











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

BUILDING PERMIT No.: BR22-06-0495  
 Date of Application: 06/30/2022

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 373 MOORINGS CIR STEVENSVILLE  <b>TAX ACCOUNT</b> 1804125382 <b>SUBDIVISION</b> BAY BRIDGE COVE <b>CRITICAL AREA NO</b> <b>ACREAGE</b> <b>TAX MAP</b> 0056 <b>GRID</b> 0010 <b>PARCEL</b> 0279 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 268 <b>ZONED CS</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> KENT ISLAND LLC 940 W SPROUL RD STE 301 SPRINGFIELD, PA 19064  <b>HOME PHONE:</b> (267) 908-0013 <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
<b>EXISTING USE</b> VACANT LOT  <b>PROPOSED USE</b> TOWNHOUSE - 4 OR LESS UNITS  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$150,000.00		<b>FEES</b> <b>SPRINKLER</b> \$150.00 <b>FIRE DIST 1</b> \$1,402.50 <b>ZONING</b> \$55.00 <b>BOCA FEE</b> \$421.56 <b>MHB FEE</b> \$50.00 <b>PARKS &amp; REC</b> \$1,351.50 <b>ELECT. ADMIN.</b> \$10.00 <b>ELECT. PERMIT</b> \$75.00																															
<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>MHBR</td> <td>KENT ISLAND LLC 940 W SPROUL RD STE 301, SPRINGFIELD, PA 19064</td> <td>MHBL 7784</td> <td>(484) 368-9830</td> <td></td> </tr> <tr> <td>SPRINKLER</td> <td>BRYANT GROUP LLC</td> <td>MSC-#38</td> <td>(301) 670-2700</td> <td>BF-0934-22</td> </tr> <tr> <td>PLUMBER</td> <td>BRYANT GROUP</td> <td>PN-453</td> <td>(301) 670-2701</td> <td>P-0931-22</td> </tr> <tr> <td>ELECTRICIAN</td> <td>BAUSUM AND DUCKETT ELECTRIC</td> <td>E 1345</td> <td>(410) 956-2927</td> <td>ER-27193</td> </tr> <tr> <td>HVAC</td> <td>WILLIAM H METCALFE &amp; SONS</td> <td>HM#105</td> <td>(301) 868-6330</td> <td>H-0961-22</td> </tr> </tbody> </table>				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	BF-0934-22	PLUMBER	BRYANT GROUP	PN-453	(301) 670-2701	P-0931-22	ELECTRICIAN	BAUSUM AND DUCKETT ELECTRIC	E 1345	(410) 956-2927	ER-27193	HVAC	WILLIAM H METCALFE & SONS	HM#105	(301) 868-6330	H-0961-22
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT A 2 STORY TOWNHOUSE. FIRST FLOOR OVERALL 83' X 32' INCLUDING GARAGE 24' X 20', SCREEN PORCH 14' X 14', AND DECK 14' X 8'. SECOND FLOOR OVERALL 41' X 32'. -55+ AGE RESTRICTED COMMUNITY -LAUREL MODEL																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b> <b>FIRST FLOOR:</b> 1,858 <b>SECOND FLOOR:</b> 692 <b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b> <b>GARAGE:</b> 447 <b>CARPORT:</b> <b>DECK:</b> 324 <b>PORCH:</b> 192 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 3,513		<b># BEDROOMS:</b> 3 <b># BATHROOMS:</b> 3 <b>ROAD TYPE:</b> COUNTY <b>SPRINKLER:</b> YES <b>WATER TYPE:</b> PUBLIC <b>SEWER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> GAS <b>CENTRAL AIR:</b> YES <b>FIREPLACE:</b> 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:**  
 LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. 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. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

**OFFICE USE ONLY**

MINIMUM YARD REQUIREMENTS			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE		
FRONT	FRONT	30 FT	
SIDE	SIDE	10 FT	
REAR	REAR	15 FT	
SIDE STREET	SIDE STREET	FT	
MAX. HGHT	MAX. HGHT	40 FT	

APPROVALS:			
BUILDING	JHD	07/06/2022	FLOODPLAIN ZONE TK 07/07/2022
ZONING	JHD	07/06/2022	PLUMBING CG 07/13/2022
SEDIMENT	AR	02/19/2021	ENV. HEALTH JEN 07/13/2022
PUB. SEWER	JH	07/11/2022	HISTORIC N/A
S.W. MGT.	TK	07/07/2022	SHA N/A
ENTRANCE	DB	07/06/2022	MECHANICAL CG 07/13/2022
FIRE MARSHAL	JB	08/04/2022	ELECTRICAL 07/06/2022
BACKFLOW	CG	07/13/2022	FOOD SERVICE N/A

