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

BUILDING PERMIT No.: BR24-06-0445

Date of Application: 06/06/2024

BUILDING PERMIT

BUILDING LOCATION 1023 CHESTER RIVER DR GRASONVILLE	PROPERTY OWNERS: TOWNER, IAN & ROBIN 1023 CHESTER RIVER DR GRASONVILLE, MD 21638
TAX ACCOUNT 1805013321	
SUBDIVISION CHESTER RIVER BEACH	HOME PHONE: (410) 808-5886
CRITICAL AREA YES ACREAGE 0.229	APPLICANT:
TAX MAP 058E GRID 0004 PARCEL 0568	
SECTION BLOCK F LOT 12	
ZONED NC-8 FRONTAGE DEPTH	STAKED: ☐ YES ☑ NO ☐ WILL CALL
EXISTING USE RESIDENCE	FEES
PROPOSED USE ADDITION TO RESIDENCE	BOCA FEE $35.00 ZONING $55.00
REVISED PROPOSED USE	COPIES AND MISC $32.50
CONSTRUCTION VALUE $27,421.00	

CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#
MHIC	OLD TOWN BUILDERS INC 100 MARVEL RD, SALISBURY, MD 21801	MHIC-129136	(410) 251-3629	

DESCRIPTION OF WORK: CONSTRUCT ADDITION TO EXISTING SFD OF A 15' X 15' & 3' X 12' "L" SHAPED REAR DECK WITH GAPS.

BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT:	FIN BASEMENT:	# BEDROOMS:	# BATHROOMS:
FIRST FLOOR:	SECOND FLOOR:	ROAD TYPE:	SPRINKLER:
THIRD FLOOR:	FOURTH FLOOR:	WATER TYPE PUBLIC	SEWER TYPE PUBLIC
GARAGE:	CARPORT:	HEATING SYSTEM:	CENTRAL AIR:
DECK: 261	PORCH:	FIREPLACE:	
OTHER:			
TOTAL FLOOR AREA: 261			

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:

BUFFER MODIFIED. NON CONFORMING LOT, USE 18:1-127 G (1) OF COUNTY CODE. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE	
FRONT	FT	FRONT	25 FT
SIDE	FT	SIDE	5/15 FT
REAR	FT	REAR	50 FT
SIDE STREET	FT	SIDE STREET	FT
MAX. HGHT	FT	MAX. HGHT	40 FT

OFFICE USE ONLY

APPROVALS:

BUILDING HD	06/28/2024	FLOODPLAIN ZONING KN	07/03/2024
ZONING NB	08/01/2024	PLUMBING	N/A
SEDIMENT	N/A	ENV. HEALTH JEN	06/28/2024
PUB. SEWER DT	07/08/2024	HISTORIC	N/A
S.W. MGT.	N/A	SHA	N/A
ENTRANCE	N/A	MECHANICAL	N/A
FIRE MARSHAL	N/A	ELECTRICAL	N/A
BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 8-6-24 ADMINISTRATOR APPROVAL: Vivian J Simson