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

BUILDING PERMIT No.: BC23-09-0100

Date of Application: 09/05/2023

BUILDING PERMIT

BUILDING LOCATION 433 KENT NARROWS WAY N GRASONVILLE	**PROPERTY OWNERS:** HARRIS FAMILY PARTNERSHIP, LLC HARRIS, FAMILY PO BOX 145
TAX ACCOUNT 1805010330	
SUBDIVISION	**HOME PHONE:** (410) 490-1387
CRITICAL AREA YES **ACREAGE** 0.875	**APPLICANT:**
TAX MAP 0057 **GRID** 0012 **PARCEL** 0314	
SECTION **BLOCK** **LOT**	
ZONED WVC **FRONTAGE** **DEPTH**	**STAKED:** ☑ YES ☐ NO ☐ WILL CALL
EXISTING USE HARRIS CRAB HOUSE	**FEES**
PROPOSED USE RENOVATION	**RETURNED CHECK FEE** $12.00 **RENOVATION PERMIT FEE** $343.00
REVISED PROPOSED USE	**ZONING** $55.00
CONSTRUCTION VALUE $49,000.00	

CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#
GENERAL	RE CONSTRUCTION LLC 814 CREEK VIEW RD, SEVERNA PARK, MD 21146	MD-17164408	(410) 544-4099	
PLUMBER	CURAFLOW HOLDING, LLC DBA SPT MID-ATLANTIC	PN-769	(443) 262-6072	P-1329-23

DESCRIPTION OF WORK: RENOVATION TO SECOND FLOOR OF HARRIS CRABHOUSE. CONVERT EXISTING BAR TO NEW SERVICE AREA AND RELOCATE BAR INCLUDING FLOOR FLOOR SINK AND BAR SINK, CONVERT EXISTING PREP AREA TO CUSTOMER SEATING AREA. REMOVE WINDOWS/DOORS AT NORTH, SOUTH, AND WEST, ELEVATIONS AND REPLACE WITH NEW ROLL UP WINDOWS AND NEW EXIT DOORS, AND FRAME NEW WALL SECTIONS WHERE NECESSARY. NO MOVING/UPDATES TO ELECTRIC.

BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT:	**FIN BASEMENT:**	**# BEDROOMS:**	**# BATHROOMS:**
FIRST FLOOR:	**SECOND FLOOR:**	**ROAD TYPE:**	**SPRINKLER:**
THIRD FLOOR:	**FOURTH FLOOR:**	**WATER TYPE** PUBLIC	**SEWER TYPE** PUBLIC
GARAGE:	**CARPORT:**	**HEATING SYSTEM:**	**CENTRAL AIR:**
DECK:	**PORCH:**	**FIREPLACE:**	
OTHER:			
TOTAL FLOOR AREA:			

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. FLOOD ZONE: BFE: AE 5
ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7 FEET
ELEVATION CERTIFICATE REQUIRED 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	FT
SIDE	FT	SIDE	FT
REAR	FT	REAR	FT
SIDE STREET	FT	SIDE STREET	FT
MAX. HGHT	FT	MAX. HGHT	FT

APPROVALS:

BUILDING HD	12/22/2023	FLOODPLAIN ZONE KN	11/14/2023
ZONING MO	09/21/2023	PLUMBING CA	11/30/2023
SEDIMENT	N/A	ENV. HEALTH SH	10/10/2023
PUB. SEWER DT	09/26/2023	HISTORIC	N/A
S.W. MGT.	N/A	SHA	N/A
ENTRANCE	N/A	MECHANICAL	N/A
FIRE MARSHAL JM	12/12/2023	ELECTRICAL	N/A
BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 12-22-23 **ADMINISTRATOR APPROVAL:** Vranq Sunson