



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

BUILDING PERMIT No.: BR25-01-0052  
 Date of Application: 01/23/2025

**BUILDING PERMIT**

| <b>BUILDING LOCATION</b> 107 ANCHOR CIR<br>STEVENSVILLE<br><br><b>TAX ACCOUNT</b> 1804073894<br><b>SUBDIVISION</b> BUTLER'S LANDING<br><b>CRITICAL AREA</b> YES <b>ACREAGE</b> 2.2<br><b>TAX MAP</b> 0070 <b>GRID</b> 0003 <b>PARCEL</b> 0035<br><b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 13<br><b>ZONED</b> NC-2 <b>FRONTAGE</b> <b>DEPTH</b>                                                                                                                                                                                                                                                                                                                                                                                                                                |                               | <b>PROPERTY OWNERS:</b> AUGOSTINI, CHRISTOPHER<br>2662 WEIGELIA RD<br>ATLANTA, GA 30345<br><br><b>HOME PHONE:</b> (770) 701-4050<br><b>APPLICANT:</b><br><br><b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL |                |              |      |           |        |         |      |                               |            |                |  |             |                  |         |                |              |         |                    |        |                |           |      |                     |        |                |           |           |             |          |                |            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------|------|-----------|--------|---------|------|-------------------------------|------------|----------------|--|-------------|------------------|---------|----------------|--------------|---------|--------------------|--------|----------------|-----------|------|---------------------|--------|----------------|-----------|-----------|-------------|----------|----------------|------------|
| <b>EXISTING USE</b> RESIDENCE<br><br><b>PROPOSED USE</b> RENOVATION/ADDITION TO RESIDENCE<br><br><b>REVISED PROPOSED USE</b><br><br><b>CONSTRUCTION VALUE</b> \$300,000.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                               | <b>FEES</b><br><b>ELECT. PERMIT</b> \$105.00 <b>ZONING</b> \$55.00<br><b>RENOVATION</b> \$2,100.00 <b>SPRINKLER</b> \$150.00<br><b>PERMIT FEE</b><br><b>BOCA FEE</b> \$44.96 <b>ELECT. ADMIN.</b> \$10.00                                                                          |                |              |      |           |        |         |      |                               |            |                |  |             |                  |         |                |              |         |                    |        |                |           |      |                     |        |                |           |           |             |          |                |            |
| <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>P E MOORE &amp; SONS CONSTRUCTION</td> <td>MHIC#11961</td> <td>(410) 476-4663</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>CARRION ELECTRIC</td> <td>E-#1293</td> <td>(443) 786-0446</td> <td>ER25-01-0052</td> </tr> <tr> <td>PLUMBER</td> <td>HEINSOHN WORKS LLC</td> <td>PN-747</td> <td>(410) 829-8463</td> <td>P-0165-25</td> </tr> <tr> <td>HVAC</td> <td>JONES HEATING &amp; AIR</td> <td>HM-395</td> <td>(410) 829-2134</td> <td>H-0167-24</td> </tr> <tr> <td>SPRINKLER</td> <td>EASTON FIRE</td> <td>MSC-#386</td> <td>(410) 310-4063</td> <td>BF-0166-25</td> </tr> </tbody> </table> |                               |                                                                                                                                                                                                                                                                                    |                | CONTRACTORS  | NAME | LICENSE # | PHONE# | PERMIT# | MHIC | P E MOORE & SONS CONSTRUCTION | MHIC#11961 | (410) 476-4663 |  | ELECTRICIAN | CARRION ELECTRIC | E-#1293 | (443) 786-0446 | ER25-01-0052 | PLUMBER | HEINSOHN WORKS LLC | PN-747 | (410) 829-8463 | P-0165-25 | HVAC | JONES HEATING & AIR | HM-395 | (410) 829-2134 | H-0167-24 | SPRINKLER | EASTON FIRE | MSC-#386 | (410) 310-4063 | BF-0166-25 |
| CONTRACTORS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | NAME                          | LICENSE #                                                                                                                                                                                                                                                                          | PHONE#         | PERMIT#      |      |           |        |         |      |                               |            |                |  |             |                  |         |                |              |         |                    |        |                |           |      |                     |        |                |           |           |             |          |                |            |
| MHIC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | P E MOORE & SONS CONSTRUCTION | MHIC#11961                                                                                                                                                                                                                                                                         | (410) 476-4663 |              |      |           |        |         |      |                               |            |                |  |             |                  |         |                |              |         |                    |        |                |           |      |                     |        |                |           |           |             |          |                |            |
| ELECTRICIAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | CARRION ELECTRIC              | E-#1293                                                                                                                                                                                                                                                                            | (443) 786-0446 | ER25-01-0052 |      |           |        |         |      |                               |            |                |  |             |                  |         |                |              |         |                    |        |                |           |      |                     |        |                |           |           |             |          |                |            |
| PLUMBER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | HEINSOHN WORKS LLC            | PN-747                                                                                                                                                                                                                                                                             | (410) 829-8463 | P-0165-25    |      |           |        |         |      |                               |            |                |  |             |                  |         |                |              |         |                    |        |                |           |      |                     |        |                |           |           |             |          |                |            |
| HVAC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | JONES HEATING & AIR           | HM-395                                                                                                                                                                                                                                                                             | (410) 829-2134 | H-0167-24    |      |           |        |         |      |                               |            |                |  |             |                  |         |                |              |         |                    |        |                |           |      |                     |        |                |           |           |             |          |                |            |
| SPRINKLER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EASTON FIRE                   | MSC-#386                                                                                                                                                                                                                                                                           | (410) 310-4063 | BF-0166-25   |      |           |        |         |      |                               |            |                |  |             |                  |         |                |              |         |                    |        |                |           |      |                     |        |                |           |           |             |          |                |            |
| <b>DESCRIPTION OF WORK:</b> RECONSTRUCT SFD USING EXISTING BASEMENT FOUNDATION, HOUSE SHELL AND PARTIAL ROOF FROM DEMO PERMIT (BR25-01-0062). ADD (2) 4' X 4' CORNER SECTIONS AND 342 SQ' IRREGULAR SHAPED FINISHED LIVING AREA TO REAR OF DWELLING. CONSTRUCT 27.5 X 11.7' REAR SCREEN PORCH ATTACHED TO 8' X 24.7 DECK WITH STEP DOWN TO 13'.1 X 28' ANGLED DECK WITH STEPS TO GRADE. NO NEW BEDROOM/BATHROOM COUNT FROM PREVIOUS PERMITS.                                                                                                                                                                                                                                                                                                                                |                               |                                                                                                                                                                                                                                                                                    |                |              |      |           |        |         |      |                               |            |                |  |             |                  |         |                |              |         |                    |        |                |           |      |                     |        |                |           |           |             |          |                |            |
| <b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b><br><b>UNFIN. BASEMENT:</b><br><b>FIRST FLOOR:</b> 374<br><b>THIRD FLOOR:</b><br><b>GARAGE:</b><br><b>DECK:</b> 562<br><b>OTHER:</b><br><b>TOTAL FLOOR AREA:</b> 936                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                               | <b>CONSTRUCTION TYPE:</b> WOOD FRAME<br><b># BEDROOMS:</b><br><b>ROAD TYPE:</b> COUNTY <b># BATHROOMS:</b><br><b>WATER TYPE:</b> PRIVATE <b>SPRINKLER:</b> YES<br><b>HEATING SYSTEM:</b> HEAT PUMP CENTRAL AIR: YES<br><b>FIREPLACE:</b>                                           |                |              |      |           |        |         |      |                               |            |                |  |             |                  |         |                |              |         |                    |        |                |           |      |                     |        |                |           |           |             |          |                |            |

