



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

ZONING CERTIFICATE #: Z23-03-0101

Date of Application: 03/21/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802014440	812 ISLAND CREEK RD	CHURCH HILL

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	812 ISLAND CREEK RD LLC VALECOURT, OHRYN	TAX MAP 0022	BLOCK	PARCEL 0021
OWNER ADDRESS:	820 BRICK SCHOOLHOUSE RD CENTREVILLE, MD 21617	LOT	SECTION	ZONED NC-2
HOME PHONE:	(703) 203-7120	CRITICAL AREA NO		ACREAGE 8.28
		SUBDIVISION		
		BUILDING VALUE \$9,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES			
NAME:	812 ISLAND CREEK RD LLC	ZONING FEE: \$55.00	FM FEE:		
ADDRESS:	820 Brick Schoolhouse Rd CENTREVILLE, MD 21617	ELECTRICAL PERMIT #:			
PHONE:	(703) 203-7120	PLUMBING PERMIT #:			
		GAS PERMIT #:			
		STAKED?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	AGRICULTURE	PROPOSED USE:	FARM BLDG		
MINIMUM YARD REQUIREMENTS:					
FRONT:	35 FT	SIDE:	10 FT	REAR:	10 FT
		SIDE STREET:	FT	HEIGHT:	135 FT
WORK DESCRIPTION: INSTALL 30' X 96' HOOP HOUSE FOR VEGETABLE PRODUCTION.					

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	03/29/2023 CS
SOIL CONSERVATION - PERMITTING	04/13/2023 AR
ZONING	03/29/2023 KS

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:

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. Swinson* DATE APPROVED: 4-13-23



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

ZONING CERTIFICATE #: Z23-03-0109

Date of Application: 03/27/2023

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1806008100	109 GADD DR	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	NEARHOFF, JESSE & MARSHA	TAX MAP 0047	BLOCK	PARCEL 0034
OWNER ADDRESS:	109 GADD DR CENTREVILLE, MD 21617	LOT 3	SECTION	ZONED AG
HOME PHONE:	(443) 623-8440	CRITICAL AREA NO		ACREAGE 1.00
		SUBDIVISION BRIDGETOWN ESTATES		
		BUILDING VALUE \$2,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	JESSE & MARSHA NEARHOFF	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	109 Gadd Dr CENTREVILLE, MD 21617	ELECTRICAL PERMIT #:	
PHONE:	(443) 623-8440	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	RESIDENCE	PROPOSED USE: ACCESSORY STRUCTURE <200SF	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 3 FT	REAR: 3 FT	SIDE STREET: FT HEIGHT: 20 FT
WORK DESCRIPTION: CONSTRUCT 7' X 20' (3) SIDED SHED.			

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	04/12/2023 JEN
HOA REVIEW	04/05/2023
S.W. MGT.	04/05/2023 KN
ZONING	04/10/2023 KS

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:

ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 60% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING.
 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: *Karen J. Swinson* DATE APPROVED: 4-13-23



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

ZONING CERTIFICATE #: Z22-12-0458

Date of Application: 12/08/2022

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805004772	3028 KENT NARROWS WAY S	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SCHULZ, JODY	TAX MAP 0057	BLOCK	PARCEL 0333
OWNER ADDRESS:	222 SCHULZ LN CHESTER, MD 21619	LOT	SECTION	ZONED WVC
HOME PHONE:	(410) 310-1002	CRITICAL AREA YES		ACREAGE 1.67
		SUBDIVISION KENT NARROWS		
		BUILDING VALUE \$5,000.00		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	JODY SCHULZ	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	222 Schulz Ln CHESTER, MD 21619	ELECTRICAL PERMIT #:		
PHONE:	(410) 310-1002	PLUMBING PERMIT #: P-1614-22 BF-1615-22		
		GAS PERMIT #:		
		STAKED?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
			<input type="checkbox"/> WILL CALL	
EXISTING USE:	HYATT HOTEL	PROPOSED USE: IRRIGATION		
MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT
WORK DESCRIPTION: INSTALL LAWN IRRIGATION SYSTEM				

AGENCY APPROVALS:

Name	Completed Date
ENV. HEALTH	12/09/2022 JEN
SANITARY DEPT	12/19/2022 DT
ZONING	12/09/2022 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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 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.

