



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

BUILDING PERMIT No.: BR24-08-0630
 Date of Application: 08/13/2024

BUILDING PERMIT

BUILDING LOCATION 33 MATTHEW DR CRUMPTON TAX ACCOUNT 1807005083 SUBDIVISION CRITICAL AREA NO TAX MAP 005C GRID 0023 SECTION BLOCK LOT ZONED CS, NC-2I FRONTAGE DEPTH		PROPERTY OWNERS: PINE SPRINGS ENTERPRISES LLC 100 N CROSS ST STE 3 CHESTERTOWN, MD 21620 HOME PHONE: (410) 810-9006 APPLICANT: BARBARA NEWTON 33 MATTHEW DR CRUMPTON MD 21628 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE VACANT LOT PROPOSED USE MOBILE HOME REVISED PROPOSED USE CONSTRUCTION VALUE		FEES ZONING \$55.00 SINGLE LOT \$55.00 ELECT. PERMIT \$60.00 MODULAR OR MANUFACTURED HOME FEE \$75.00 BOCA FEE \$35.00 MHB FEE \$50.00 ELECT. ADMIN. \$10.00	
CONTRACTORS			
MHBR	NAME	LICENSE #	PHONE# PERMIT#
	CMH HOMES INC	1480	(302) 846-9100
PLUMBER	A AND D PLUMBING LLC	PN-795	(302) 387-9232 P-1178-24
HVAC	COASTAL AIR LLC	HR-540	(302) 398-4668 H-1086-24
ELECTRICIAN	HEARN GROUP LLC	E-#1445	(302) 628-5354
DESCRIPTION OF WORK: REPLACE EXISTING TRAILER WITH NEW 16' X 76' SINGLE WIDE MOBILE HOME WITH (2) 4' X 4' LANDINGS & STEPS TO GRADE.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: MANUFACTURED (TRAILER OR I	
UNFIN. BASEMENT:	FIN BASEMENT:	# BEDROOMS:	# BATHROOMS:
FIRST FLOOR: 1,140	SECOND FLOOR:	ROAD TYPE:	SPRINKLER: NO
THIRD FLOOR:	FOURTH FLOOR:	WATER TYPE: PRIVATE	SEWER TYPE: PRIVATE
GARAGE:	CARPORT:	HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES	
DECK:	PORCH:	FIREPLACE:	
OTHER: 32 ENTRANCE LANDING			
TOTAL FLOOR AREA: 1,172			

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:

BASED ON THE CURRENT SCOPE OF WORK FIRE SPRINKLERS WILL NOT BE REQUIRED, SHOULD THE SCOPE OF WORK CHANGE FIRE SPRINKLERS MAY BE REQUIRED. IMPACT FEE CREDIT PER DEMO BR24-07-0597. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. 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 20 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING HD	08/19/2024	FLOODPLAIN ZONE JA	08/16/2024
ZONING NB	08/19/2024	PLUMBING Ch	09/18/2024
SEDIMENT	N/A	ENV. HEALTH JEN	08/19/2024
PUB. SEWER	N/A	HISTORIC	N/A
S.W. MGT. KN	08/16/2024	SHA	N/A
ENTRANCE DB	08/19/2024	MECHANICAL Ch	09/18/2024
FIRE MARSHAL	N/A	ELECTRICAL	09/06/2024
BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 9-20-24

