



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

BUILDING PERMIT No.: BR21-11-0930
 Date of Application: 11/19/2021

BUILDING PERMIT

BUILDING LOCATION 426 MOORINGS CIR STEVENSVILLE TAX ACCOUNT 1804125638 SUBDIVISION BAY BRIDGE COVE CRITICAL AREA NO ACREAGE TAX MAP 0056 GRID 0010 PARCEL 0279 SECTION BLOCK LOT 88 ZONED CS FRONTAGE DEPTH		PROPERTY OWNERS: KENT ISLAND LLC 940 W SPROUL RD STE 301 SPRINGFIELD, PA 19064 HOME PHONE: (267) 908-0013 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE TOWNHOUSE - 4 OR LESS UNITS REVISED PROPOSED USE CONSTRUCTION VALUE \$150,000.00		FEES ZONING \$55.00 MHB FEE \$50.00 FIRE DIST 1 \$994.40 BOCA FEE \$297.00 SPRINKLER \$150.00 ELECT. PERMIT \$75.00 ELECT. ADMIN. \$10.00 PARKS & REC \$958.24																															
<table border="1"> <thead> <tr> <th>CONTRACTORS</th> <th>NAME</th> <th>LICENSE #</th> <th>PHONE#</th> <th>PERMIT#</th> </tr> </thead> <tbody> <tr> <td>MHBR</td> <td>KENT ISLAND LLC 940 W SPROUL RD STE 301, SPRINGFIELD, PA 19064</td> <td>MHBL 7784</td> <td>(484) 368-9830</td> <td></td> </tr> <tr> <td>SPRINKLER</td> <td>BRYANT GROUP LLC</td> <td>MSC-#38</td> <td>(301) 670-2700</td> <td>BF-1865-21</td> </tr> <tr> <td>PLUMBER</td> <td>BRYANT GROUP</td> <td>PN-453</td> <td>(301) 670-2701</td> <td>P-1864-21</td> </tr> <tr> <td>ELECTRICIAN</td> <td>BAUSUM AND DUCKETT ELECTRIC</td> <td>E 1345</td> <td>(410) 956-2927</td> <td>ER-29125</td> </tr> <tr> <td>HVAC</td> <td>WILLIAM H METCALFE & SONS</td> <td>HM#105</td> <td>(301) 868-6330</td> <td>H-1863-21</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	KENT ISLAND LLC 940 W SPROUL RD STE 301, SPRINGFIELD, PA 19064	MHBL 7784	(484) 368-9830		SPRINKLER	BRYANT GROUP LLC	MSC-#38	(301) 670-2700	BF-1865-21	PLUMBER	BRYANT GROUP	PN-453	(301) 670-2701	P-1864-21	ELECTRICIAN	BAUSUM AND DUCKETT ELECTRIC	E 1345	(410) 956-2927	ER-29125	HVAC	WILLIAM H METCALFE & SONS	HM#105	(301) 868-6330	H-1863-21
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DESCRIPTION OF WORK: CONSTRUCT ONE STORY TOWNHOUSE. FIRST FLOOR 83' X 32' OVERALL INCLUDING 19'7" X 24" GARAGE AND 14' X 14' SCREEN PORCH. LAUREL MODEL 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,808 THIRD FLOOR: GARAGE: 447 DECK: OTHER: TOTAL FLOOR AREA: 2,475	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH: 220	# BEDROOMS: 2 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: GAS FIREPLACE: NONE	# BATHROOMS: 2 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:
 SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN 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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS			
ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE	
FRONT	FT	FRONT	30 FT
SIDE	FT	SIDE	10 FT
REAR	FT	REAR	15 FT
SIDE STREET	FT	SIDE STREET	FT
MAX. HGHT	FT	MAX. HGHT	40 FT

APPROVALS:			
BUILDING	PAC	11/22/2021	FLOODPLAIN ZONE TK 11/22/2021
ZONING	HW	11/22/2021	PLUMBING CB 12/08/2021
SEDIMENT	AK	01/06/2022	ENV. HEALTH public 12/13/2021
PUB. SEWER	BD	11/22/2021	HISTORIC N/A
S.W. MGT.	TK	11/22/2021	SHA N/A
ENTRANCE	DB	11/22/2021	MECHANICAL CB 12/08/2021
FIRE MARSHAL	JB	01/21/2022	ELECTRICAL 11/29/2021
BACKFLOW	CB	12/08/2021	FOOD SERVICE N/A

DATE APPROVED: 2-4-22

ADMINISTRATOR APPROVAL: Vivian J. Swinson



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

ZONING CERTIFICATE #: Z22-01-0023

Date of Application: 01/18/2022

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804036085	1810 MAIN ST SUITE 105	CHESTER

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	NICHOLSON, GEORGE	TAX MAP 0057	BLOCK	PARCEL 0033
OWNER ADDRESS:	1810 MAIN ST 105 CHESTER, MD 21619	LOT	SECTION	ZONED TC
HOME PHONE:	(443) 336-5002	CRITICAL AREA NO		ACREAGE
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	MANE EFFECT	ZONING FEE: \$130.00	FM FEE: \$100.00
ADDRESS:	104 Little Jean Rd STEVENSVILLE, MD 21666	ELECTRICAL PERMIT #:	
PHONE:	(410) 490-0680	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	VACANT UNIT	PROPOSED USE: USE PERMIT	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	HEIGHT: FT
WORK DESCRIPTION: USE PERMIT FOR "MANE EFFECTS". #OF EMPLOYEES = 0 (STATION RENTAL SALON) 784 SQ FT.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	02/02/2022 JEN
FIRE MARSHAL	02/02/2022 JM
SANITARY DEPT	01/31/2022 BD
ZONING	01/31/2022 JP

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 FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: *Vivian Q Simpson* DATE APPROVED: *2-4-22*