ADMINISTRATOR APPROVAL: *Vincent J. Swinson* DATE APPROVED: 4-13-23



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

BUILDING PERMIT No.: BR23-02-0113
 Date of Application: 02/22/2023

BUILDING PERMIT

BUILDING LOCATION 717 PATHFINDER CIR GRASONVILLE TAX ACCOUNT 1805126727 SUBDIVISION PERRY'S RETREAT CRITICAL AREA NO ACREAGE 0.178 TAX MAP 058H GRID 0021 PARCEL 0201 SECTION BLOCK LOT 70 ZONED GPRN FRONTAGE DEPTH		PROPERTY OWNERS: TOR PERRY'S LLC SHECKELLS, FRED PO BOX 257 FALLSTON, MD 21047 HOME PHONE: APPLICANT: PERMITS PLUS, INC TERRI MCNICHOLAS Po Box 690 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 \$105,000.00		FEES <table border="0"> <tr> <td>FIRE DIST 2</td> <td>\$1,563.10</td> <td>PARKS & REC</td> <td>\$1,506.26</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$95.00</td> <td>BOCA FEE</td> <td>\$350.96</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>SCHOOLS</td> <td>\$13,556.34</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> </table>		FIRE DIST 2	\$1,563.10	PARKS & REC	\$1,506.26	MHB FEE	\$50.00	SINGLE LOT	\$55.00	ELECT. PERMIT	\$95.00	BOCA FEE	\$350.96	ELECT. ADMIN.	\$10.00	SCHOOLS	\$13,556.34	ZONING	\$55.00	SPRINKLER	\$150.00										
FIRE DIST 2	\$1,563.10	PARKS & REC	\$1,506.26																														
MHB FEE	\$50.00	SINGLE LOT	\$55.00																														
ELECT. PERMIT	\$95.00	BOCA FEE	\$350.96																														
ELECT. ADMIN.	\$10.00	SCHOOLS	\$13,556.34																														
ZONING	\$55.00	SPRINKLER	\$150.00																														
<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>NVR INC (RYAN HOMES & NV) 9720 PATUXENT WOODS DR, COLUMBIA, MD 21046</td> <td>MHBL#56</td> <td>(703) 761-2000</td> <td></td> </tr> <tr> <td>PLUMBER</td> <td>CHESPEAKE PLUMBING & HEATING</td> <td>PN-160</td> <td>(302) 732-6006</td> <td>P-0236-23</td> </tr> <tr> <td>HVAC</td> <td>SOUTHERN MARYLAND HTG & AIR INC</td> <td>HM-594</td> <td>(301) 645-6928</td> <td>H-0373-23</td> </tr> <tr> <td>ELECTRICIAN</td> <td>CECO INC</td> <td>E-000240-2022</td> <td>(410) 995-6270</td> <td>ER23-02-0113</td> </tr> <tr> <td>SPRINKLER</td> <td>BAYSIDE FIRE PROTECTION</td> <td>MSC-#49</td> <td>(410) 286-3314</td> <td>BF-0237-23</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	NVR INC (RYAN HOMES & NV) 9720 PATUXENT WOODS DR, COLUMBIA, MD 21046	MHBL#56	(703) 761-2000		PLUMBER	CHESPEAKE PLUMBING & HEATING	PN-160	(302) 732-6006	P-0236-23	HVAC	SOUTHERN MARYLAND HTG & AIR INC	HM-594	(301) 645-6928	H-0373-23	ELECTRICIAN	CECO INC	E-000240-2022	(410) 995-6270	ER23-02-0113	SPRINKLER	BAYSIDE FIRE PROTECTION	MSC-#49	(410) 286-3314	BF-0237-23
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																													
MHBR	NVR INC (RYAN HOMES & NV) 9720 PATUXENT WOODS DR, COLUMBIA, MD 21046	MHBL#56	(703) 761-2000																														
PLUMBER	CHESPEAKE PLUMBING & HEATING	PN-160	(302) 732-6006	P-0236-23																													
HVAC	SOUTHERN MARYLAND HTG & AIR INC	HM-594	(301) 645-6928	H-0373-23																													
ELECTRICIAN	CECO INC	E-000240-2022	(410) 995-6270	ER23-02-0113																													
SPRINKLER	BAYSIDE FIRE PROTECTION	MSC-#49	(410) 286-3314	BF-0237-23																													
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 57' X 34' OVERALL TO INCLUDE 20' X 22' (2) CAR GARAGE AND 10' X 14' REAR COVERED PORCH. SECOND FLOOR 36' X 34' OVERALL. MODEL-BALLENGER, ELEVATION K																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,378 THIRD FLOOR: GARAGE: 440 DECK: OTHER: TOTAL FLOOR AREA: 3,146	FIN BASEMENT: SECOND FLOOR: 1104 FOURTH FLOOR: CARPOR: PORCH: 224	# BEDROOMS: 4 ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE: NONE	# BATHROOMS: 3 SPRINKLER: YES SEWER TYPE: PUBLIC 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:
 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 HD 03/02/2023	FLOODPLAIN ZONE KB 03/02/2023
FRONT FT	FRONT 15 FT	ZONING MO 03/02/2023	PLUMBING CG 04/12/2023
SIDE FT	SIDE 5 FT	SEDIMENT TB 03/21/2021	ENV. HEALTH JEN 03/02/2023
REAR FT	REAR 20 FT	PUB. SEWER BT 03/06/2023	HISTORIC N/A
SIDE STREET FT	SIDE STREET FT	S.W. MGT. KN 03/02/2023	SHA N/A
MAX. HGHT FT	MAX. HGHT 40 FT	ENTRANCE DB 03/01/2023	MECHANICAL CH 04/12/2023
		FIRE MARSHAL JB 03/24/2023	ELECTRICAL 03/22/2023
		BACKFLOW CH 04/12/2023	FOOD SERVICE N/A

