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

BUILDING PERMIT No.: BR19-10-0645

Date of Application: 10/18/2019

BUILDING PERMIT

BUILDING LOCATION	942 MOORINGS CIR STEVENSVILLE	**PROPERTY OWNERS:**	KENT ISLAND LLC 940 W SPROULD RD 301 SPRINGFIELD, PA 19064
TAX ACCOUNT	1804125167		
SUBDIVISION	BAY BRIDGE COVE	**HOME PHONE:**	(267) 908-0013
CRITICAL AREA	NO	**ACREAGE**	**APPLICANT:**
TAX MAP 0056	**GRID** 0010	**PARCEL** 0279	
SECTION	**BLOCK**	**LOT** 2	
ZONED CS	**FRONTAGE**	**DEPTH**	**STAKED:** ☑ YES ☐ NO ☐ WILL CALL

EXISTING USE VACANT LOT

PROPOSED USE TOWNHOUSE - 4 OR LESS UNITS

REVISED PROPOSED USE

CONSTRUCTION VALUE $150,000.00

FEES

PARKS & REC	$1,145.00	**ELECT. ADMIN.**	$10.00
MHB FEE	$50.00	**ELECT. PERMIT**	$75.00
ZONING	$55.00	**FIRE DIST 1**	$1,190.80
SPRINKLER	$150.00	**BOCA FEE**	$353.40

CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#
MHBR	KENT ISLAND LLC 940 W SPROUL RD STE 301, SPRINGFIELD, PA 19064	MHBL 7784	(484) 368-9830	
SPRINKLER	BRYANT GROUP LLC	MSC-#38	(301) 670-2700	BF1114-19
PLUMBER	BRYANT GROUP	PN453	(301) 670-2701	P1105-19
ELECTRICIAN	BAUSUM AND DUCKETT ELECTRIC	E 1345	(410) 956-2927	ER-27681
HVAC	WILLIAM H METCALFE & SONS	HM#105	(301) 868-6330	H1098-19

DESCRIPTION OF WORK: CONSTRUCT 2-STORY TOWNHOUSE WITH ATTACHED GARAGE. 1ST FLOOR 87' X 32' OVERALL INCLUDING 24' X 20' GARAGE, 14' X 12' SCREENED PORCH, AND 5' X 8' ENTRY PORCH. 2ND FLOOR 33' X 16' OVERALL WITH ROUGH-IN FOR FUTURE BATHROOM.
LAUREL MODEL
55+ AGE-RESTRICTED COMMUNITY

BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)

UNFIN. BASEMENT: 0	**FIN BASEMENT:** 0
FIRST FLOOR: 1,862	**SECOND FLOOR:** 428
THIRD FLOOR: 0	**FOURTH FLOOR:** 0
GARAGE: 447	**CARPORT:** 0
DECK: 0	**PORCH:** 208
OTHER: 0	
TOTAL FLOOR AREA: 2,945	

CONSTRUCTION TYPE: WOOD FRAME

# BEDROOMS: 2	**# BATHROOMS:** 3
ROAD TYPE: COUNTY	**SPRINKLER:** YES
WATER TYPE PUBLIC	**SEWER TYPE** PUBLIC
HEATING SYSTEM: GAS	**CENTRAL AIR:** YES
FIREPLACE: NONE	

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:

SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN 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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION 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**	10 FT
REAR	FT	**REAR**	30 FT
SIDE STREET	FT	**SIDE STREET**	FT
MAX. HGHT	FT	**MAX. HGHT**	40 FT

OFFICE USE ONLY

APPROVALS:

BUILDING	RAC	10/24/2019	FLOODPLAIN ZONE	DB	10/24/2019
ZONING	HLV	10/25/2019	PLUMBING	CG	10/28/19
SEDIMENT	AR	01/31/2018	ENV. HEALTH		PUBLIC
PUB. SEWER	BAO	10/30/19	HISTORIC		N/A
S.W. MGT.	DB	10/24/2019	SHA		N/A
ENTRANCE	BL	10/24/2019	MECHANICAL	CG	10/28/19
FIRE MARSHAL	JM	10/30/2019	ELECTRICAL		10/22/2019
BACKFLOW	CG	10/28/19	FOOD SERVICE		N/A

DATE APPROVED: 11-1-19

ADMINISTRATOR APPROVAL: Vaughn J. Thomson

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

BUILDING PERMIT No.: BR19-10-0644

Date of Application: 10/18/2019

BUILDING PERMIT

BUILDING LOCATION	946 MOORINGS CIR STEVENSVILLE	**PROPERTY OWNERS:**	KENT ISLAND LLC 940 W SPROULD RD 301 SPRINGFIELD, PA 19064
TAX ACCOUNT	1804125167		
SUBDIVISION	BAY BRIDGE COVE	**HOME PHONE:**	(267) 908-0013
CRITICAL AREA	NO	**ACREAGE**	**APPLICANT:**
TAX MAP 0056	**GRID** 0010	**PARCEL** 0279	
SECTION	**BLOCK**	**LOT** 1	
ZONED CS	**FRONTAGE**	**DEPTH**	**STAKED:** ☑ YES ☐ NO ☐ WILL CALL

EXISTING USE VACANT LOT

PROPOSED USE TOWNHOUSE - 4 OR LESS UNITS

REVISED PROPOSED USE

CONSTRUCTION VALUE $225,000.00

FEES

PARKS & REC	$1,269.00	**ZONING**	$55.00
BOCA FEE	$374.76	**ELECT. PERMIT**	$75.00
ELECT. ADMIN.	$10.00	**FIRE DIST 1**	$1,319.76
SPRINKLER	$150.00	**MHB FEE**	$50.00

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OXFORD MODEL
55+ AGE-RESTRICTED COMMUNITY

BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)

UNFIN. BASEMENT: 0	**FIN BASEMENT:** 0
FIRST FLOOR: 1,892	**SECOND FLOOR:** 646
THIRD FLOOR: 0	**FOURTH FLOOR:** 0
GARAGE: 401	**CARPORT:** 0
DECK: 0	**PORCH:** 184
OTHER: 0	
TOTAL FLOOR AREA: 3,123	

CONSTRUCTION TYPE: WOOD FRAME

# BEDROOMS: 3	**# BATHROOMS:** 3
ROAD TYPE: COUNTY	**SPRINKLER:** YES
WATER TYPE PUBLIC	**SEWER TYPE** PUBLIC
HEATING SYSTEM: GAS	**CENTRAL AIR:** YES
FIREPLACE: GAS	

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BUILDING	RAC	10/24/2019	FLOODPLAIN ZONE	DB	10/24/2019
ZONING	HLW	10/26/2019	PLUMBING	CG	10/28/19
SEDIMENT	AR	01/31/2018	ENV. HEALTH		N/A
PUB. SEWER	BMD	10/20/19	HISTORIC		N/A
S.W. MGT.	DB	10/24/2019	SHA		N/A
ENTRANCE	BL	10/24/2019	MECHANICAL	CG	10/28/19
FIRE MARSHAL	JM	10/30/2019	ELECTRICAL		10/22/2019
BACKFLOW	CG	10/28/19	FOOD SERVICE		N/A

DATE APPROVED: 11-1-19

ADMINISTRATOR APPROVAL: Kristen J. Sullivan