGE 0.76 TAX MAP 0076 GRID 0008 PARCEL 0014 SECTION BLOCK E LOT 1 ZONED NC-20 FRONTAGE 125 DEPTH 237		PROPERTY OWNERS: MD RESIDENTIAL BY LACROSSE 721 MAIN ST 100 STEVENSVILLE, MD 21666 HOME PHONE: APPLICANT: MD RESIDENTIAL BY LACROSSE LLC KRISTIN NICHOLS Po Box 1118 STEVENSVILLE MD 21666 STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																															
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DESCRIPTION OF WORK: CONSTRUCT 3 STORY SFD. FIRST FLOOR 50' X 50' OVERALL TO INCLUDE 24' X 25' GARAGE, 12'6" X 7'9" STORAGE AREA AND 1,404 SQ' ACCESSORY APARTMENT TO INCLUDE WET BAR, REC ROOM AND LAUNDRY ROOM. SECOND FLOOR 50' X 50' OVERALL TO INCLUDE 17'6" X 6' FRONT PORCH, AND 30' X 10' REAR COVERED DECK. THIRD FLOOR 36' X 50' OVERALL TO INCLUDE 10' X 10' BALCONY.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,404.00 THIRD FLOOR: 844 GARAGE: 640.00 DECK: 315.00 OTHER: TOTAL FLOOR AREA: 5,080	FIN BASEMENT: SECOND FLOOR: 1,660.00 FOURTH FLOOR: CARPORT: PORCH: 217.00	# BEDROOMS: 3.00 ROAD TYPE: COUNTY WATER TYPE: PRIVATE HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES 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:

ANY DISTURBANCE TO NON-TIDAL WETLANDS OR BUFFER MUST HAVE MDE PERMIT. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. OWNER MUST PLANT (7) 4'-6" TALL CONTAINER GROWN NATIVE TREES PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR INSPECTION. MUST COMPLY WITH SECTION 18:1-48 OF COUNTY CODE. 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. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT FRONT 35 FT	
SIDE FT SIDE 15/35 FT	
REAR FT REAR 50 FT	
SIDE STREET FT SIDE STREET 35 FT	
MAX. HGHT FT MAX. HGHT 40 FT	

APPROVALS:

BUILDING	10/06/2025 HD	FLOODPLAIN ZONE	09/03/2025 KN
ZONING	10/03/2025 MO	PLUMBING	10/01/2025 CG
SEDIMENT	08/11/2025 AR	PUB. SEWER	09/19/2025 AC
HISTORIC	N/A	S.W. MGT.	09/11/2025 KN
SHA	N/A	ENTRANCE	08/27/2025 DB
MECHANICAL	10/01/2025 CG	FIRE MARSHAL	10/23/2025 JL
ELECTRICAL	09/29/2025	BACKFLOW	10/01/2025 CG
FOOD SERVICE	N/A	ENV. HEALTH BP	08/27/2025 JEN

DATE APPROVED: 11-3-25

ADMINISTRATOR APPROVAL: Kieran J. Swinson