



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

BUILDING PERMIT No.: BR23-01-0015

Date of Application: 01/10/2023

**BUILDING PERMIT**

| <b>BUILDING LOCATION</b> 127 PIXIE CT<br>GRASONVILLE<br><br><b>TAX ACCOUNT</b> 1805126734<br><b>SUBDIVISION</b> PERRY'S RETREAT<br><b>CRITICAL AREA NO</b> <b>ACREAGE</b> 0.192<br><b>TAX MAP</b> 058H <b>GRID</b> 0021 <b>PARCEL</b> 0201<br><b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 77<br><b>ZONED</b> GPRN <b>FRONTAGE</b> <b>DEPTH</b>  |   | <b>PROPERTY OWNERS:</b> TOR PERRY'S LLC<br>SHECKELLS, FRED<br>PO BOX 257<br>FALLSTON, MD 21047<br><br><b>HOME PHONE:</b><br><br><b>APPLICANT:</b> PERMITS PLUS, INC<br>TERRI MCNICHOLAS<br>Po Box 690<br><br><b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL   |  |              |         |             |            |            |         |   |         |                |          |         |                              |          |                |               |         |                                 |         |                |            |             |          |               |                |              |           |                         |         |                |            |
|--|---|--|--|--------------|---------|-------------|------------|------------|---------|---|---------|----------------|----------|---------|------------------------------|----------|----------------|---------------|---------|---------------------------------|---------|----------------|------------|-------------|----------|---------------|----------------|--------------|-----------|-------------------------|---------|----------------|------------|
| <b>EXISTING USE</b> VACANT LOT<br><br><b>PROPOSED USE</b> SINGLE FAMILY DWELLING<br><br><b>REVISED PROPOSED USE</b><br><br><b>CONSTRUCTION VALUE</b> \$140,000.00  |   | <b>FEES</b><br><table border="0"> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>FIRE DIST 2</td> <td>\$1,560.90</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>ELECT. PERMIT</td> <td>\$95.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>SCHOOLS</td> <td>\$13,537.26</td> </tr> <tr> <td>BOCA FEE</td> <td>\$382.80</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>PARKS &amp; REC</td> <td>\$1,504.14</td> </tr> </table> |  | MHB FEE      | \$50.00 | FIRE DIST 2 | \$1,560.90 | SINGLE LOT | \$55.00 | ELECT. PERMIT   | \$95.00 | SPRINKLER      | \$150.00 | SCHOOLS | \$13,537.26                  | BOCA FEE | \$382.80       | ELECT. ADMIN. | \$10.00 | ZONING                          | \$55.00 | PARKS & REC    | \$1,504.14 |             |          |               |                |              |           |                         |         |                |            |
| MHB FEE  | \$50.00   | FIRE DIST 2  | \$1,560.90   |              |         |             |            |            |         |   |         |                |          |         |                              |          |                |               |         |                                 |         |                |            |             |          |               |                |              |           |                         |         |                |            |
| SINGLE LOT   | \$55.00   | ELECT. PERMIT  | \$95.00  |              |         |             |            |            |         |   |         |                |          |         |                              |          |                |               |         |                                 |         |                |            |             |          |               |                |              |           |                         |         |                |            |
| SPRINKLER  | \$150.00  | SCHOOLS  | \$13,537.26  |              |         |             |            |            |         |   |         |                |          |         |                              |          |                |               |         |                                 |         |                |            |             |          |               |                |              |           |                         |         |                |            |
| BOCA FEE   | \$382.80  | ELECT. ADMIN.  | \$10.00  |              |         |             |            |            |         |   |         |                |          |         |                              |          |                |               |         |                                 |         |                |            |             |          |               |                |              |           |                         |         |                |            |
| ZONING   | \$55.00   | PARKS & REC  | \$1,504.14   |              |         |             |            |            |         |   |         |                |          |         |                              |          |                |               |         |                                 |         |                |            |             |          |               |                |              |           |                         |         |                |            |
| <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>NVR INC (RYAN HOMES &amp; NV)<br/>9720 PATUXENT WOODS DR, COLUMBIA, MD 21046</td> <td>MHBL#56</td> <td>(703) 761-2000</td> <td></td> </tr> <tr> <td>PLUMBER</td> <td>CHESPEAKE PLUMBING &amp; HEATING</td> <td>PN-160</td> <td>(302) 732-6006</td> <td>P-0114-23</td> </tr> <tr> <td>HVAC</td> <td>SOUTHERN MARYLAND HTG &amp; AIR INC</td> <td>HM-594</td> <td>(301) 645-6928</td> <td>H-0107-23</td> </tr> <tr> <td>ELECTRICIAN</td> <td>CECO INC</td> <td>E-000240-2022</td> <td>(410) 995-6270</td> <td>ER23-01-0015</td> </tr> <tr> <td>SPRINKLER</td> <td>BAYSIDE FIRE PROTECTION</td> <td>MSC-#49</td> <td>(410) 860-8283</td> <td>BF-1115-23</td> </tr> </tbody> </table> |   |  |  | CONTRACTORS  | NAME    | LICENSE #   | PHONE#     | PERMIT#    | MHBR    | NVR INC (RYAN HOMES & NV)<br>9720 PATUXENT WOODS DR, COLUMBIA, MD 21046 | MHBL#56 | (703) 761-2000 |          | PLUMBER | CHESPEAKE PLUMBING & HEATING | PN-160   | (302) 732-6006 | P-0114-23     | HVAC    | SOUTHERN MARYLAND HTG & AIR INC | HM-594  | (301) 645-6928 | H-0107-23  | ELECTRICIAN | CECO INC | E-000240-2022 | (410) 995-6270 | ER23-01-0015 | SPRINKLER | BAYSIDE FIRE PROTECTION | MSC-#49 | (410) 860-8283 | BF-1115-23 |
