



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

BUILDING PERMIT No.: BR22-11-0838

Date of Application: 11/16/2022

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 119 PIXIE CT GRASONVILLE  <b>TAX ACCOUNT</b> 1805126732 <b>SUBDIVISION</b> PERRYS RETREAT <b>CRITICAL AREA NO</b> ACREAGE 0.192 <b>TAX MAP</b> 058H <b>GRID</b> 0021 <b>PARCEL</b> 0201 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 75 <b>ZONED</b> GPRN <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> TOR PERRY'S, LLC 3414 JARRETTSVILLE PIKE MONKTON, MD 21111  <b>HOME PHONE:</b> <b>APPLICANT:</b> PERMITS PLUS, INC TERRI MCNICHOLAS Po Box 690  <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> \$127,000.00		<b>FEES</b> <table border="0"> <tr> <td>PARKS &amp; REC</td> <td>\$1,316.52</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>BOCA FEE</td> <td>\$345.28</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>SCHOOLS</td> <td>\$11,848.68</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$95.00</td> <td>FIRE DIST 2</td> <td>\$1,366.20</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>SINGLE LOT</td> <td>\$55.00</td> </tr> </table>		PARKS & REC	\$1,316.52	MHB FEE	\$50.00	BOCA FEE	\$345.28	ELECT. ADMIN.	\$10.00	SPRINKLER	\$150.00	SCHOOLS	\$11,848.68	ELECT. PERMIT	\$95.00	FIRE DIST 2	\$1,366.20	ZONING	\$55.00	SINGLE LOT	\$55.00										
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<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 1,112 <b>THIRD FLOOR:</b> <b>GARAGE:</b> 462 <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 3,074	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> 1372 <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b> 128	<b># BEDROOMS:</b> 4 <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> HEAT P CENTRAL AIR: YES <b>FIREPLACE:</b> NONE	<b># BATHROOMS:</b> 3 <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> 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:**  
 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. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.

OFFICE USE ONLY

<b>MINIMUM YARD REQUIREMENTS</b>		<b>APPROVALS:</b>	
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	BUILDING <i>TD</i>	11/16/2022
<b>FRONT</b> FT	<b>FRONT</b> 15 FT	ZONING <i>KS</i>	11/18/2022
<b>SIDE</b> FT	<b>SIDE</b> 5 FT	SEDIMENT <i>AR</i>	03/21/2021
<b>REAR</b> FT	<b>REAR</b> 20 FT	PUB. SEWER <i>DT</i>	11/17/2022
<b>SIDE STREET</b> FT	<b>SIDE STREET</b> FT	S.W. MGT. <i>KN</i>	11/17/2022
<b>MAX. HGHT</b> FT	<b>MAX. HGHT</b> 40 FT	ENTRANCE <i>DB</i>	11/16/2022
		FIRE MARSHAL <i>JB</i>	12/13/2022
		BACKFLOW <i>CG</i>	12/06/2022
		FLOODPLAIN ZONE <i>AN</i>	11/17/2022
		PLUMBING <i>CG</i>	12/06/2022
		ENV. HEALTH <i>Jen</i>	11/18/2022
		HISTORIC	N/A
		SHA	N/A
		MECHANICAL <i>CG</i>	12/06/2022
		ELECTRICAL	11/29/2022
		FOOD SERVICE	N/A