DATE APPROVED: 8-17-22

ADMINISTRATOR APPROVAL: *Manj Swinson*



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

BUILDING PERMIT No.: BR22-07-0506

Date of Application: 07/07/2022

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 319 EAGLE MANOR DR CHURCH HILL  <b>TAX ACCOUNT</b> 1802028328 <b>SUBDIVISION</b> CONDOR MANOR <b>CRITICAL AREA NO</b> <b>ACREAGE</b> 1 <b>TAX MAP</b> 0023 <b>GRID</b> 0013 <b>PARCEL</b> 0158 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 2 <b>ZONED AG</b> <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> W-D 40 INVESTMENTS LLC 29349 W MAPLE AVE TRAPPE, MD 21673  <b>HOME PHONE:</b> (410) 763-1133 <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
<b>EXISTING USE</b> VACANT LOT  <b>PROPOSED USE</b> SINGLE FAMILY DWELLING  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$829,336.00		<b>FEES</b> <table border="0"> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>PARKS &amp; REC</td> <td>\$1,656.78</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>ROADS FEE</td> <td>\$500.00</td> <td>ELECT. PERMIT</td> <td>\$95.00</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>BOCA FEE</td> <td>\$740.24</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>SCHOOLS</td> <td>\$14,911.02</td> </tr> <tr> <td>FIRE DIST 5</td> <td>\$1,719.30</td> <td></td> <td></td> </tr> </table>		MHB FEE	\$50.00	PARKS & REC	\$1,656.78	SINGLE LOT	\$55.00	SPRINKLER	\$150.00	ROADS FEE	\$500.00	ELECT. PERMIT	\$95.00	ELECT. ADMIN.	\$10.00	BOCA FEE	\$740.24	ZONING	\$55.00	SCHOOLS	\$14,911.02	FIRE DIST 5	\$1,719.30								
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 66' X 49' OVERALL WITH 26' X 26' GARAGE, 40' X 6'7.5" FRONT PORCH, 12' X 23'3" REAR SCREENED PORCH, AND 12' X 20'3" REAR COVERED PORCH. SECOND FLOOR 65'6" X 31'6" OVERALL. UNFINISHED BASEMENT 43'6-3/4" X 29'7" WITH ROUGH IN FOR FUTURE BASEMENT BATHROOM.																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> 1,285 <b>FIN BASEMENT:</b> <b>FIRST FLOOR:</b> 1,285 <b>SECOND FLOOR:</b> 1841 <b>THIRD FLOOR:</b> <b>GARAGE:</b> 633 <b>CARPORT:</b> <b>DECK:</b> <b>PORCH:</b> 805 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 5,849		<b># BEDROOMS:</b> 4 <b># BATHROOMS:</b> 4 <b>ROAD TYPE:</b> <b>SPRINKLER:</b> YES <b>WATER TYPE PRIVATE</b> <b>SEWER TYPE PRIVATE</b> <b>HEATING SYSTEM:</b> GAS <b>CENTRAL AIR:</b> YES <b>FIREPLACE:</b> GAS																															

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**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 THE CENTER OF THE ENTRANCE NEEDS TO BE STAKED FOR PIPE TO BE INSTALLED 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. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 64 FT
SIDE FT	SIDE 20 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING <i>TK</i>	07/18/2022	FLOODPLAIN ZONE <i>TK</i>	07/18/2022
ZONING <i>KS</i>	08/05/2022	PLUMBING <i>CG</i>	08/09/2022
SEDIMENT <i>DS</i>	10/14/2021	ENV. HEALTH <i>JEN</i>	08/03/2022
PUB. SEWER	N/A	HISTORIC	N/A
S.W. MGT. <i>TK</i>	07/18/2022	SHA	N/A
ENTRANCE <i>DB</i>	07/19/2022	MECHANICAL <i>CG</i>	08/09/2022
FIRE MARSHAL <i>CG</i>	08/08/2022	ELECTRICAL	08/03/2022
BACKFLOW <i>CG</i>	08/09/2022	FOOD SERVICE	N/A

DATE APPROVED: 8-17-22

ADMINISTRATOR APPROVAL: *Kevin J. Swinson*