

ST. MARY'S COUNTY GOVERNMENT
DEPT. OF LAND USE & GROWTH MANAGEMENT
23150 LEONARD HALL DRIVE
301-475-4200 EXT.1500
LEONARDTOWN, MD 20650

CERTIFICATE OF OCCUPANCY

PERMANENT

Issue Date: 10/8/2024
Map/Grid/Parcel: 67 -16-194
Property Address: 48635 WHITAKER RD
SAINT INIGOES, MD 20684
Legal Description: LOT 9 - - DELLE BOURNE
Owner: BORENZWEIG SUZANNE R
Contractor: MARK CULLISON
Permit Number: SFDD22-1364
Description of Work: DEMO OLD HOUSE REPLACE WITH NEW HOUSE DETACHED GARAGE
Occupancy Type:
Special Conditions:

CO PREPARED BY: R Ramos

SIGNATURE: _____

DATE: 10/8/2024

APPROVAL: _____

DATE: 10/8/2024

BUILDING OFFICIAL



RESIDENTAL SPRINKLER SYSTEM (NFPA 13D)
CONTRACTOR'S CERTIFICATION OF COMPLETION

COMPLEX: SPOT LOT
(AS APPEARS ON ROUGH-IN INSPECTION FORM)
STREET: 48635 Whittaker Rd.
CITY, ZIP: St. Inigoes
DATE: 12-22-23

- | | YES | NO |
|--|-------------------------------------|-------------------------------------|
| 1. UPRIGHT AND PENDENT HEADS POSITIONED 1"- 4" FROM CEILING. | ☒ | ☐ |
| 2. SIDEWALL HEADS POSITIONED 4"- 8" FROM CEILING. | ☒ | ☐ |
| 3. NO OBSTRUCTIONS TO SPRINKLER DISCHARGE BY CEILING SLOPE, BEAMS, OR PROPOSED LIGHT FIXTURES. | ☒ | ☐ |
| 4. SPRINKLER HEADS HAVE NOT BEEN PAINTED EXCEPT FOR FACTORY APPLIED COATINGS, SPRINKLERS THAT WERE PAINTED HAVE BEEN REPLACED. | ☒ | ☐ |
| 5. SPRINKLER HEADS HAVE BEEN UNCOVERED AND UNMASKED | ☒ | ☐ |
| 6. NEW LISTED SPRINKLER HEADS INSTALLED. | ☒ | ☐ |
| 7. ALL COMPONENTS HAVE BEEN INSTALLED IN STRICT COMPLIANCE WITH THE REQUIREMENTS OF NFPA 13D. SPRINKER SYSTEMS IN ONE AND TWO FAMILY DWELLINGS AND MOBILE HOMES. | ☒ | ☐ |
| 8. SYSTEMS TESTED FOR LEAKAGE AT NORMAL SYSTEM OPERATING PRESSURE. | ☒ | ☐ |
| 9. SPARE SPRINKLER HEADS OF EACH TYPE INSTALLED HAVE BEEN LEFT ON THE PREMISES. | ☐ | ☒ |

I CERTIFY THAT THE SPRINKLER SYSTEM HAS BEEN COMPLETED, TESTED AND LEFT IN SERVICE AND IS FULLY FUNCTIONAL IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13D. SPRINKLER SYSTEMS IN ONE AND TWO FAMILY DWELLINGS AND MOBILE HOMES.

JAY ANGELO
(PRINT NAME)

J. Ann
(SIGN)

Muller Fire Protection
(SPRINKLER COMPANY)

WITNESS: [Signature]
(PRINT NAME)

[Signature]
(SIGN)

[Signature]
(CONTRACTING COMPANY)

REMARKS: Tom Mulgrew

REPLY TO:



Permit Inspections

St. Marys County

Permit Number: SFDD22-1364

Description: DEMO OLD HOUSE REPLACE WITH NEW HOUSE DETACHED GARAGE

Applied: 6/13/2022

Approved: 1/2/2024

Site Address: 48635 WHITAKER RD

Issued: 12/28/2022

Finalized:

City, State Zip Code: SAINT INIGOE, MD 20684

Status: APPROVED

Applicant: <NONE>

Parent Permit:

Owner: BORENZWEIG SUZANNE R

Parent Project:

Contractor: MARK CULLISON

Details:

given capa and directions to record

Robin

SWM FOR STAMPING

permit rack

main file

PROCESSED A CHECK REQUEST TO OAG FOR BP GUARANTY FUND FEE ON 1/9/2023, LUGM #12719, \$50.00 FROM ACCOUNT #001-0000-202-01-28.