DATE APPROVED: 4-13-23 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

BUILDING PERMIT No.: BR23-03-0176

Date of Application: 03/16/2023

BUILDING PERMIT

BUILDING LOCATION 714 PATHFINDER CIR GRASONVILLE TAX ACCOUNT 1805126743 SUBDIVISION PERRY'S RETREAT CRITICAL AREA NO ACREAGE 0.138 TAX MAP 058H GRID 0021 PARCEL 0201 SECTION BLOCK LOT 126 ZONED GPRN FRONTAGE DEPTH		PROPERTY OWNERS: TOR PERRY'S LLC SHECKELLS, FRED PO BOX 257 FALLSTON, MD 21047 HOME PHONE: APPLICANT: PERMITS PLUS, INC TERRI MCNICHOLAS Po Box 690 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 \$120,000.00		FEES <table border="0"> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$95.00</td> <td>SCHOOLS</td> <td>\$8,185.32</td> </tr> <tr> <td>FIRE DIST 2</td> <td>\$943.80</td> <td>PARKS & REC</td> <td>\$909.48</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>BOCA FEE</td> <td>\$249.76</td> </tr> </table>		SINGLE LOT	\$55.00	ZONING	\$55.00	ELECT. PERMIT	\$95.00	SCHOOLS	\$8,185.32	FIRE DIST 2	\$943.80	PARKS & REC	\$909.48	MHB FEE	\$50.00	SPRINKLER	\$150.00	ELECT. ADMIN.	\$10.00	BOCA FEE	\$249.76										
SINGLE LOT	\$55.00	ZONING	\$55.00																														
ELECT. PERMIT	\$95.00	SCHOOLS	\$8,185.32																														
FIRE DIST 2	\$943.80	PARKS & REC	\$909.48																														
MHB FEE	\$50.00	SPRINKLER	\$150.00																														
ELECT. ADMIN.	\$10.00	BOCA FEE	\$249.76																														
<table border="0"> <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>NVR INC (RYAN HOMES & NV) 9720 PATUXENT WOODS DR, COLUMBIA, MD 21046</td> <td>MHBL#56</td> <td>(703) 761-2000</td> <td></td> </tr> <tr> <td>PLUMBER</td> <td>CHESPEAKE PLUMBING & HEATING</td> <td>PN-160</td> <td>(302) 732-6006</td> <td>P-0378-23</td> </tr> <tr> <td>HVAC</td> <td>SOUTHERN MARYLAND HTG & AIR INC</td> <td>HM-594</td> <td>(301) 645-6928</td> <td>H-0376-23</td> </tr> <tr> <td>ELECTRICIAN</td> <td>CECO INC</td> <td>E-000240-2022</td> <td>(410) 995-6270</td> <td>ER23-03-0176</td> </tr> <tr> <td>SPRINKLER</td> <td>BAYSIDE FIRE PROTECTION</td> <td>MSC-#49</td> <td>(410) 286-3314</td> <td>BF-0383-23</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	NVR INC (RYAN HOMES & NV) 9720 PATUXENT WOODS DR, COLUMBIA, MD 21046	MHBL#56	(703) 761-2000		PLUMBER	CHESPEAKE PLUMBING & HEATING	PN-160	(302) 732-6006	P-0378-23	HVAC	SOUTHERN MARYLAND HTG & AIR INC	HM-594	(301) 645-6928	H-0376-23	ELECTRICIAN	CECO INC	E-000240-2022	(410) 995-6270	ER23-03-0176	SPRINKLER	BAYSIDE FIRE PROTECTION	MSC-#49	(410) 286-3314	BF-0383-23
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																													