| CONTRACTORS  | NAME  | LICENSE #  | PHONE#   | PERMIT#      |         |             |            |            |         |   |         |                |          |         |                              |          |                |               |         |                                 |         |                |            |             |          |               |                |              |           |                         |         |                |            |
| MHBR   | NVR INC (RYAN HOMES & NV)<br>9720 PATUXENT WOODS DR, COLUMBIA, MD 21046               | MHBL#56  | (703) 761-2000   |              |         |             |            |            |         |   |         |                |          |         |                              |          |                |               |         |                                 |         |                |            |             |          |               |                |              |           |                         |         |                |            |
| PLUMBER  | CHESPEAKE PLUMBING & HEATING  | PN-160   | (302) 732-6006   | P-0114-23    |         |             |            |            |         |   |         |                |          |         |                              |          |                |               |         |                                 |         |                |            |             |          |               |                |              |           |                         |         |                |            |
| HVAC   | SOUTHERN MARYLAND HTG & AIR INC   | HM-594   | (301) 645-6928   | H-0107-23    |         |             |            |            |         |   |         |                |          |         |                              |          |                |               |         |                                 |         |                |            |             |          |               |                |              |           |                         |         |                |            |
| ELECTRICIAN  | CECO INC  | E-000240-2022  | (410) 995-6270   | ER23-01-0015 |         |             |            |            |         |   |         |                |          |         |                              |          |                |               |         |                                 |         |                |            |             |          |               |                |              |           |                         |         |                |            |
| SPRINKLER  | BAYSIDE FIRE PROTECTION   | MSC-#49  | (410) 860-8283   | BF-1115-23   |         |             |            |            |         |   |         |                |          |         |                              |          |                |               |         |                                 |         |                |            |             |          |               |                |              |           |                         |         |                |            |
| <b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 38' X 48' OVERALL TO INCLUDE 20' X 21' (2 CAR GARAGE AND 7' X 18' FRONT COVERED PORCH. SECOND FLOOR 38' X 42' OVERALL. MODEL - HUDSON, ELEVATION C  |   |  |  |              |         |             |            |            |         |   |         |                |          |         |                              |          |                |               |         |                                 |         |                |            |             |          |               |                |              |           |                         |         |                |            |
| <b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>  |   | <b>CONSTRUCTION TYPE:</b> WOOD FRAME   |  |              |         |             |            |            |         |   |         |                |          |         |                              |          |                |               |         |                                 |         |                |            |             |          |               |                |              |           |                         |         |                |            |
| <b>UNFIN. BASEMENT:</b><br>FIRST FLOOR: 1,242<br>THIRD FLOOR:<br>GARAGE: 420<br>DECK:<br>OTHER:<br><b>TOTAL FLOOR AREA:</b> 3,366  | <b>FIN BASEMENT:</b><br>SECOND FLOOR: 1596<br>FOURTH FLOOR:<br>CARPORT:<br>PORCH: 108 | <b># BEDROOMS:</b> 4<br><b>ROAD TYPE:</b> COUNTY<br><b>WATER TYPE:</b> PUBLIC<br><b>HEATING SYSTEM:</b> HEAT PUMP CENTRAL AIR: YES<br><b>FIREPLACE:</b> NONE   | <b># BATHROOMS:</b> 3<br><b>SPRINKLER:</b> YES<br><b>SEWER TYPE:</b> PUBLIC<br><b>HEAT PUMP CENTRAL AIR:</b> YES |              |         |             |            |            |         |   |         |                |          |         |                              |          |                |               |         |                                 |         |                |            |             |          |               |                |              |           |                         |         |                |            |

