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

BUILDING PERMIT No.: BR21-08-0698

Date of Application: 08/19/2021

BUILDING PERMIT

BUILDING LOCATION 1809 HARBOR DR CHESTER	**PROPERTY OWNERS:** LYONS, MICHAEL 205 MIKES WAY STEVENSVILLE, MD 21666
TAX ACCOUNT 1804069226	
SUBDIVISION HARBOR VIEW	**HOME PHONE:** (410) 693-7844
CRITICAL AREA YES **ACREAGE** 0.386	**APPLICANT:**
TAX MAP 0057 **GRID** 0000 **PARCEL** 0508	
SECTION **BLOCK** D **LOT** 43	
ZONED NC-15, SM **FRONTAGE** **DEPTH**	**STAKED:** ☑ YES ☐ NO ☐ WILL CALL

EXISTING USE VACANT LOT

PROPOSED USE SINGLE FAMILY DWELLING

REVISED PROPOSED USE

CONSTRUCTION VALUE $125,000.00

FEES

ELECT. PERMIT	$140.00	SINGLE LOT	$55.00
FIRE DIST 1	$1,329.35	SCHOOLS	$11,529.09
ZONING	$55.00	BOCA FEE	$367.88
PARKS & REC	$1,281.01	MHB FEE	$50.00
SPRINKLER	$150.00	ROADS FEE	$500.00
ELECT. ADMIN.	$10.00		

CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#
MHBR	DAVIDSON DEVELOPMENT INC 400 PO BOX, STEVENSVILLE, MD 21666	MHBL 383	(410) 320-4604	
ELECTRICIAN	THREE RIVERS ELECTRIC	E-#1356	(443) 480-5131	ER-29025
HVAC	CLEAN AIR HEATING & AIR	HM-062	(410) 633-8350	H-1503-21
SPRINKLER	BLAZEGUARD	MSC 72	(410) 549-6313	BF-1553-21
PLUMBER	TIM THE PLUMBER	15633	(410) 758-4399	P-1550-21

DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 42' X 63'8" OVERALL TO INCLUDE ATTACHED 2 CAR GARAGE 22' X 21'8", UNFINISHED STORAGE AREA 13' X 28, AND FRONT PORCH 3'4" X 7. 2ND FLOOR 42' X 54'4" OVER ALL

BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)

UNFIN. BASEMENT:	**FIN BASEMENT:**
FIRST FLOOR: 1,023	**SECOND FLOOR:** 1394
THIRD FLOOR:	**FOURTH FLOOR:**
GARAGE: 477	**CARPORT:**
DECK:	**PORCH:** 23
OTHER: 364 STORAGE	
TOTAL FLOOR AREA: 3,281	

CONSTRUCTION TYPE: WOOD FRAME

# BEDROOMS: 4	**# BATHROOMS:** 3
ROAD TYPE: COUNTY	**SPRINKLER:** YES
WATER TYPE PRIVATE	**SEWER TYPE** PUBLIC
HEATING SYSTEM: HEAT P	**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:

OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. FLOOD ZONE: AE 5 FPE: 7 FEET
ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET
ELEVATION CERTIFICATE REQUIRED SWM - MUST FOLLOW APPROVED STORMWATER MANAGEMENT PLAN LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE	
FRONT	FT	FRONT	35 FT
SIDE	FT	SIDE	8/18 FT
REAR	FT	REAR	100 FT
SIDE STREET	FT	SIDE STREET	FT
MAX. HGHT	FT	MAX. HGHT	40 FT

OFFICE USE ONLY

APPROVALS:

BUILDING HD	09/24/2021	FLOODPLAIN ZONE JK	10/12/2021
ZONING HW	09/28/2021	PLUMBING CG	10/08/2021
SEDIMENT DS	09/09/2021	ENV. HEALTH JFW	10/12/2021
PUB. SEWER BD	09/14/2021	HISTORIC	N/A
S.W. MGT. JK	10/12/2021	SHA	N/A
ENTRANCE DB	09/29/2021	MECHANICAL CG	10/08/2021
FIRE MARSHAL JB	10/19/2021	ELECTRICAL	09/22/2021
BACKFLOW CG	10/08/2021	FOOD SERVICE	N/A

DATE APPROVED: 10-27-21 **ADMINISTRATOR APPROVAL:** Vivian J Simpson

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

BUILDING PERMIT No.: BR21-10-0839

Date of Application: 10/13/2021

BUILDING PERMIT

BUILDING LOCATION 116 HERSHEY CT GRASONVILLE	PROPERTY OWNERS: KATE E ZEDALIS ZEDALIS JR, BRIAN 116 HERSHEY CT GRASONVILLE, MD 21638
TAX ACCOUNT 1805011590	
SUBDIVISION	HOME PHONE: (443) 786-2053
CRITICAL AREA NO ACREAGE 1.19	APPLICANT:
TAX MAP 0581 GRID 0004 PARCEL 0499	
SECTION BLOCK LOT 1	
ZONED NC-20T FRONTAGE DEPTH	STAKED: ☑ YES ☐ NO ☐ WILL CALL
EXISTING USE RESIDENTIAL	FEES
PROPOSED USE ADDITION TO RESIDENCE	BOCA FEE $35.00 ZONING $55.00
REVISED PROPOSED USE	
CONSTRUCTION VALUE $8,000.00	

CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#
MHIC	FREY HOME BUILDERS 25935 HOLLY LN, GREENSBORO, MD 21639	MHIC-25811	(410) 200-1873	

DESCRIPTION OF WORK: ADDING 4'8" x 2'8" BUMP OUT FOR PRE-FAB FIREPLACE 42" X 38". MAKE: KOZY HEAT, MODEL: Z42-CD

BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT:	FIN BASEMENT:	# BEDROOMS:	# BATHROOMS:
FIRST FLOOR: 15	SECOND FLOOR:	ROAD TYPE:	SPRINKLER:
THIRD FLOOR:	FOURTH FLOOR:	WATER TYPE PUBLIC	SEWER TYPE PUBLIC
GARAGE:	CARPORT:	HEATING SYSTEM:	CENTRAL AIR:
DECK:	PORCH:	FIREPLACE: WOOD	
OTHER:			
TOTAL FLOOR AREA: 15			

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MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE	
FRONT	FT	FRONT	35 FT
SIDE	FT	SIDE	15/35 FT
REAR	FT	REAR	50 FT
SIDE STREET	FT	SIDE STREET	FT
MAX. HGHT	FT	MAX. HGHT	40 FT

OFFICE USE ONLY

APPROVALS:

BUILDING HD	10/19/2021	FLOODPLAIN ZONE	N/A
ZONING HLV	10/19/2021	PLUMBING	N/A
SEDIMENT	N/A	ENV. HEALTH JEN	10/20/2021
PUB. SEWER BD	10/19/2021	HISTORIC	N/A
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: 10-27-21 ADMINISTRATOR APPROVAL: Vivian J Swinson