ADMINISTRATOR APPROVAL: Vern G. Swinson



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

BUILDING PERMIT No.: BR24-05-0363
 Date of Application: 05/13/2024

BUILDING PERMIT

BUILDING LOCATION 117 N LAKE DR STEVENSVILLE TAX ACCOUNT 1804127059 SUBDIVISION TOWER GARDENS CRITICAL AREA YES ACREAGE 1.06 TAX MAP 0076 GRID 0008 PARCEL 0014 SECTION BLOCK N LOT 29 ZONED NC-1 FRONTAGE DEPTH			PROPERTY OWNERS: BRYANT HOMES INC DAVIDSON, JIM 200 FANTASY LN STEVENSVILLE, MD 21666 HOME PHONE: (443) 336-3070 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																																
EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$240,000.00			FEES <table border="0"> <tr> <td>FIRE DIST 9</td> <td>\$1,179.75</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>ELECT. PERMIT</td> <td>\$155.00</td> </tr> <tr> <td>SCHOOLS</td> <td>\$10,231.65</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>BOCA FEE</td> <td>\$313.24</td> </tr> <tr> <td>ROADS FEE</td> <td>\$500.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>PARKS & REC</td> <td>\$1,136.85</td> <td></td> <td></td> </tr> </table>			FIRE DIST 9	\$1,179.75	ZONING	\$55.00	SINGLE LOT	\$55.00	ELECT. PERMIT	\$155.00	SCHOOLS	\$10,231.65	ELECT. ADMIN.	\$10.00	MHB FEE	\$50.00	BOCA FEE	\$313.24	ROADS FEE	\$500.00	SPRINKLER	\$150.00	PARKS & REC	\$1,136.85								
FIRE DIST 9	\$1,179.75	ZONING	\$55.00																																
SINGLE LOT	\$55.00	ELECT. PERMIT	\$155.00																																
SCHOOLS	\$10,231.65	ELECT. ADMIN.	\$10.00																																
MHB FEE	\$50.00	BOCA FEE	\$313.24																																
ROADS FEE	\$500.00	SPRINKLER	\$150.00																																
PARKS & REC	\$1,136.85																																		
<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>BRYANT HOMES INC 200 FANTASY LN, STEVENSVILLE, MD 21666</td> <td>MHBR 8555</td> <td>(443) 336-3070</td> <td></td> </tr> <tr> <td>PLUMBER</td> <td>TIM THE PLUMBER</td> <td>PR-371</td> <td>(410) 758-4399</td> <td>P-1126-24</td> </tr> <tr> <td>ELECTRICIAN</td> <td>BRAMBLES ELECTRIC INC.</td> <td>E-#857</td> <td>(443) 496-1961</td> <td>ER24-05-0363</td> </tr> <tr> <td>SPRINKLER</td> <td>FAMILY FIRE PROTECTION SERV.</td> <td>MSC-#187</td> <td>(301) 390-3500</td> <td>BF-1127-24</td> </tr> <tr> <td>HVAC</td> <td>CLEAN AIR HEATING & AIR</td> <td>HM-062</td> <td>(410) 633-8350</td> <td>H-0656-24</td> </tr> </tbody> </table>			CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	BRYANT HOMES INC 200 FANTASY LN, STEVENSVILLE, MD 21666	MHBR 8555	(443) 336-3070		PLUMBER	TIM THE PLUMBER	PR-371	(410) 758-4399	P-1126-24	ELECTRICIAN	BRAMBLES ELECTRIC INC.	E-#857	(443) 496-1961	ER24-05-0363	SPRINKLER	FAMILY FIRE PROTECTION SERV.	MSC-#187	(301) 390-3500	BF-1127-24	HVAC	CLEAN AIR HEATING & AIR	HM-062	(410) 633-8350	H-0656-24	DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 40' X 48' OVERALL TO INCLUDE 20' X 20' GARAGE, 8' X 10'8" & 5' X 10' FRONT PORCH, AND 12' X 16' REAR DECK. SECOND FLOOR 40' X 31' OVERALL.		
