



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

BUILDING PERMIT No.: BC25-10-0113

Date of Application: 10/08/2025

BUILDING PERMIT

BUILDING LOCATION 104 MARINA CLUB RD STEVENSVILLE TAX ACCOUNT 1804127272 SUBDIVISION CRITICAL AREA YES ACREAGE 2.118 TAX MAP 0056 GRID 0004 PARCEL 0273 SECTION BLOCK LOT 3 ZONED APKIG FRONTAGE DEPTH		PROPERTY OWNERS: CHESAPEAKE BAY BEACH CLUB LLC JANES, DERECK 500 MARINA CLUB RD HOME PHONE: (410) 604-1933 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE HOTEL PROPOSED USE RENOVATION REVISED PROPOSED USE CONSTRUCTION VALUE \$200,000.00		FEES RENOVATION \$1,400.00 ZONING \$55.00 PERMIT FEE FIRE MARSHAL \$100.00 FEE																															
<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>GENERAL</td> <td>MCGRATH BUILDERS INC 341 KEENE FARM LN, STEVENSVILLE, MD 21666</td> <td>17365667</td> <td>(410) 320-1969</td> <td></td> </tr> <tr> <td>SPRINKLER</td> <td>VSC FIRE & SECURITY</td> <td>MSC-325</td> <td>(410) 546-6969</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>COOK ELECTRIC, INC</td> <td>E-#485</td> <td>(410) 226-9040</td> <td>TP-000341-2025</td> </tr> <tr> <td>HVAC</td> <td>SHORELINE COMFORT LLC</td> <td>HM-585</td> <td>(410) 739-4232</td> <td>H-1334-25</td> </tr> <tr> <td>PLUMBER</td> <td>SS & R MECHANICAL INC</td> <td>PN-760</td> <td>(410) 907-7474</td> <td>P-1328-25</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	GENERAL	MCGRATH BUILDERS INC 341 KEENE FARM LN, STEVENSVILLE, MD 21666	17365667	(410) 320-1969		SPRINKLER	VSC FIRE & SECURITY	MSC-325	(410) 546-6969		ELECTRICIAN	COOK ELECTRIC, INC	E-#485	(410) 226-9040	TP-000341-2025	HVAC	SHORELINE COMFORT LLC	HM-585	(410) 739-4232	H-1334-25	PLUMBER	SS & R MECHANICAL INC	PN-760	(410) 907-7474	P-1328-25
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DESCRIPTION OF WORK: TENANT FIT OUT TO CREATE BATH HOUSE WITHIN THE "WILSONS COVE HOTEL" TO CONSIST OF (7) BATHROOMS W/SHOWERS, JANITOR'S CLOSET, MECHANICAL ROOM AND LAUNDRY ROOM.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: 868.00 THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA: 868	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:	# BEDROOMS: ROAD TYPE: COUNTY WATER TYPE: PUBLIC HEATING SYSTEM: HEAT PUMP FIREPLACE:	# BATHROOMS: 7.00 SPRINKLER: YES SEWER TYPE: PUBLIC CENTRAL AIR: 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. PER FIRE MARSHAL, SEPERATE PLANS MUST BE SUBMITTED FOR SPRINKLER AND FIRE ALARM. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. MUST COMPLY WITH SP-24-07-0128 APPROVED 2/20/2025. MUST COMPLY WITH APPROVED BUFFER MANGEMENT PLAN.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS				APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	FLOODPLAIN ZONE	ZONING	PLUMBING	SEDIMENT	ENTRANCE
FRONT	FRONT	01/12/2026 GP	11/18/2025 KN	11/20/2025 MO	12/10/2025 CG	N/A	N/A
SIDE	SIDE	N/A	12/03/2025 RC	N/A	12/03/2025 RC	N/A	N/A
REAR	REAR	N/A	N/A	N/A	N/A	N/A	N/A
SIDE STREET	SIDE STREET	N/A	N/A	N/A	N/A	N/A	N/A
MAX. HGHT	MAX. HGHT	MECHANICAL	12/10/2025 CG	ELECTRICAL	12/03/2025	FOOD SERVICE	N/A

DATE APPROVED: 1-12-26 ADMINISTRATOR APPROVAL: [Signature]