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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. SWM - MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN

**OFFICE USE ONLY**

|                                  |                            |                           |            |
|----------------------------------|----------------------------|---------------------------|------------|
| <b>MINIMUM YARD REQUIREMENTS</b> |                            | <b>APPROVALS:</b>         |            |
| <b>ACCESSORY STRUCTURE</b>       | <b>PRINCIPLE STRUCTURE</b> | <b>BUILDING</b> HD        | 01/13/2023 |
| <b>FRONT</b> FT                  | <b>FRONT</b> 15 FT         | <b>ZONING</b> JP          | 01/17/2023 |
| <b>SIDE</b> FT                   | <b>SIDE</b> 5 FT           | <b>SEDIMENT</b> AR        | 03/21/2021 |
| <b>REAR</b> FT                   | <b>REAR</b> 20 FT          | <b>PUB. SEWER</b> DT      | 01/23/2023 |
| <b>SIDE STREET</b> FT            | <b>SIDE STREET</b> FT      | <b>S.W. MGT.</b> KN       | 01/12/2023 |
| <b>MAX. HGHT</b> FT              | <b>MAX. HGHT</b> 40 FT     | <b>ENTRANCE</b> DB        | 01/13/2023 |
|                                  |                            | <b>FIRE MARSHAL</b> B     | 02/14/2023 |
|                                  |                            | <b>BACKFLOW</b> Ch        | 02/03/2023 |
|                                  |                            | <b>FLOODPLAIN ZONE</b> AP | 01/12/2023 |
|                                  |                            | <b>PLUMBING</b> Ch        | 02/03/2023 |
|                                  |                            | <b>ENV. HEALTH</b> JEN    | 01/13/2023 |
|                                  |                            | <b>HISTORIC</b>           | N/A        |
|                                  |                            | <b>SHA</b>                | N/A        |
|                                  |                            | <b>MECHANICAL</b> Ch      | 02/03/2023 |
|                                  |                            | <b>ELECTRICAL</b>         | 01/20/2023 |
|                                  |                            | <b>FOOD SERVICE</b>       | N/A        |

DATE APPROVED: 2-16-23 ADMINISTRATOR APPROVAL: Man J. Swinson