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																															
MHBR	BRYANT HOMES INC 200 FANTASY LN, STEVENSVILLE, MD 21666	MHBR 8555	(443) 336-3070																																
PLUMBER	TIM THE PLUMBER	PR-371	(410) 758-4399	P-1126-24																															
ELECTRICIAN	BRAMBLES ELECTRIC INC.	E-#857	(443) 496-1961	ER24-05-0363																															
SPRINKLER	FAMILY FIRE PROTECTION SERV.	MSC-#187	(301) 390-3500	BF-1127-24																															
HVAC	CLEAN AIR HEATING & AIR	HM-062	(410) 633-8350	H-0656-24																															
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) <table border="0"> <tr> <td>UNFIN. BASEMENT:</td> <td>FIN BASEMENT:</td> </tr> <tr> <td>FIRST FLOOR: 943</td> <td>SECOND FLOOR: 1202</td> </tr> <tr> <td>THIRD FLOOR:</td> <td>FOURTH FLOOR:</td> </tr> <tr> <td>GARAGE: 376</td> <td>CARPORIT:</td> </tr> <tr> <td>DECK: 192</td> <td>PORCH: 130</td> </tr> <tr> <td>OTHER:</td> <td></td> </tr> <tr> <td>TOTAL FLOOR AREA: 2,843</td> <td></td> </tr> </table>			UNFIN. BASEMENT:	FIN BASEMENT:	FIRST FLOOR: 943	SECOND FLOOR: 1202	THIRD FLOOR:	FOURTH FLOOR:	GARAGE: 376	CARPORIT:	DECK: 192	PORCH: 130	OTHER:		TOTAL FLOOR AREA: 2,843		CONSTRUCTION TYPE: WOOD FRAME <table border="0"> <tr> <td># BEDROOMS: 4</td> <td># BATHROOMS: 3</td> </tr> <tr> <td>ROAD TYPE:</td> <td>SPRINKLER: YES</td> </tr> <tr> <td>WATER TYPE PRIVATE</td> <td>SEWER TYPE PUBLIC</td> </tr> <tr> <td>HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES</td> <td>FIREPLACE:</td> </tr> </table>			# BEDROOMS: 4	# BATHROOMS: 3	ROAD TYPE:	SPRINKLER: YES	WATER TYPE PRIVATE	SEWER TYPE PUBLIC	HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES	FIREPLACE:								
UNFIN. BASEMENT:	FIN BASEMENT:																																		
FIRST FLOOR: 943	SECOND FLOOR: 1202																																		
THIRD FLOOR:	FOURTH FLOOR:																																		
GARAGE: 376	CARPORIT:																																		
DECK: 192	PORCH: 130																																		
OTHER:																																			
TOTAL FLOOR AREA: 2,843																																			
# BEDROOMS: 4	# BATHROOMS: 3																																		
ROAD TYPE:	SPRINKLER: YES																																		
WATER TYPE PRIVATE	SEWER TYPE PUBLIC																																		
HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES	FIREPLACE:																																		

