



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

BUILDING PERMIT No.: BR21-03-0217

Date of Application: 03/18/2021

BUILDING PERMIT

BUILDING LOCATION 224 ALLEGANY RD STEVENSVILLE TAX ACCOUNT 1804036913 SUBDIVISION ROMANCOKE ON THE BAY CRITICAL AREA YES ACREAGE 0.41 TAX MAP 0076 GRID 0000 PARCEL 0054 SECTION 1 BLOCK D LOT 30 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: SMELGUS, STEVE 3082 SCOTTSBOROUGH WAY RIVA, MD 21140 HOME PHONE: (240) 678-5568 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 \$150,000.00		FEES 3 PERCENT \$202.50 MHB FEE \$50.00 ADMIN FEE TO BALANCE OF IMPACT FEE SPRINKLER \$150.00 SINGLE LOT \$55.00 BOCA FEE \$334.20 SCHOOLS \$11,024.03 ZONING \$55.00 FIRE DIST 9 \$1,261.93 PARKS & REC \$1,214.31 ELECT. ADMIN. \$10.00 ELECT. PERMIT \$105.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# HVAC CLIMATE CARE CUSTOM AIR HM-570 (443) 205-0789 H-1169-21 SPRINKLER PLATINUM SPRINKLER LLC MSC-429 (410) 575-1441 BF-0958-21 OWNER OWNER QAC1000 ELECTRICIAN RJ BEASLEY ELECTRIC E-#900 (410) 490-2055 28842 PLUMBER CHRIS FAUVER PLUMBING PN-031 (410) 829-2555 P-0957-21			
DESCRIPTION OF WORK: CONSTRUCT 2-STORY SFD WITH ATTACHED GARAGE. 1ST FLOOR 44' X 38' OVERALL INCLUDING 21'4 X 21'5 GARAGE AND 16' X 8' PORCH. 2ND FLOOR 44' X 38' OVERALL.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: 0 FIN BASEMENT: 0 FIRST FLOOR: 951 SECOND FLOOR: 1430 THIRD FLOOR: 0 FOURTH FLOOR: 0 GARAGE: 416 CARPOR: 0 DECK: 0 PORCH: 130 OTHER: 0 TOTAL FLOOR AREA: 2,987		# BEDROOMS: 4 # BATHROOMS: 3 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE: PRIVATE SEWER TYPE: PUBLIC HEATING SYSTEM: HEAT P 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:
 LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. OWNER MUST PLANT (11) 4'-6" TALL CONTAINER GROWN NATIVE TREES PRIOR TO CERTIFICATE OF OCCUPANCY THE SCHOOL, FIRE, AND PARK LAND IMPACT FEES OF \$6750.12 HAVE BEEN DEFERRED. NO TEMPORARY OR FINAL OCCUPANCY CERTIFICATE WILL BE ISSUED UNTIL FEES HAVE BEEN PAID. 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 STORMWATER MANAGEMENT PLAN DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. FLOOD ZONE: AE5 FPE 7.0 FEET&, ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET&; ELEVATION CERTIFICATE REQUIRED 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	35 FT
SIDE	FT	SIDE	15/35 FT
REAR	FT	REAR	50 FT
SIDE STREET	FT	SIDE STREET	FT
MAX. HGHT	FT	MAX. HGHT	40 FT

APPROVALS:

BUILDING	HD 04/05/2021	FLOODPLAIN ZONE	Y 05/24/2021
ZONING	HLV 05/25/2021	PLUMBING	CG 07/21/2021
SEDIMENT	AR 07/16/2021	ENV. HEALTH	JFW 07/21/2021
PUB. SEWER	LG 05/25/2021	HISTORIC	N/A
S.W. MGT.	JK 07/27/2021	SHA	N/A
ENTRANCE	DB 05/27/2021	MECHANICAL	CG 07/21/2021
FIRE MARSHAL	JB 06/09/2021	ELECTRICAL	07/15/2021
BACKFLOW	CG 07/21/2021	FOOD SERVICE	N/A

DATE APPROVED: 8-31-21

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

ZONING CERTIFICATE #: Z21-07-0351

Date of Application: 07/12/2021

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805002486	648 CHESTER RIVER BEACH RD	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	DRUMMOND, WILLIAM	TAX MAP 058E	BLOCK A	PARCEL 0568
		LOT 43	SECTION	ZONED NC-8
OWNER ADDRESS:	648 CHESTER RIVER BEACH RD GRASONVILLE, MD 21638	CRITICAL AREA YES		ACREAGE 0.30
HOME PHONE:		SUBDIVISION CHESTER RIVER BEACH		
		BUILDING VALUE \$40,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	IVANS VENTURES, INC	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	23442 Ivans Rd PRESTON, MD 21655	ELECTRICAL PERMIT #:		
PHONE:	(410) 310-4443	PLUMBING PERMIT #: N/A		
		GAS PERMIT #: N/A		
		STAKED?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	RESIDENTIAL	PROPOSED USE: PIER		
MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT
WORK DESCRIPTION: REPLACE IN- KIND 6' X 90' PIER WITH 10' X 20' PLATFORM. OVERALL LENGTH OF PIER 100'				

AGENCY APPROVALS:

Name	Completed Date
ZONING	08/31/2021 HLV

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:

MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 WHEN PLANTED
 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.
 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.

ADMINISTRATOR APPROVAL: *Karen J. Sunson* DATE APPROVED: 8-31-21