



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

BUILDING PERMIT No.: BR22-07-0550
 Date of Application: 07/22/2022

BUILDING PERMIT

BUILDING LOCATION 214 NICHOLS MANOR DR STEVENSVILLE TAX ACCOUNT 1804015665 SUBDIVISION CLOVERFIELDS CRITICAL AREA NO ACREAGE 0.344 TAX MAP 0049 GRID 0000 PARCEL 0035 SECTION BLOCK C LOT 5 ZONED NC-15 FRONTAGE DEPTH		PROPERTY OWNERS: DIDOMENICO, MATTHEW & MORGAN 214 NICHOLS MANOR DR STEVENSVILLE, MD 21666 HOME PHONE: (301) 351-5929 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																										
EXISTING USE RESIDENCE PROPOSED USE RENOVATION/ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$37,500.00		FEES BOCA FEE \$161.72 ELECT. ADMIN. \$10.00 RENOVATION PERMIT FEE \$262.50 ZONING \$55.00 ELECT. PERMIT \$60.00																										
<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>MHIC</td> <td>3 BROTHERS HOME IMPROVEMENT LLC 10029 DELLCASTLE RD, MONTGOMERY VILLAGE, MD 20878</td> <td>MHIC-138311</td> <td>(443) 946-0162</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>ABLE ELECTRIC SERVICES INC</td> <td>E-#834</td> <td>(410) 761-2253</td> <td>ER-22-07-0550</td> </tr> <tr> <td>HVAC</td> <td>RBL MECHANICAL SERVICE</td> <td>HM-169</td> <td>(410) 604-1061</td> <td>H-1126-22</td> </tr> <tr> <td>PLUMBER</td> <td>PLUMBING CONSTRUCTION INC</td> <td>PN-690</td> <td>(240) 380-6744</td> <td>P-1099-22</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHIC	3 BROTHERS HOME IMPROVEMENT LLC 10029 DELLCASTLE RD, MONTGOMERY VILLAGE, MD 20878	MHIC-138311	(443) 946-0162		ELECTRICIAN	ABLE ELECTRIC SERVICES INC	E-#834	(410) 761-2253	ER-22-07-0550	HVAC	RBL MECHANICAL SERVICE	HM-169	(410) 604-1061	H-1126-22	PLUMBER	PLUMBING CONSTRUCTION INC	PN-690	(240) 380-6744	P-1099-22
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DESCRIPTION OF WORK: REMOVE EXISTING 18' X 16' ENCLOSED PORCH/DECK WITH STAIRS. CONSTRUCT A 2 STORY ADDITION TO EXISTING SFD. BASEMENT LEVEL 44' X 16' OVERALL TO INCLUDE 22' X 16' FINISHED REC ROOM AND 22' X 16' OPEN PORCH. MAIN LEVEL 44' X 16' OVERALL TO INCLUDE MASTER BEDROOM & BATH AND DINING ROOM/KITCHEN EXPANSION, AND 15'8" RENOVATION INCLUDES CONVERTING EXISTING MASTER BEDROOM INTO (2) BEDROOMS, REPLACING ALL WINDOWS AND SIDING.																												
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																										
UNFIN. BASEMENT: FIN BASEMENT: 352 FIRST FLOOR: 704 SECOND FLOOR: THIRD FLOOR: GARAGE: CARPORT: DECK: PORCH: 352 OTHER: TOTAL FLOOR AREA: 1,408	# BEDROOMS: 2 # BATHROOMS: 1 ROAD TYPE: SPRINKLER: WATER TYPE PRIVATE SEWER TYPE PUBLIC HEATING SYSTEM: EXISTING CENTRAL AIR: FIREPLACE:																											