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. OWNER MUST PLANT (4) 4'-6" TALL CONTAINER GROWN NATIVE TREES PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR INSPECTION. EV CHARGING STATION REQUIRED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 20 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING <i>HD</i>	06/04/2024	FLOODPLAIN ZONE <i>KS</i>	06/03/2024
ZONING <i>RO</i>	06/18/2024	PLUMBING <i>Ch</i>	09/04/2024
SEDIMENT <i>DS</i>	05/13/2024	ENV. HEALTH <i>CS</i>	09/04/2024
PUB. SEWER <i>RE</i>	08/28/2024	HISTORIC	N/A
S.W. MGT. <i>KN</i>	06/06/2024	SHA	N/A
ENTRANCE <i>DB</i>	05/31/2024	MECHANICAL <i>Ch</i>	09/04/2024
FIRE MARSHAL <i>JB</i>	06/18/2024	ELECTRICAL	05/21/2024
BACKFLOW <i>Ch</i>	09/04/2024	FOOD SERVICE	N/A

DATE APPROVED: 9-20-24

ADMINISTRATOR APPROVAL: *Krystal J. Shuman*



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

BUILDING PERMIT No.: BR24-08-0676

Date of Application: 08/30/2024

BUILDING PERMIT

BUILDING LOCATION 245 PROSPECT BAY DR W GRASONVILLE TAX ACCOUNT 1805029481 SUBDIVISION PROSPECT PLANTATION CRITICAL AREA YES ACREAGE 1 TAX MAP 0072 GRID 0010 PARCEL 0110 SECTION 3 BLOCK WEST LOT 177 ZONED NC-1 FRONTAGE DEPTH		PROPERTY OWNERS: GRIFFITH, BARRY & KELLY 245 PROSPECT BAY DR W GRASONVILLE, MD 21638 HOME PHONE: (410) 829-3959 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE ACCESSORY STRUCTURE REVISED PROPOSED USE CONSTRUCTION VALUE \$2,500.00		FEES BOCA FEE \$35.00 ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: ADDITION TO EXISTING SFD OF 12' X 16' PERGOLA ON EXSITING DECK			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: PERGOLA 192 TOTAL FLOOR AREA: 192	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH:	# BEDROOMS: ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: NONE FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE: PUBLIC CENTRAL AIR: NO

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

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	FLOODPLAIN ZONE
FRONT FT	FRONT 35 FT	HD 09/11/2024	KW 09/11/2024
SIDE FT	SIDE 20 FT	ZONING JM 09/11/2024	PLUMBING N/A
REAR FT	REAR 100 FT	SEDIMENT N/A	ENV. HEALTH JEN 09/11/2024
SIDE STREET FT	SIDE STREET FT	PUB. SEWER DT 09/12/2024	HISTORIC N/A
MAX. HGHT FT	MAX. HGHT 40 FT	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: 9-20-24

ADMINISTRATOR APPROVAL: Vnan 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.: BR24-07-0589
 Date of Application: 07/29/2024

BUILDING PERMIT

BUILDING LOCATION 248 BAYBERRY DR CHESTER TAX ACCOUNT 1804125539 SUBDIVISION FOUR SEASONS AT KENT ISLAND CRITICAL AREA NO ACREAGE 0.145 TAX MAP 0057 GRID 0002 PARCEL 0546 SECTION BLOCK LOT 66 ZONED CMPD FRONTAGE DEPTH		PROPERTY OWNERS: SMOOT, ROY & VICTORIA 248 BAYBERRY DR CHESTER, MD 21619 HOME PHONE: (615) 504-6239 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																	
EXISTING USE RESIDENCE PROPOSED USE RENOVATION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$20,000.00		FEES RENOVATION \$140.00 ELECT. ADMIN. \$10.00 PERMIT FEE SPRINKLER \$100.00 ZONING \$55.00 ELECT. PERMIT \$105.00																	
CONTRACTORS <table border="1"> <thead> <tr> <th>NAME</th> <th>LICENSE #</th> <th>PHONE#</th> <th>PERMIT#</th> </tr> </thead> <tbody> <tr> <td>MHIC MELONIE MATTISON 910 CHESAPEAKE DR, STEVENSVILLE, MD 21666</td> <td>MHIC 93621</td> <td>(410) 725-1380</td> <td></td> </tr> <tr> <td>SPRINKLER METROPOLITAN FIRE</td> <td>MSC-#155</td> <td>(301) 868-0005</td> <td>EXISTING</td> </tr> <tr> <td>ELECTRICIAN CHUCKS ELECTRICAL SERVICE INC</td> <td>E-000230-2022</td> <td>(410) 758-0808</td> <td>ER24-07-0589</td> </tr> </tbody> </table>				NAME	LICENSE #	PHONE#	PERMIT#	MHIC MELONIE MATTISON 910 CHESAPEAKE DR, STEVENSVILLE, MD 21666	MHIC 93621	(410) 725-1380		SPRINKLER METROPOLITAN FIRE	MSC-#155	(301) 868-0005	EXISTING	ELECTRICIAN CHUCKS ELECTRICAL SERVICE INC	E-000230-2022	(410) 758-0808	ER24-07-0589
NAME	LICENSE #	PHONE#	PERMIT#																
MHIC MELONIE MATTISON 910 CHESAPEAKE DR, STEVENSVILLE, MD 21666	MHIC 93621	(410) 725-1380																	
SPRINKLER METROPOLITAN FIRE	MSC-#155	(301) 868-0005	EXISTING																
ELECTRICIAN CHUCKS ELECTRICAL SERVICE INC	E-000230-2022	(410) 758-0808	ER24-07-0589																
DESCRIPTION OF WORK: CONVERT EXISTING 25' X 8' SCREENED PORCH TO (4) SEASON ROOM.																			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 200 SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPOR: DECK: PORCH: OTHER: TOTAL FLOOR AREA: 200		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: # BATHROOMS: ROAD TYPE: SPRINKLER: YES WATER TYPE PUBLIC SEWER TYPE PUBLIC HEATING SYSTEM: SPLIT SYSTEM CENTRAL AIR: YES FIREPLACE:																	

