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

BUILDING PERMIT No.: BR25-03-0270

Date of Application: 03/31/2025

BUILDING PERMIT

BUILDING LOCATION 164 REDSTART DR
CHESTER

TAX ACCOUNT 1804126661

SUBDIVISION FOUR SEASONS AT KENT ISLAND

CRITICAL AREA YES **ACREAGE** 0.14

TAX MAP 0049 **GRID** 0020 **PARCEL** 0007

SECTION **BLOCK** **LOT** 621

ZONED SMPD **FRONTAGE** 50 **DEPTH** 122

PROPERTY OWNERS: K HOVNANIAN'S FOUR SEASONS AT KENT ISLAND II LLC
101 LOG CANOE CIR C-2
STEVENSVILLE, MD 21666

HOME PHONE: (240) 375-4735

APPLICANT: K HOVNANIAN
LOLITA JUSTICE-WATKINS
101 Log Canoe Cir SUITE C2
STEVENSVILLE MD 21666

STAKED: ☑ YES ☐ NO ☐ WILL CALL

EXISTING USE VACANT LOT

PROPOSED USE 4SEASONS -SFD

REVISED PROPOSED USE

CONSTRUCTION VALUE $195,000.00

FEES

SINGLE LOT	$55.00	**BOCA FEE**	$405.00
4SEASNDRRA	$10,546.00	**ELECT. PERMIT**	$135.00
SPRINKLER	$150.00	**ELECT. ADMIN.**	$10.00
ZONING	$55.00	**COPIES AND MISC**	$35.00
MHB FEE	$50.00		

CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#
MHBR	K HOVNANIAN'S FOUR SEASONS AT KENT ISLAND III LLC 101 LOG CANOE CIR C-2, STEVENSVILLE, MD 21666	MHBL#3149	(301) 683-6275	
HVAC	MCCREA EQUIPMENT COMPANY, INC	HR-616	(301) 423-6623	H-0557-25
SPRINKLER	METROPOLITAN FIRE	MSC-#155	(301) 868-0005	BF-0569-25
ELECTRICIAN	TRI-STATE COMMUNICATIONS SERVICES	E-#817	(301) 261-4943	ER25-03-0270
PLUMBER	BLUESTREAM SERVICES INC	PN#220	(410) 363-0072	P-0560-25

DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 39'4" X 80'4" OVERALL TO INCLUDE 20' X 20'4", 15'11" X 10' (3) CAR GARAGE, 15'2" X 12' SCREENED PATIO, AND 6' X 8', 6' X 18'4" "L" SHAPED FRONT PORCH.
SECOND FLOOR 16'5" X 39'4" OVERALL WITH LOFT.

KERR ED (PLANS IN REVERSE) PHASE IV
55+ AGE RESTRICTED COMMUNITY

BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)

UNFIN. BASEMENT: **FIN BASEMENT**:
FIRST FLOOR: 2,127 **SECOND FLOOR**: 646
THIRD FLOOR: **FOURTH FLOOR**:
GARAGE: 563 **CARPORT**:
DECK: **PORCH:** 158
OTHER: 182 - SCREENED PATIO
TOTAL FLOOR AREA: 3,676

CONSTRUCTION TYPE: WOOD FRAME

 # BEDROOMS: 3 **# BATHROOMS:** 3
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. 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	HD	04/23/2025	FLOODPLAIN ZONE	KN	04/23/2025
ZONING	MO	04/24/2025	PLUMBING	GM	05/01/2025
SEDIMENT	NR	01/25/2024	PUB. SEWER	RC	04/25/2025
HISTORIC		N/A	S.W. MGT.	KN	04/23/2025
SHA		N/A	ENTRANCE	AH	04/23/2025
MECHANICAL	GM	05/01/2025	FIRE MARSHAL	JB	05/06/2025
ELECTRICAL		04/15/2025	BACKFLOW	GM	05/01/2025
FOOD SERVICE		N/A	ENV. HEALTH	JEN	04/25/2025
ENV. HEALTH WELL		N/A			

DATE APPROVED: 5-4-25 **ADMINISTRATOR APPROVAL:** Vivian Quinson