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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 8/18 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	JHD	08/04/2022	FLOODPLAIN ZONE	N/A
ZONING	JHD	08/04/2022	PLUMBING	CG 08/25/2022
SEDIMENT		N/A	ENV. HEALTH	JAN 08/04/2022
PUB. SEWER	JH	08/08/2022	HISTORIC	N/A
S.W. MGT.		N/A	SHA	N/A
ENTRANCE		N/A	MECHANICAL	CG 08/25/2022
FIRE MARSHAL		N/A	ELECTRICAL	08/30/2022
BACKFLOW		N/A	FOOD SERVICE	N/A

DATE APPROVED: 9-1-22

ADMINISTRATOR APPROVAL: *Ryan J. Sunison*



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

BUILDING PERMIT No.: BR22-07-0561

Date of Application: 07/26/2022

BUILDING PERMIT

BUILDING LOCATION 138 PERRYS RETREAT BLVD GRASONVILLE TAX ACCOUNT 1805126708 SUBDIVISION PERRY'S RETREAT CRITICAL AREA NO ACREAGE 0.179 TAX MAP 058H GRID 0021 PARCEL 0201 SECTION BLOCK LOT 84 ZONED GPRN FRONTAGE DEPTH		PROPERTY OWNERS: TOR PERRY'S LLC SHECKELLS, FRED PO BOX 257 FALLSTON, MD 21047 HOME PHONE: APPLICANT: WALTER PROPERTIES LLC 3206 Main St GRASONVILLE, MD 21638 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 \$140,000.00		FEES <table border="0"> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>ELECT. PERMIT</td> <td>\$95.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>SCHOOLS</td> <td>\$12,888.54</td> </tr> <tr> <td>PARKS & REC</td> <td>\$1,432.06</td> <td>BOCA FEE</td> <td>\$367.92</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>FIRE DIST 2</td> <td>\$1,486.10</td> </tr> </table>		ELECT. ADMIN.	\$10.00	ELECT. PERMIT	\$95.00	SPRINKLER	\$150.00	ZONING	\$55.00	SINGLE LOT	\$55.00	SCHOOLS	\$12,888.54	PARKS & REC	\$1,432.06	BOCA FEE	\$367.92	MHB FEE	\$50.00	FIRE DIST 2	\$1,486.10										
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 38' X 48' OVERALL TO INCLUDE 20' X 21' (2) CAR GARAGE AND 6' X 18' COVERED PORCH. SECOND FLOOR 38' X 42' OVERALL MODEL: HUDSON																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 1,204 THIRD FLOOR: GARAGE: 420 DECK: OTHER: TOTAL FLOOR AREA: 3,248	FIN BASEMENT: SECOND FLOOR: 1498 FOURTH FLOOR: CARPORT: PORCH: 126	# BEDROOMS: 4 ROAD TYPE: WATER TYPE PUBLIC HEATING SYSTEM: HEAT P CENTRAL AIR: FIREPLACE: NONE	# BATHROOMS: 3 SPRINKLER: YES SEWER TYPE PUBLIC AIR: YES																														

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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:

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 FT FRONT 15 FT	
SIDE FT SIDE 5 FT	
REAR FT REAR 20 FT	
SIDE STREET FT SIDE STREET FT	
MAX. HGHT FT MAX. HGHT 40 FT	

APPROVALS:

BUILDING	MD 08/03/2022	FLOODPLAIN ZONE	KD 08/09/2022
ZONING	CB 08/05/2022	PLUMBING	CG 08/03/2022
SEDIMENT	AR 03/21/2021	ENV. HEALTH	SW 08/03/2022
PUB. SEWER	DT 08/03/2022	HISTORIC	N/A
S.W. MGT.	TK 08/09/2022	SHA	N/A
ENTRANCE	DB 08/04/2022	MECHANICAL	CG 08/03/2022
FIRE MARSHAL	JB 08/31/2022	ELECTRICAL	09/01/2022
BACKFLOW	CG 08/03/2022	FOOD SERVICE	N/A

DATE APPROVED: 9-1-22

ADMINISTRATOR APPROVAL: [Signature]