MHBR	NVR INC (RYAN HOMES & NV) 9720 PATUXENT WOODS DR, COLUMBIA, MD 21046	MHBL#56	(703) 761-2000																														
PLUMBER	CHESPEAKE PLUMBING & HEATING	PN-160	(302) 732-6006	P-0378-23																													
HVAC	SOUTHERN MARYLAND HTG & AIR INC	HM-594	(301) 645-6928	H-0376-23																													
ELECTRICIAN	CECO INC	E-000240-2022	(410) 995-6270	ER23-03-0176																													
SPRINKLER	BAYSIDE FIRE PROTECTION	MSC-#49	(410) 286-3314	BF-0383-23																													
DESCRIPTION OF WORK: CONSTRUCT 1 STORY SFD. 40' X 58' OVERALL TO INCLUDE 20' X 28'10" (2) CAR GARAGE AND 8' X 12 REAR COVERED PORCH. MODEL-BREMANTE RANCH, ELEVATION A																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) <table border="0"> <tr> <td>UNFIN. BASEMENT:</td> <td>FIN BASEMENT:</td> </tr> <tr> <td>FIRST FLOOR: 1,716</td> <td>SECOND FLOOR:</td> </tr> <tr> <td>THIRD FLOOR:</td> <td>FOURTH FLOOR:</td> </tr> <tr> <td>GARAGE: 452</td> <td>CARPORT:</td> </tr> <tr> <td>DECK:</td> <td>PORCH: 96</td> </tr> <tr> <td>OTHER:</td> <td></td> </tr> <tr> <td colspan="2">TOTAL FLOOR AREA: 2,264</td> </tr> </table>		UNFIN. BASEMENT:	FIN BASEMENT:	FIRST FLOOR: 1,716	SECOND FLOOR:	THIRD FLOOR:	FOURTH FLOOR:	GARAGE: 452	CARPORT:	DECK:	PORCH: 96	OTHER:		TOTAL FLOOR AREA: 2,264		CONSTRUCTION TYPE: WOOD FRAME <table border="0"> <tr> <td># BEDROOMS: 3</td> <td># BATHROOMS: 2</td> </tr> <tr> <td>ROAD TYPE: COUNTY</td> <td>SPRINKLER: YES</td> </tr> <tr> <td>WATER TYPE: PUBLIC</td> <td>SEWER TYPE: PUBLIC</td> </tr> <tr> <td colspan="2">HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES</td> </tr> <tr> <td colspan="2">FIREPLACE: NONE</td> </tr> </table>		# BEDROOMS: 3	# BATHROOMS: 2	ROAD TYPE: COUNTY	SPRINKLER: YES	WATER TYPE: PUBLIC	SEWER TYPE: PUBLIC	HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES		FIREPLACE: NONE							
UNFIN. BASEMENT:	FIN BASEMENT:																																
FIRST FLOOR: 1,716	SECOND FLOOR:																																
THIRD FLOOR:	FOURTH FLOOR:																																
GARAGE: 452	CARPORT:																																
DECK:	PORCH: 96																																
OTHER:																																	
TOTAL FLOOR AREA: 2,264																																	
# BEDROOMS: 3	# BATHROOMS: 2																																
ROAD TYPE: COUNTY	SPRINKLER: YES																																
WATER TYPE: PUBLIC	SEWER TYPE: PUBLIC																																
HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES																																	
FIREPLACE: NONE																																	

