





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

BUILDING PERMIT No.: BR23-05-0335

Date of Application: 05/10/2023

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 116 JOHNSON LN QUEENSTOWN  <b>TAX ACCOUNT</b> 1805017041 <b>SUBDIVISION</b> <b>CRITICAL AREA NO</b> <b>ACREAGE</b> 1.13 <b>TAX MAP</b> 0059 <b>GRID</b> 0023 <b>PARCEL</b> 0065 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> <b>ZONED</b> NC-1 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> LANMAN, GEORGE 116 JOHNSON LN QUEENSTOWN, MD 21658  <b>HOME PHONE:</b> (317) 513-8805  <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																										
<b>EXISTING USE RESIDENCE</b>  <b>PROPOSED USE RENOVATION/ADDITION TO RESIDENC</b>  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$40,000.00		<b>FEES</b> <table border="0"> <tr> <td><b>BOCA FEE</b></td> <td>\$150.00</td> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> </tr> <tr> <td><b>RENOVATION</b></td> <td>\$280.00</td> <td><b>ZONING</b></td> <td>\$55.00</td> </tr> <tr> <td><b>PERMIT FEE</b></td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>ELECT. PERMIT</b></td> <td>\$95.00</td> <td></td> <td></td> </tr> </table>		<b>BOCA FEE</b>	\$150.00	<b>ELECT. ADMIN.</b>	\$10.00	<b>RENOVATION</b>	\$280.00	<b>ZONING</b>	\$55.00	<b>PERMIT FEE</b>				<b>ELECT. PERMIT</b>	\$95.00											
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ELECTRICIAN	OCONS ELECTRIC LLC	E-000294-2023	(240) 398-4974	ER23-05-0335																								
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 20' X 17' SECOND FLOOR ADDITION TO EXISTING SFD TO INCLUDE BEDROOM, BATHROOM, AND 12' X 15' DOORMER. RENOVATION TO FIRST FLOOR TO ENCLOSE EXISTING 15' X 7' PORCH AND CONVERT TO ADDITIONAL LIVING SPACE.																												
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																										
<b>UNFIN. BASEMENT:</b> FIRST FLOOR: 105 THIRD FLOOR: GARAGE: DECK: OTHER: <b>TOTAL FLOOR AREA:</b> 625	<b>FIN BASEMENT:</b> SECOND FLOOR: 520 FOURTH FLOOR: CARPORT: PORCH:	<b># BEDROOMS:</b> 1 <b>ROAD TYPE:</b> <b>WATER TYPE</b> PRIVATE <b>HEATING SYSTEM:</b> OIL <b>FIREPLACE:</b>	<b># BATHROOMS:</b> 1 <b>SPRINKLER:</b> <b>SEWER TYPE</b> PRIVATE <b>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:**  
 MUST COMPLY WITH BOARD OF APPEALS CASE NUMBER BOA-23-06-0157 APPROVED 08/31/2023 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>
FRONT                      FT	FRONT                      27 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:**

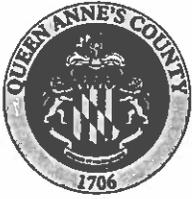
BUILDING	HD	05/19/2023
ZONING	MO	10/19/2023
SEDIMENT		N/A
PUB. SEWER		N/A
S.W. MGT.		N/A
ENTRANCE		N/A
FIRE MARSHAL		N/A
BACKFLOW		N/A

FLOODPLAIN ZONE	N/A
PLUMBING	10/31/2023
ENV. HEALTH	09/22/2023
HISTORIC	N/A
SHA	N/A
MECHANICAL	10/31/2023
ELECTRICAL	10/11/2023
FOOD SERVICE	N/A

DATE APPROVED: 11-6-23

ADMINISTRATOR APPROVAL: [Signature]