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. 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 15 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	HD	08/12/2024
ZONING	MO	08/14/2024
SEDIMENT	N/A	
PUB. SEWER	DT	08/12/2024
S.W. MGT.	N/A	
ENTRANCE	N/A	
FIRE MARSHAL	JL	08/22/2024
BACKFLOW	N/A	

FLOODPLAIN ZONE	N/A
PLUMBING	N/A
ENV. HEALTH	JEN 08/12/2024
HISTORIC	N/A
SHA	N/A
MECHANICAL	Ch 09/03/2024
ELECTRICAL	09/17/2024
FOOD SERVICE	N/A

DATE APPROVED:

9-20-24

ADMINISTRATOR APPROVAL:

Kuan J. Shinson



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

BUILDING PERMIT No.: BR24-07-0579

Date of Application: 07/23/2024

BUILDING PERMIT

BUILDING LOCATION 309 QUEENS COLONY HIGH RD STEVENSVILLE TAX ACCOUNT 1804059824 SUBDIVISION QUEEN ANNE COLONY CRITICAL AREA YES ACREAGE 0.643 TAX MAP 0070 GRID 0000 PARCEL 0064 SECTION BLOCK D LOT 4 ZONED NC-15 FRONTAGE DEPTH		PROPERTY OWNERS: COVELL SIGNATURE HOMES LLC 16811 CHESTNUT ST SUITE B GAITHERSBURG, MD 20877 HOME PHONE: (410) 924-5226 APPLICANT: STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																																
EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$450,000.00		FEES <table border="0"> <tr> <td>BOCA FEE</td> <td>\$346.88</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>FIRE DIST 9</td> <td>\$1,249.60</td> <td>ELECT. PERMIT</td> <td>\$115.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>SCHOOLS</td> <td>\$10,837.44</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>PARKS & REC</td> <td>\$1,204.16</td> </tr> </table>		BOCA FEE	\$346.88	ELECT. ADMIN.	\$10.00	ZONING	\$55.00	SPRINKLER	\$150.00	FIRE DIST 9	\$1,249.60	ELECT. PERMIT	\$115.00	SINGLE LOT	\$55.00	SCHOOLS	\$10,837.44	MHB FEE	\$50.00	PARKS & REC	\$1,204.16											
BOCA FEE	\$346.88	ELECT. ADMIN.	\$10.00																															
ZONING	\$55.00	SPRINKLER	\$150.00																															
FIRE DIST 9	\$1,249.60	ELECT. PERMIT	\$115.00																															
SINGLE LOT	\$55.00	SCHOOLS	\$10,837.44																															
MHB FEE	\$50.00	PARKS & REC	\$1,204.16																															
<table border="0"> <tr> <td>CONTRACTORS</td> <td>NAME</td> <td>LICENSE #</td> <td>PHONE#</td> <td>PERMIT#</td> </tr> <tr> <td>MHBR</td> <td>COVELL SIGNATURE HOMES LLC 16811 CHESTNUT ST SUITE B, GAITHERSBURG, MD 20877</td> <td>MHBR-6998</td> <td>(410) 924-5226</td> <td></td> </tr> <tr> <td>SPRINKLER</td> <td>BLAZEGUARD</td> <td>MSC 72</td> <td>(410) 549-6313</td> <td>BF-1139-24</td> </tr> <tr> <td>HVAC</td> <td>STEELE'S REFRIDGERATION, HEATING & AIR CONDITIONING, INC</td> <td>HM-052</td> <td>(410) 479-5560</td> <td>H-1151-24</td> </tr> <tr> <td>ELECTRICIAN</td> <td>BRAMBLES ELECTRIC INC.</td> <td>E-#857</td> <td>(443) 496-1961</td> <td>ER24-07-0579</td> </tr> <tr> <td>PLUMBER</td> <td>WARD PLUMBING</td> <td>PR-018</td> <td>(410) 438-3317</td> <td>P-1136-24</td> </tr> </table>		CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	COVELL SIGNATURE HOMES LLC 16811 CHESTNUT ST SUITE B, GAITHERSBURG, MD 20877	MHBR-6998	(410) 924-5226		SPRINKLER	BLAZEGUARD	MSC 72	(410) 549-6313	BF-1139-24	HVAC	STEELE'S REFRIDGERATION, HEATING & AIR CONDITIONING, INC	HM-052	(410) 479-5560	H-1151-24	ELECTRICIAN	BRAMBLES ELECTRIC INC.	