



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

BUILDING PERMIT No.: BR25-04-0273

Date of Application: 04/02/2025

BUILDING PERMIT

BUILDING LOCATION 127 CONDOR CT CHURCH HILL TAX ACCOUNT 1802027992 SUBDIVISION EAGLE MANOR CRITICAL AREA NO ACREAGE 1 TAX MAP 0023 GRID 0018 PARCEL 0053 SECTION BLOCK LOT 8 ZONED AG FRONTAGE DEPTH		PROPERTY OWNERS: AMOIA, CHRISTOPHER 7096 REDWOOD CT EASTON, MD 21601 HOME PHONE: (410) 320-0378 APPLICANT: 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 \$350,000.00		FEES <table border="0"> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$573.56</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$160.00</td> <td>SCHOOLS</td> <td>\$12,836.07</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>FIRE DIST 5</td> <td>\$1,480.05</td> </tr> <tr> <td>PARKS & REC</td> <td>\$1,426.23</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> </table>		SPRINKLER	\$150.00	ELECT. ADMIN.	\$10.00	BOCA FEE	\$573.56	ZONING	\$55.00	ELECT. PERMIT	\$160.00	SCHOOLS	\$12,836.07	SINGLE LOT	\$55.00	FIRE DIST 5	\$1,480.05	PARKS & REC	\$1,426.23	MHB FEE	\$50.00										
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 85' X 51'6" OVERALL TO INCLUDE 8' X 13', 7'6" X 10', & 8' X 13' FRONT PORCH, 20'4" X 10' & 18'2" X 7'6" REAR PORCH, AND 23' X 28'6" GARAGE. SECOND FLOOR 68' X 28'11" OVERALL TO INCLUDE 12'10" X 17' & 23' X 12' UNFINISHED STORAGE AREA AND 11' X 10' LOFT. UNFINISHED BASEMENT 1954 SQFT WITH 4' X 20' AREAWAY TO BASEMENT, AND ROUGH-IN FOR FUTURE BATHROOM.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: 1,954.00 FIN BASEMENT: FIRST FLOOR: 2,151.00 SECOND FLOOR: 94.00 THIRD FLOOR: FOURTH FLOOR: GARAGE: 633.00 CARPOR: DECK: PORCH: 769.00 OTHER: 446 SECOND FLOOR STORAGE TOTAL FLOOR AREA: 6,047		# BEDROOMS: 3.00 # BATHROOMS: 4.00 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE: PRIVATE SEWER TYPE: PRIVATE HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE: GAS																															

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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. AN ELECTRIC VEHICLE CHARGING STATION IS REQUIRED.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING <i>HD</i>	04/15/2025	FLOODPLAIN ZONE <i>KN</i>	04/15/2025		
FRONT FT	FRONT 40 FT	ZONING <i>WB</i>	04/16/2025	PLUMBING <i>Ch</i>	05/01/2025		
SIDE FT	SIDE 20 FT	SEDIMENT <i>AL</i>	04/17/2025	PUB. SEWER	N/A		
REAR FT	REAR 50 FT	HISTORIC	N/A	S.W. MGT. <i>KN</i>	04/15/2025		
SIDE STREET FT	SIDE STREET FT	SHA <i>Ch</i>	N/A	ENTRANCE <i>AT</i>	04/15/2025		
MAX. HGHT FT	MAX. HGHT 40 FT	MECHANICAL <i>Ch</i>	05/01/2025	FIRE MARSHAL <i>JB</i>	06/03/2025		
		ELECTRICAL	04/16/2025	BACKFLOW <i>Ch</i>	05/01/2025		
		FOOD SERVICE	N/A	ENV. HEALTH SEPTIC	05/01/2025	<i>JEN</i>	
		ENV. HEALTH WELL	N/A				

DATE APPROVED: 6-13-25 ADMINISTRATOR APPROVAL: *Vuong G. Surison*



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

BUILDING PERMIT No.: BR25-04-0299

Date of Application: 04/10/2025

BUILDING PERMIT

BUILDING LOCATION 207 MAINSAIL DR STEVENSVILLE TAX ACCOUNT 1804114787 SUBDIVISION ANCHORAGE CRITICAL AREA YES ACREAGE 0.24 TAX MAP 0056 GRID 0018 PARCEL 0437 SECTION BLOCK LOT 19 ZONED SMPD FRONTAGE DEPTH			PROPERTY OWNERS: MUNSON, CHRISTOPHER 207 MAINSAIL DR STEVENSVILLE, MD 21666 HOME PHONE: (860) 830-2674 APPLICANT: CHRISTOPHER MUNSON 207 Mainsail Dr STEVENSVILLE, MD 21666 STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
EXISTING USE RESIDENTIAL PROPOSED USE ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$22,500.00			FEES BOCA FEE \$47.84 ZONING \$55.00 COPIES AND MISC \$7.50		
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000					
DESCRIPTION OF WORK: REMOVE EXISTING DECK AND CONSTRUCT ADDITION TO EXISTING SFD OF A 26' X 12' DECK WITH 3' CANTILEVER TO CONNECTED 4' X 13' LOWER LEVEL DECK WITH 3' CANTILEVER. DECK OVERALL TOTALS WITH CANTILEVER TO BE 26' X 15' AND 7' X 13'.					
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)			CONSTRUCTION TYPE: WOOD FRAME		
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: 598.00 OTHER: TOTAL FLOOR AREA: 598		FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:		# BEDROOMS: ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: NONE FIREPLACE: NONE # BATHROOMS: SPRINKLER: NO SEWER TYPE: PUBLIC CENTRAL AIR: NO	

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Conditions:
 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	05/21/2025	FLOODPLAIN ZONE	N/A
FRONT	FT	FRONT	15 FT	ZONING MO	05/28/2025	PLUMBING	N/A
SIDE	FT	SIDE	3/10 FT	SEDIMENT	N/A	PUB. SEWER RE	04/30/2025
REAR	FT	REAR	20 FT	HISTORIC	N/A	S.W. MGT. KN	04/29/2025
SIDE STREET	FT	SIDE STREET	FT	SHA	N/A	ENTRANCE	N/A
MAX. HGHT	FT	MAX. HGHT	20 FT	MECHANICAL	N/A	FIRE MARSHAL	N/A
				ELECTRICAL	N/A	BACKFLOW	N/A
				FOOD SERVICE	N/A	ENV. HEALTH SEPTIC	05/21/2025 JEN
				ENV. HEALTH WELL	N/A		

DATE APPROVED: 6-13-25 **ADMINISTRATOR APPROVAL:** *Christopher Munson*