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

BUILDING PERMIT No.: BR23-10-0731

Date of Application: 10/13/2023

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 214 PATHFINDER CIR GRASONVILLE  <b>TAX ACCOUNT</b> 1805126968 <b>SUBDIVISION</b> PERRY'S RETREAT <b>CRITICAL AREA NO</b> <b>ACREAGE</b> 0.193 <b>TAX MAP</b> 058H <b>GRID</b> 0021 <b>PARCEL</b> 0201 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 117 <b>ZONED</b> GPRN <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> TOR PERRYS 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																															
<b>EXISTING USE</b> VACANT LOT  <b>PROPOSED USE</b> SINGLE FAMILY DWELLING  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$143,000.00		<b>FEES</b> <table border="0"> <tr> <td><b>PARKS &amp; REC</b></td> <td>\$1,601.13</td> <td><b>BOCA FEE</b></td> <td>\$434.52</td> </tr> <tr> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> <td><b>MHB FEE</b></td> <td>\$50.00</td> </tr> <tr> <td><b>SPRINKLER</b></td> <td>\$150.00</td> <td><b>SCHOOLS</b></td> <td>\$14,410.17</td> </tr> <tr> <td><b>SINGLE LOT</b></td> <td>\$55.00</td> <td><b>ELECT. PERMIT</b></td> <td>\$135.00</td> </tr> <tr> <td><b>FIRE DIST 2</b></td> <td>\$1,661.55</td> <td><b>ZONING</b></td> <td>\$55.00</td> </tr> </table>		<b>PARKS &amp; REC</b>	\$1,601.13	<b>BOCA FEE</b>	\$434.52	<b>ELECT. ADMIN.</b>	\$10.00	<b>MHB FEE</b>	\$50.00	<b>SPRINKLER</b>	\$150.00	<b>SCHOOLS</b>	\$14,410.17	<b>SINGLE LOT</b>	\$55.00	<b>ELECT. PERMIT</b>	\$135.00	<b>FIRE DIST 2</b>	\$1,661.55	<b>ZONING</b>	\$55.00										
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 62' X 50' OVERALL TO INCLUDE 30' X 21' & 10' X 20' (3) CAR GARAGE, 6' X 20' FRONT PORCH, AND 12' X 15' REAR PORCH. SECOND FLOOR 40' X 42' OVERALL. <b>MODEL:</b> LEHIGH, ELEVATION C																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME																															
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> 1,400 <b>THIRD FLOOR:</b> <b>GARAGE:</b> 600 <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 3,921	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> 1621 <b>FOURTH FLOOR:</b> <b>CARPORT:</b> <b>PORCH:</b> 300	<b># BEDROOMS:</b> 4 <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> HEAT PUMP <b>FIREPLACE:</b> NONE	<b># BATHROOMS:</b> 3 <b>SPRINKLER:</b> YES <b>SEWER TYPE:</b> PUBLIC <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:**  
 LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. 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.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>
<b>FRONT</b> FT	<b>FRONT</b> 15 FT
<b>SIDE</b> FT	<b>SIDE</b> 5 FT
<b>REAR</b> FT	<b>REAR</b> 20 FT
<b>SIDE STREET</b> FT	<b>SIDE STREET</b> 15 FT
<b>MAX. HGHT</b> FT	<b>MAX. HGHT</b> 40 FT

**APPROVALS:**

BUILDING <i>HD</i>	10/20/2023	FLOODPLAIN ZONE <i>KN</i>	10/20/2023
ZONING <i>MO</i>	10/23/2023	PLUMBING <i>GN</i>	10/31/2023
SEDIMENT <i>TR</i>	03/21/2021	ENV. HEALTH <i>JEN</i>	10/20/2023
PUB. SEWER <i>DT</i>	10/25/2023	HISTORIC	N/A
S.W. MGT. <i>KN</i>	10/20/2023	SHA	N/A
ENTRANCE <i>DB</i>	10/20/2023	MECHANICAL <i>Ch</i>	10/31/2023
FIRE MARSHAL <i>JL</i>	11/06/2023	ELECTRICAL	10/20/2023
BACKFLOW <i>Ch</i>	10/31/2023	FOOD SERVICE	N/A

DATE APPROVED: 11-6-23

ADMINISTRATOR APPROVAL: *Ryan J. Gunson*