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:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. 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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING <i>HD</i>	03/21/2023	FLOODPLAIN ZONE <i>KB</i>	03/21/2023
FRONT	FRONT	ZONING <i>MO</i>	03/21/2023	PLUMBING <i>CG</i>	04/12/2023
SIDE	SIDE	SEDIMENT <i>AK</i>	03/21/2021	ENV. HEALTH <i>JEN</i>	03/21/2023
REAR	REAR	PUB. SEWER <i>DT</i>	03/23/2023	HISTORIC	N/A
SIDE STREET	SIDE STREET	S.W. MGT. <i>KN</i>	03/21/2023	SHA	N/A
MAX. HGHT	MAX. HGHT	ENTRANCE <i>DB</i>	03/21/2023	MECHANICAL <i>CG</i>	04/12/2023
		FIRE MARSHAL <i>JB</i>	03/29/2023	ELECTRICAL	03/22/2023
		BACKFLOW <i>CG</i>	04/12/2023	FOOD SERVICE	N/A

DATE APPROVED: 4-13-23 ADMINISTRATOR APPROVAL: *Ryan 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.: BR23-03-0138

Date of Application: 03/03/2023

BUILDING PERMIT

BUILDING LOCATION 102 PIXIE CT GRASONVILLE TAX ACCOUNT 1805126740 SUBDIVISION PERRY'S RETREAT CRITICAL AREA NO ACREAGE 0.176 TAX MAP 058H GRID 0021 PARCEL 0201 SECTION BLOCK LOT 83 ZONED GPRN FRONTAGE DEPTH		PROPERTY OWNERS: TOR PERRY'S LLC SHECKELLS, FRED PO BOX 257 FALLSTON, MD 21047 HOME PHONE: APPLICANT: PERMITS PLUS, INC TERRI MCNICHOLAS Po Box 690 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 \$127,000.00		FEES <table border="0"> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>BOCA FEE</td> <td>\$351.84</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>PARKS & REC</td> <td>\$1,327.12</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$95.00</td> <td>SCHOOLS</td> <td>\$11,944.08</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>FIRE DIST 2</td> <td>\$1,377.20</td> </tr> </table>		ELECT. ADMIN.	\$10.00	BOCA FEE	\$351.84	MHB FEE	\$50.00	SPRINKLER	\$150.00	PARKS & REC	\$1,327.12	SINGLE LOT	\$55.00	ELECT. PERMIT	\$95.00	SCHOOLS	\$11,944.08	ZONING	\$55.00	FIRE DIST 2	\$1,377.20										
ELECT. ADMIN.	\$10.00	BOCA FEE	\$351.84																														
MHB FEE	\$50.00	SPRINKLER	\$150.00																														
PARKS & REC	\$1,327.12	SINGLE LOT	\$55.00																														
ELECT. PERMIT	\$95.00	SCHOOLS	\$11,944.08																														
ZONING	\$55.00	FIRE DIST 2	\$1,377.20																														