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. ALL SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO START OF WORK NO PERMANENT OR TEMPORARY DISTURBANCE ALLOWED TO EXPANDED BUFFER WITHOUT APPROVAL. 3,505 SQ' OF LEGAL LOT COVERAGE WAS REMOVED WITH PERMIT Z24-10-0430. 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 20 FT          |
| REAR FT             | REAR 100 FT         |
| SIDE STREET FT      | SIDE STREET FT      |
| MAX. HGHT FT        | MAX. HGHT 40 FT     |

**APPROVALS:**

|                        |            |                           |            |
|------------------------|------------|---------------------------|------------|
| BUILDING <i>HD</i>     | 01/31/2025 | FLOODPLAIN ZONE <i>JA</i> | 01/31/2025 |
| ZONING <i>MO</i>       | 03/03/2025 | PLUMBING <i>Ch</i>        | 02/13/2025 |
| SEDIMENT               | N/A        | ENV. HEALTH <i>CS</i>     | 02/12/2025 |
| PUB. SEWER             | N/A        | HISTORIC                  | N/A        |
| S.W. MGT. <i>KN</i>    | 01/31/2025 | SHA                       | N/A        |
| ENTRANCE               | N/A        | MECHANICAL <i>Ch</i>      | 02/13/2025 |
| FIRE MARSHAL <i>DL</i> | 02/13/2025 | ELECTRICAL                | 02/04/2025 |
| BACKFLOW <i>Ch</i>     | 02/13/2025 | FOOD SERVICE              | N/A        |

DATE APPROVED: 3-10-25

ADMINISTRATOR APPROVAL: *Ryan Swinson*