E-#857	(443) 496-1961	ER24-07-0579	PLUMBER	WARD PLUMBING	PR-018	(410) 438-3317	P-1136-24	DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 56' X 40' OVERALL WITH 22' X 24' GARAGE, 5'6" X 8' PORCH, 12' X 10' & 16' X 6' COVERED PATIO, AND 8' X 17'8" SCREENED PORCH. SECOND FLOOR 46' X 28' OVERALL.		
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																														
MHBR	COVELL SIGNATURE HOMES LLC 16811 CHESTNUT ST SUITE B, GAITHERSBURG, MD 20877	MHBR-6998	(410) 924-5226																															
SPRINKLER	BLAZEGUARD	MSC 72	(410) 549-6313	BF-1139-24																														
HVAC	STEELE'S REFRIDGERATION, HEATING & AIR CONDITIONING, INC	HM-052	(410) 479-5560	H-1151-24																														
ELECTRICIAN	BRAMBLES ELECTRIC INC.	E-#857	(443) 496-1961	ER24-07-0579																														
PLUMBER	WARD PLUMBING	PR-018	(410) 438-3317	P-1136-24																														
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) <table border="0"> <tr> <td>UNFIN. BASEMENT:</td> <td>FIN BASEMENT:</td> </tr> <tr> <td>FIRST FLOOR: 1,178</td> <td>SECOND FLOOR: 1094</td> </tr> <tr> <td>THIRD FLOOR:</td> <td>FOURTH FLOOR:</td> </tr> <tr> <td>GARAGE 480</td> <td>CARPOR:</td> </tr> <tr> <td>DECK:</td> <td>PORCH: 459</td> </tr> <tr> <td>OTHER:</td> <td></td> </tr> <tr> <td colspan="2">TOTAL FLOOR AREA: 3,211</td> </tr> </table>		UNFIN. BASEMENT:	FIN BASEMENT:	FIRST FLOOR: 1,178	SECOND FLOOR: 1094	THIRD FLOOR:	FOURTH FLOOR:	GARAGE 480	CARPOR:	DECK:	PORCH: 459	OTHER:		TOTAL FLOOR AREA: 3,211		CONSTRUCTION TYPE: WOOD FRAME <table border="0"> <tr> <td># BEDROOMS: 4</td> <td># BATHROOMS: 3</td> </tr> <tr> <td>ROAD TYPE: COUNTY</td> <td>SPRINKLER: YES</td> </tr> <tr> <td>WATER TYPE PRIVATE</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:</td> </tr> </table>			# BEDROOMS: 4	# BATHROOMS: 3	ROAD TYPE: COUNTY	SPRINKLER: YES	WATER TYPE PRIVATE	SEWER TYPE PUBLIC	HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES		FIREPLACE:							
UNFIN. BASEMENT:	FIN BASEMENT:																																	
FIRST FLOOR: 1,178	SECOND FLOOR: 1094																																	
THIRD FLOOR:	FOURTH FLOOR:																																	
GARAGE 480	CARPOR:																																	
DECK:	PORCH: 459																																	
OTHER:																																		
TOTAL FLOOR AREA: 3,211																																		
# BEDROOMS: 4	# BATHROOMS: 3																																	
ROAD TYPE: COUNTY	SPRINKLER: YES																																	
WATER TYPE PRIVATE	SEWER TYPE PUBLIC																																	
HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES																																		
FIREPLACE:																																		

