



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

BUILDING PERMIT No.: BR25-10-0989
 Date of Application: 10/27/2025

BUILDING PERMIT

BUILDING LOCATION 202 REDSTART DR CHESTER TAX ACCOUNT 1804126664 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA YES ACREAGE 0.182 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 624 ZONED SMPD FRONTAGE 73 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 HOVNANIAN LOLITA JUSTICE-WATKINS 101 Log Canoe Cir SUITE C2 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 ELECT. ADMIN. \$10.00 BOCA FEE \$494.44 MHB FEE \$50.00 SINGLE LOT \$55.00 ZONING \$55.00 SPRINKLER \$150.00 ELECT. PERMIT \$135.00 4SEASNDRRRA \$10,546.00 COPIES AND MISC \$30.00																															
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 49'4" X 75'4" OVERALL TO INCLUDE 3'2" X 5'8", 6' X 29'8" FRONT PORCH, 19'8" X 19'8", 14'9" X 10' (3) CAR GARAGE, 12' X 13'8" SCREENED PATIO. SECOND FLOOR 25'5" X 49'4" OVERALL WITH LOFT. MYKONOS FD (PLANS IN REVERSE) PHASE IV 55+ AGE RESTRICT COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 2,406.00 SECOND FLOOR: 1,099.00 THIRD FLOOR: FOURTH FLOOR: GARAGE: 548.00 CARPOR: DECK: PORCH: 197.00 OTHER: 178 - SCREENED PA TOTAL FLOOR AREA: 4,428		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: 4.00 # BATHROOMS: 4.00 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:

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. 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	HPD 11/25/2025	FLOODPLAIN ZONE	11/25/2025
ZONING	MD 11/25/2025	PLUMBING	12/08/2025
SEDIMENT	AL 01/25/2024	PUB. SEWER	12/01/2025
HISTORIC	N/A	S.W. MGT.	11/25/2025
SHA	N/A	ENTRANCE	11/25/2025
MECHANICAL	CG 12/08/2025	FIRE MARSHAL	12/16/2025
ELECTRICAL	11/14/2025	BACKFLOW	12/08/2025
FOOD SERVICE	N/A	ENV. HEALTH BP	11/26/2025

DATE APPROVED: 12-18-25

ADMINISTRATOR APPROVAL: *Vivian J. Simson*



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

ZONING CERTIFICATE #: Z25-09-0452

Date of Application: 09/22/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805028639	121 PROSPECT BAY DR W	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	PROSPECT PLANTATION WEST HOMEOWNERS ASSOC INC	TAX MAP 0072	BLOCK WEST	PARCEL 0109
OWNER ADDRESS:	301 PROSPECT BAY DR W GRASONVILLE, MD 21638	LOT 112	SECTION 2	ZONED NC-1
HOME PHONE:		CRITICAL AREA YES		ACREAGE 1.48
		SUBDIVISION PROSPECT BAY		
		BUILDING VALUE \$75,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	LANE ENGINEERING LLC	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	117 Bay St EASTON, MD 21601	ELECTRICAL PERMIT #:	
PHONE:	(410) 822-8003	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: COMMUNITY PIER	PROPOSED USE: PIER
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: REPLACE 2 - 47' TIMBER RETAINING WALLS AT BOAT RAMP. REPLACE A 35' X 6' WALKWAY AND A 50' X 3' WALKWAY IN-KIND AT PROSPECT BAY COMMUNITY PIER. TOTAL LENGTH= 50' CHANNELWARD

AGENCY APPROVALS:

Name	Completed Date
FIRE MARSHAL	12/18/2025 JM
FLOODPLAIN ZONE	12/12/2025 KN
ZONING	12/17/2025 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.

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 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 WHEN PLANTED
 FLOOD ZONE: AE BFE: 5 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET
 A PIER CANNOT EXTEND INTO A BODY OF WATER A DISTANCE GREATER THAN 150 FT NOR CAN A PIER EXCEED ONE-QUARTER THE DISTANCE OF A WATERWAY. OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE OR FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER.
 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: Vivian J. Stinson DATE APPROVED: 12-18-25



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

BUILDING PERMIT No.: BR25-10-1002

Date of Application: 10/31/2025

BUILDING PERMIT

BUILDING LOCATION 259 REDSTART DR CHESTER TAX ACCOUNT 1804126587 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA NO ACREAGE 0.146 TAX MAP 0049 GRID 0020 PARCEL 0007 SECTION BLOCK LOT 547 ZONED SMPD FRONTAGE 53 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 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
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MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	HD	12/04/2025
ZONING	MO	12/10/2025
SEDIMENT	AL	01/25/2024
HISTORIC	N/A	
SHA	N/A	
MECHANICAL	CE	12/08/2025
ELECTRICAL		12/02/2025
FOOD SERVICE	N/A	

FLOODPLAIN ZONE	EN	12/04/2025
PLUMBING	CE	12/08/2025
PUB. SEWER	PC	12/08/2025
S.W. MGT.	EN	12/04/2025
ENTRANCE	AH	12/04/2025
FIRE MARSHAL	JB	12/17/2025
BACKFLOW	CE	12/08/2025
ENV. HEALTH BP		12/08/2025

DATE APPROVED:

12-18-25

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.: BR25-10-0991
 Date of Application: 10/28/2025

BUILDING PERMIT

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OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
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SIDE FT	SIDE 5 FT
REAR FT	REAR 10 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

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ZONING	11/25/2025	PLUMBING	12/08/2025
SEDIMENT	01/25/2024	PUB. SEWER	12/01/2025
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FOOD SERVICE	N/A	ENV. HEALTH BP	12/08/2025

DATE APPROVED: 12-18-25

ADMINISTRATOR APPROVAL: Krnan G. Johnson