<table border="0"> <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>NVR INC (RYAN HOMES & NV) 9720 PATUXENT WOODS DR, COLUMBIA, MD 21046</td> <td>MHBL#56</td> <td>(703) 761-2000</td> <td></td> </tr> <tr> <td>PLUMBER</td> <td>CHESPEAKE PLUMBING & HEATING</td> <td>PN-160</td> <td>(302) 732-6006</td> <td>P-0300-23</td> </tr> <tr> <td>HVAC</td> <td>SOUTHERN MARYLAND HTG & AIR INC</td> <td>HM-594</td> <td>(301) 645-6928</td> <td>H-0374-23</td> </tr> <tr> <td>ELECTRICIAN</td> <td>CECO INC</td> <td>E-000240-2022</td> <td>(410) 995-6270</td> <td>ER23-03-0138</td> </tr> <tr> <td>SPRINKLER</td> <td>BAYSIDE FIRE PROTECTION</td> <td>MSC-#49</td> <td>(410) 286-3314</td> <td>BF-0301-23</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	NVR INC (RYAN HOMES & NV) 9720 PATUXENT WOODS DR, COLUMBIA, MD 21046	MHBL#56	(703) 761-2000		PLUMBER	CHESPEAKE PLUMBING & HEATING	PN-160	(302) 732-6006	P-0300-23	HVAC	SOUTHERN MARYLAND HTG & AIR INC	HM-594	(301) 645-6928	H-0374-23	ELECTRICIAN	CECO INC	E-000240-2022	(410) 995-6270	ER23-03-0138	SPRINKLER	BAYSIDE FIRE PROTECTION	MSC-#49	(410) 286-3314	BF-0301-23
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																													
MHBR	NVR INC (RYAN HOMES & NV) 9720 PATUXENT WOODS DR, COLUMBIA, MD 21046	MHBL#56	(703) 761-2000																														
PLUMBER	CHESPEAKE PLUMBING & HEATING	PN-160	(302) 732-6006	P-0300-23																													
HVAC	SOUTHERN MARYLAND HTG & AIR INC	HM-594	(301) 645-6928	H-0374-23																													
ELECTRICIAN	CECO INC	E-000240-2022	(410) 995-6270	ER23-03-0138																													
SPRINKLER	BAYSIDE FIRE PROTECTION	MSC-#49	(410) 286-3314	BF-0301-23																													
DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 46' X 37' OVERALL TO INCLUDE 19' X 20' (2' CAR GARAGE, 14' X 9' REAR COVERED PORCH, AND 17' X 8' FRONT COVERED PORCH. SECOND FLOOR 36' X 37' OVERALL. MODEL- COLUMBIA, ELEVATION A																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,172 THIRD FLOOR: GARAGE: 380 DECK: OTHER: TOTAL FLOOR AREA: 3,146		FIN BASEMENT: SECOND FLOOR: 1332 FOURTH FLOOR: CARPORT: PORCH: 262																															
		# BEDROOMS: 4 # BATHROOMS: 3 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE: PUBLIC SEWER TYPE: PUBLIC HEATING SYSTEM: HEAT P CENTRAL AIR: YES FIREPLACE: NONE																															

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 15 FT
SIDE FT	SIDE 5 FT
REAR FT	REAR 20 FT
SIDE STREET FT	SIDE STREET 15 FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING <i>TD</i>	03/14/2023	FLOODPLAIN ZONE <i>LD</i>	03/20/2023
ZONING <i>MO</i>	03/14/2023	PLUMBING <i>CG</i>	04/12/2023
SEDIMENT <i>AR</i>	03/21/2021	ENV. HEALTH <i>JEN</i>	03/15/2023
PUB. SEWER <i>DT</i>	03/20/2023	HISTORIC	N/A
S.W. MGT. <i>KN</i>	03/20/2023	SHA	N/A
ENTRANCE <i>DB</i>	03/14/2023	MECHANICAL <i>CG</i>	04/12/2023
FIRE MARSHAL <i>JB</i>	03/28/2023	ELECTRICAL	04/12/2023
BACKFLOW <i>CG</i>	04/12/2023	FOOD SERVICE	N/A

DATE APPROVED: 4-13-23

ADMINISTRATOR APPROVAL: *Karen J. Swinson*