



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

BUILDING PERMIT No.: BR24-07-0594
 Date of Application: 07/30/2024

BUILDING PERMIT

BUILDING LOCATION 233 HICKORY RIDGE DR QUEENSTOWN TAX ACCOUNT 1805031664 SUBDIVISION HICKORY RIDGE CRITICAL AREA YES TAX MAP 059A GRID SECTION C BLOCK C LOT 10 ZONED NC-1 FRONTAGE DEPTH		PROPERTY OWNERS: SAVAL, NEIL & NICOLE 233 HICKORY RIDGE DR QUEENSTOWN, MD 21658 HOME PHONE: (410) 409-8472 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																										
EXISTING USE RESIDENCE PROPOSED USE RENOVATION/ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$25,000.00		FEES ELECT. ADMIN. \$10.00 BOCA FEE \$105.44 ZONING \$55.00 ELECT. PERMIT \$95.00 RENOVATION PERMIT FEE \$142.10																										
<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>MHIC</td> <td>JOHN W COURSEY & SON 1460 GRANGE HALL RD, CENTREVILLE, MD 21617</td> <td>MHIC 20935</td> <td>(410) 726-1310</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>R&D ELECTRIC INC</td> <td>E-#606</td> <td>(410) 827-7469</td> <td>ER24-07-0594</td> </tr> <tr> <td>PLUMBER</td> <td>LINDY J JONES & SONS</td> <td>PR-6486</td> <td>(410) 643-5160</td> <td>P-1253-24</td> </tr> <tr> <td>HVAC</td> <td>W. SCOTT JONES MECHANICAL</td> <td>HM-121</td> <td>(410) 643-4555</td> <td>H-1226-24</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHIC	JOHN W COURSEY & SON 1460 GRANGE HALL RD, CENTREVILLE, MD 21617	MHIC 20935	(410) 726-1310		ELECTRICIAN	R&D ELECTRIC INC	E-#606	(410) 827-7469	ER24-07-0594	PLUMBER	LINDY J JONES & SONS	PR-6486	(410) 643-5160	P-1253-24	HVAC	W. SCOTT JONES MECHANICAL	HM-121	(410) 643-4555	H-1226-24
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DESCRIPTION OF WORK: CONSTRUCT ADDITION TO EXISTING SFD OF A 24' X 19' OVERALL LANAI WITH WET BAR & CLOSET TO REAR SIDE OF EXISTING GARAGE. INSTALL 16FT PAVER LANDING FROM LANAI DOOR TO EXISTING WALK AND 57 SQFT PAVERS FROM EXISTING POOL TERRACE TO LANAI.																												
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																										
UNFIN. BASEMENT: FIRST FLOOR: 290 THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA: 290	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE PRIVATE HEATING SYSTEM: HEAT PUMP FIREPLACE:	# BATHROOMS: SPRINKLER: NO SEWER TYPE PRIVATE 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:
 MUST REMOVE 400 SQ' OF LOT COVERAGE AND EXISTING SHED IN BUFFER PRIOR TO CERTIFICATE OF OCCUPANCY. PLEASE CALL 410-758-4088 FOR INSPECTION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. PER ENVIRONMENTAL HEALTH, NO FUTURE LIVING SPACE ADDITIONS, NOR FULL BATHROOM ATTACHED TO LANAI WITHOUT PASSING WET-SEASON PERC TEST OR CONNECTION TO PUBLIC SEWER. KK ALL SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO START OF WORK

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING HD	10/02/2024
FRONT FT	FRONT 35 FT	ZONING JM	11/26/2024
SIDE FT	SIDE 20 FT	SEDIMENT	N/A
REAR FT	REAR 100 FT	PUB. SEWER	N/A
SIDE STREET FT	SIDE STREET FT	S.W. MGT.	N/A
MAX. HGHT FT	MAX. HGHT 40 FT	ENTRANCE	N/A
		FIRE MARSHAL	N/A
		BACKFLOW	N/A
		FLOODPLAIN ZONE HA	10/02/2024
		PLUMBING UN	10/04/2024
		ENV HEALTH KK	10/03/2024
		HISTORIC	N/A
		SHA	N/A
		MECHANICAL UN	10/04/2024
		ELECTRICAL	10/01/2024
		FOOD SERVICE	N/A

DATE APPROVED: 12.13.24 ADMINISTRATOR APPROVAL: Vivian J Swinson



Queen Anne's County
 Department of Planning and Zoning
 110 Vincit St, Suite 104
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ZONING CERTIFICATE #: Z24-10-0463

Date of Application: 10/31/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805012783	518 CHESTER RIVER BEACH DR	GRASONVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	COBERG, JONATHAN & KRISTIN	TAX MAP 058E	BLOCK A	PARCEL 0568
OWNER ADDRESS:	518 CHESTER RIVER BEACH DR GRASONVILLE, MD 21638	LOT 10	SECTION	ZONED NC-8
HOME PHONE:	(410) 688-3223	CRITICAL AREA YES		ACREAGE 0.23
		SUBDIVISION CHESTER RIVER BEACH		
		BUILDING VALUE \$25,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES		
NAME:	CHESPEAKE BOAT LIFT	ZONING FEE: \$55.00	FM FEE:	
ADDRESS:	7015 Church Hill Rd CHESTERTOWN, MD 21620	ELECTRICAL PERMIT #:		
PHONE:	(410) 708-1409	PLUMBING PERMIT #:		
		GAS PERMIT #:		
		STAKED?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE: RESIDENCE PROPOSED USE: PIER

MINIMUM YARD REQUIREMENTS:

FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT
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WORK DESCRIPTION: REMOVE AWNING ON EXISTING PIER. INSTALL (1) BOAT LIFT AND (1) PWC ON EXISTING PIER. MAX LENGTH 51'. LIFTS TO BE POWERED VIA GAS GENERATOR.

AGENCY APPROVALS:

Name	Completed Date
FLOODPLAIN ZONE	11/21/2024 JM
HOA REVIEW	11/21/2024 MP
ZONING	12/03/2024 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:

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.

FLOOD ZONE: AE BFE:5 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 G. Simpson* DATE APPROVED: 12-13-24