



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

BUILDING PERMIT No.: BC25-08-0092

Date of Application: 08/26/2025

BUILDING PERMIT

BUILDING LOCATION 214 PIER ONE RD STEVENSVILLE TAX ACCOUNT 1804030699 SUBDIVISION CRITICAL AREA YES ACREAGE 3.1 TAX MAP 0056 GRID 0004 PARCEL 0301 SECTION BLOCK LOT ZONED APKIG, AI FRONTAGE DEPTH		PROPERTY OWNERS: 214 BAY MANOR 21666 LLC LEACH, PHIL 906 MOORINGS CIR STEVENSVILLE, MD 21666 HOME PHONE: (708) 917-2539 APPLICANT: PERMITS BY PINECREST JANE EISMEIER 136 Pinecrest Dr ANNAPOLIS MD 21403 STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																										
EXISTING USE COMMERCIAL PROPOSED USE RENOVATION REVISED PROPOSED USE CONSTRUCTION VALUE \$98,000.00		FEES FIRE MARSHAL FEE \$127.04 ZONING \$55.00 RENOVATION PERMIT FEE \$686.00																										
<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>GENERAL</td> <td>NEW EDGE CONTRACTORS INC 2137 ESPEY CT SUITE 6, CROFTON, MD 21114</td> <td>MD-12338667</td> <td>(571) 233-4261</td> <td></td> </tr> <tr> <td>PLUMBER</td> <td>JEFFREY LUND & SONS</td> <td>PN-576</td> <td>(410) 507-5344</td> <td>P-1219-25</td> </tr> <tr> <td>ELECTRICIAN</td> <td>ELEVATED ELECTRICAL SYSTEMS LLC</td> <td>E-000231-2022</td> <td>(410) 200-5798</td> <td>TP-000304-2025</td> </tr> <tr> <td>HVAC</td> <td>CLIMATECARE HVAC SERVICE</td> <td>HM-457</td> <td>(410) 921-3838</td> <td>H-1227-25</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	GENERAL	NEW EDGE CONTRACTORS INC 2137 ESPEY CT SUITE 6, CROFTON, MD 21114	MD-12338667	(571) 233-4261		PLUMBER	JEFFREY LUND & SONS	PN-576	(410) 507-5344	P-1219-25	ELECTRICIAN	ELEVATED ELECTRICAL SYSTEMS LLC	E-000231-2022	(410) 200-5798	TP-000304-2025	HVAC	CLIMATECARE HVAC SERVICE	HM-457	(410) 921-3838	H-1227-25
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DESCRIPTION OF WORK: FIRST GENERATION FIT-OUT OF EXISTING COMMERCIAL SPACE, 1,588 SF. TO BE BUILT OUT FOR A DAY SPA "SILENT RECOVERY SPA," PROVIDING MASSAGE, FACIAL TREATMENTS, ETC. TENANT SPACE IS ON GROUND FLOOR. TO INCLUDE RECEPTION AREA, SEVEN (7) SPA TREATMENT ROOMS, ONE (1) RESTROOM AND A LAUNDRY/SUPPLY ROOM. SUITE 170 - WHITE BOX PERMIT NO. BC24-11-0089; SHELL PERMIT NO. BC23-03-0030.)																												
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																										
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA: 1,588	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE: PUBLIC HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE:	# BATHROOMS: 1.00 SPRINKLER: YES SEWER TYPE: PUBLIC																									

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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:				
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING		FLOODPLAIN ZONE	N/A	
FRONT FT	FRONT FT	ZONING	09/18/2025 GP	PLUMBING	11/04/2025 CG	
SIDE FT	SIDE FT	SEDIMENT	09/25/2025 MO	PUB. SEWER	09/17/2025 RC	
REAR FT	REAR FT	HISTORIC	N/A	S.W. MGT.	N/A	
SIDE STREET FT	SIDE STREET FT	SHA	N/A	ENTRANCE	N/A	
MAX. HGHT FT	MAX. HGHT FT	MECHANICAL	11/04/2025 CG	FIRE MARSHAL	10/17/2025 JM	
		ELECTRICAL	10/27/2025	BACKFLOW	N/A	
		FOOD SERVICE	N/A	ENV. HEALTH BP	09/19/2025 JEN	

DATE APPROVED: 11-17-25 ADMINISTRATOR APPROVAL: Viran G. Swinson