DATE APPROVED: 12-15-22

ADMINISTRATOR APPROVAL: *V. J. Johnson*



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

BUILDING PERMIT No.: BR22-11-0804

Date of Application: 11/03/2022

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 118 PERRYS RETREAT BLVD GRASONVILLE  <b>TAX ACCOUNT</b> 1805126712 <b>SUBDIVISION</b> PERRY'S RETREAT <b>CRITICAL AREA NO</b> <b>ACREAGE</b> 0.144 <b>TAX MAP</b> 058H <b>GRID</b> 0021 <b>PARCEL</b> 0201 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 88 <b>ZONED</b> GPRN <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> TOR PERRY'S LLC SHECKELLS, FRED PO BOX 257 FALLSTON, MD 21047  <b>HOME PHONE:</b>  <b>APPLICANT:</b> PERMITS PLUS, INC TERRI MCNICHOLAS Po Box 690  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 40' X 58' TO INCLUDE 20' X 21' (2) CAR GARAGE, AND 8' X 12' REAR COVERED PORCH. SECOND FLOOR 22' X 40' OVERALL. <b>MODEL:</b> BREMANTE 2 STORY (FLEX ROOM)																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 1,268 <b>THIRD FLOOR:</b> <b>GARAGE:</b> 420 <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 2,656	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> 872 <b>FOURTH FLOOR:</b> <b>CARPORT:</b> <b>PORCH:</b> 96	<b># BEDROOMS:</b> 3 <b>ROAD TYPE:</b> <b>WATER TYPE PUBLIC</b> <b>HEATING SYSTEM:</b> HEAT P CENTRAL AIR: YES <b>FIREPLACE:</b> NONE	<b># BATHROOMS:</b> 3 <b>SPRINKLER:</b> YES <b>SEWER TYPE PUBLIC</b> <b>CENTRAL AIR:</b> 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:**  
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**OFFICE USE ONLY**

<b>MINIMUM YARD REQUIREMENTS</b>				<b>APPROVALS:</b>			
<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>	<b>BUILDING</b> TD	11/07/2022	<b>FLOODPLAIN ZONE</b> YN	11/04/2022		
<b>FRONT</b>	<b>FRONT</b> 15 FT	<b>ZONING</b> KS	11/16/2022	<b>PLUMBING</b> CG	11/14/2022		
<b>SIDE</b>	<b>SIDE</b> 5 FT	<b>SEDIMENT</b> AR	03/21/2021	<b>ENV. HEALTH</b> JEN	11/04/2022		
<b>REAR</b>	<b>REAR</b> 20 FT	<b>PUB. SEWER</b> DT	11/09/2022	<b>HISTORIC</b>	N/A		
<b>SIDE STREET</b>	<b>SIDE STREET</b> FT	<b>S.W. MGT.</b> KN	11/04/2022	<b>SHA</b>	N/A		
<b>MAX. HGHT</b>	<b>MAX. HGHT</b> 40 FT	<b>ENTRANCE</b> DB	11/03/2022	<b>MECHANICAL</b> CG	11/14/2022		
		<b>FIRE MARSHAL</b> JB	12/13/2022	<b>ELECTRICAL</b>	11/29/2022		
		<b>BACKFLOW</b> CG	11/14/2022	<b>FOOD SERVICE</b>	N/A		

DATE APPROVED: 12-15-22 ADMINISTRATOR APPROVAL: [Signature]



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

ZONING CERTIFICATE #: Z22-12-0447

Date of Application: 12/06/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804072170	120 JEAN RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	SELLAMI, MINA	TAX MAP 0063	BLOCK	PARCEL 0147
OWNER ADDRESS:	120 JEAN RD STEVENSVILLE, MD 21666	LOT 8	SECTION	ZONED NC-2
HOME PHONE:	(443) 864-7811	CRITICAL AREA YES		ACREAGE 3.38
		SUBDIVISION		
		BUILDING VALUE \$7,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	HEATHERWOOD CONSULTING	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	9879 Fox Hill Ct ELLICOTT CITY, MD 21042	ELECTRICAL PERMIT #:	
PHONE:	(410) 781-8282	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENCE	PROPOSED USE:	PIER
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: CONSTRUCT A 3' X 44' WALKWAY OVER VEGETATED TIDAL WETLANDS TO A 6' X 12' PIER WITH 25' X 8' PLATFORM. TOTAL LENGTH = 64'			

AGENCY APPROVALS:

Name	Completed Date
FLOODPLAIN ZONE	12/12/2022 KN
ZONING	12/09/2022 JP

NOTE: Separate electrical and plumbing permits are required prior to permit being issued. Electrician & Plumber must have Queen Anne's County Licenses! 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 valid if construction is continuous.

Conditions:  
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.  
 A PIER CANNOT EXTEND INTO A BODY OF WATER A DISTANCE GREATER THAN 150 FT NOR CAN A PIER EXCEED ONE-QUARTER THE DISTANCE OF A WATERWAY. OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE OR FEDERAL PERMITS PRIOR TO CONSTRUCTION OF PIER.  
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN PRIOR TO CERTIFICATE OF OCCUPANCY

ADMINISTRATOR APPROVAL: *Ryan J. Johnson* DATE APPROVED: 12-15-22