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. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. OWNER MUST PLANT (16) 4'-6- TALL CONTAINER GROWN NATIVE TREES FOR PERMIT S24-08-0443 PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR 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. SWM - MUST FOLLOW APPROVED STORMWATER MANAGEMENT PLAN

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT FRONT 35 FT	
SIDE FT SIDE 8/18 FT	
REAR FT REAR 50 FT	
SIDE STREET FT SIDE STREET FT	
MAX. HGHT FT MAX. HGHT 40 FT	

APPROVALS:

BUILDING <i>HD</i>	08/06/2024	FLOODPLAIN ZONE <i>AN</i>	08/05/2024
ZONING <i>MO</i>	09/09/2024	PLUMBING <i>Ch</i>	09/16/2024
SEDIMENT <i>AP</i>	08/08/2024	ENV. HEALTH <i>JEN</i>	08/07/2024
PUB. SEWER <i>AT</i>	08/30/2024	HISTORIC	N/A
S.W. MGT. <i>KN</i>	09/06/2024	SHA	N/A
ENTRANCE <i>DB</i>	08/05/2024	MECHANICAL <i>Ch</i>	09/16/2024
FIRE MARSHAL <i>JB</i>	09/05/2024	ELECTRICAL	09/13/2024
BACKFLOW <i>Ch</i>	09/16/2024	FOOD SERVICE	N/A

DATE APPROVED: 9-20-24

ADMINISTRATOR APPROVAL: *Karen J. Swinson*



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

ZONING CERTIFICATE #: Z24-09-0370

Date of Application: 09/03/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804071980	216 SHIPPING CREEK DR	STEVENSVILLE

OWNER INFORMATION	PROPERTY INFORMATION
OWNER: LUERSSSEN, ROBERT	TAX MAP 0063 BLOCK B PARCEL 0149
OWNER ADDRESS: 216 SHIPPING CREEK DR STEVENSVILLE, MD 21666	LOT 5 SECTION ZONED NC-2
HOME PHONE: (410) 404-9121	CRITICAL AREA YES ACREAGE 2.00
	SUBDIVISION SHIPPING CREEK
	BUILDING VALUE \$10,000.00
	WATER TYPE PRIVATE SEWER TYPE PRIVATE

APPLICANT INFORMATION	PERMIT FEES
NAME: HEATHERWOOD CONSULTING	ZONING FEE: \$55.00 FM FEE:
ADDRESS: 9879 Fox Hill Ct ELLICOTT CITY, MD 21042	ELECTRICAL PERMIT #: EZ24-09-0370
PHONE: (443) 308-8027	PLUMBING PERMIT #:
	GAS PERMIT #:
	STAKED? <input type="checkbox"/> YES <input checked="" 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: REMOVE EXISTING PIER AND ASSOCIATED STRUCTURES. INSTALL 102' X 5' PIER, 10' X 12' PLATFORM WITH A 24 SQ' TRIANGULAR PLATFORM, (3) MOORING PILES AND BOAT LIFT WITH ASSOCIATED PILES. TOTAL LENGTH OF PIER = 102'

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	09/03/2024 CLOW E-155
FLOODPLAIN ZONE	09/04/2024 KN
ZONING	09/17/2024 JM

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 WITHIN 45 DAYS. PLEASE CALL 410-758-4088 FOR INSPECTION.
 OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE AND FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER.
 OWNER MUST PLANT (2) 4'-6'- TALL CONTAINER GROWN NATIVE TREES FOR PERMIT S12-0269. CALL 410-758-4088 FOR INSPECTION.
 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.
 FLOOD ZONE: AE 5 FPE: 7 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE:7 FEET
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

ADMINISTRATOR APPROVAL: Vivian J. Sunson DATE APPROVED: 9-20-24