22-1364 48635 WHITAKER ROAD SAINT SAINT INIGOE MD 20684
SUZANNE BORENZWEIG AND ALEXANDER TAIT
9307 SUDBURY ROAD SILVER SPRING MD 20901
CRITICAL AREA PLANTING AGREEMENT INSPECTION DUE 5/31/2023
WITHIN THE 100 BUFFER 14 TREES, 30 SHRUBS
ANYWHERE ON PROPERTY 34 TREES, 69 SHRUBS
7/03/2023 SHELIA SMITH OPERATIONS MANAGER

22-136448635 WHITAKER ROAD SAINT INIGOE MD 20684
JUSTIN BROWN 240-298-4992 STORMWATER MANAGEMENT ROUGH IN
11/28/2023 SHELIA SMITH OFFICE MANAGER

main file ready to issue

main file

LIST OF INSPECTIONS

SCHEDULED DATE	COMPLETED DATE	TYPE	INSPECTOR	RESULT	REMARKS
7/5/2023	7/5/2023	BLDG FOOTING	JFinch	APPROVED	
Notes:					
7/5/2023	7/5/2023	BLDG FRAMING	JFinch	APPROVED	
Notes:					
7/5/2023	7/5/2023	ELEC ROUGH	JFinch	APPROVED	
Notes:					



Permit Inspections St. Marys County

7/5/2023	7/5/2023	ELEC SERVICE	JFinch	APPROVED	SMECO temp cut in card 29315
Notes:					
7/5/2023	7/5/2023	HVAC ROUGH	JFinch	APPROVED	
Notes:					
7/5/2023	7/5/2023	PLBG ROUGH	JFinch	APPROVED	
Notes:					
7/10/2023	7/10/2023	BLDG INSULATION	JFinch	APPROVED	
Notes:					
11/29/2023	11/29/2023	ZONE SWM ROUGH-IN	RSandidge	PARTIALLY APPROVED	
Notes: 22-136448635 WHITAKER ROAD SAINT INIGOES MD 20684 JUSTIN BROWN 240-298-4992 STORMWATER MANAGEMENT ROUGH IN 11/28/2023 SHELIA SMITH OFFICE MANAGER I made site visit and the PVC pipes are in place for gutter drains and the pit is dug and fabric is installed. Looks good. Pictures attached.					
12/6/2023	12/6/2023	PLBG GAS TEST ROUGH	JFinch	APPROVED	
Notes:					
12/29/2023	12/29/2023	BLDG FINAL	JFinch	DISAPPROVED	
Notes:					
12/29/2023	12/29/2023	PLBG FINAL	JFinch	APPROVED	
Notes:					
12/29/2023	12/29/2023	PLBG GAS FINAL	JFinch	APPROVED	
Notes:					
12/29/2023	12/29/2023	HVAC FINAL	JFinch	APPROVED	
Notes:					
1/22/2024	1/22/2024	ZONE OVERLOT GRADING	LOwens	APPROVED	
Notes: 6" of fall in 10' from the foundation has been met and is correct per site plan. Pictures have been taken.					



Permit Inspections

St. Marys County

1/22/2024	1/22/2024	ZONE STORM WATER MANAGEMENT	LOwens	APPRVD WTH EXCEPTN	
Notes: Storm water devices are properly located and sized. All downspouts are in correct locations and splash blocks are in place. Pictures taken. Will bond plantings in Storm Water Pond					
1/22/2024	1/22/2024	ZONE 911 ADDRESS	LOwens	APPROVED	
Notes: 911 Posted as required. Pictures taken.					
1/22/2024	1/22/2024	ZONE CRITICAL AREA	LOwens	APPRVD WTH EXCEPTN	
Notes: will bond CAPA					
1/22/2024	1/22/2024	BLDG FINAL	JFinch	DISAPPROVED	
Notes:					
1/22/2024	1/22/2024	ELEC FINAL	JFinch	APPROVED	
Notes:					
1/26/2024	1/26/2024	BLDG FINAL	JFinch	DISAPPROVED	
Notes:					
2/28/2024	2/28/2024	BLDG FINAL	JFinch	APPROVED	ALL TRADES FINALED
Notes:					
10/1/2024	10/1/2024	ZONE SWM FINAL	LOwens	APPROVED	
Notes: Storm water devices are properly located and sized. All downspouts are in correct locations and splash blocks are in place. Pictures taken.					
10/1/2024	10/1/2024	ZONE CAPA INSPECTION	LOwens	APPROVED	
Notes: All required plants are planted per CAPA Agreement.					
10/1/2025		ZONE CAPA SURVIVAL 2YR	Inspection Coordinator		
Notes:					



Permit Reviews

St. Marys County

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Approved: 1/2/2024

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Finalized:

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Status: APPROVED

Applicant: <NONE>

Parent Permit:

Owner: BORENZWEIG SUZANNE R

Parent Project:

Contractor: MARK CULLISON

Details:

given capa and directions to record

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SWM FOR STAMPING

permit rack

main file

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22-1364 48635 WHITAKER ROAD SAINT SAINT INIGOES MD 20684

SUZANNE BORENZWEIG AND ALEXANDER TAIT

9307 SUDBURY ROAD SILVER SPRING MD 20901

CRITICAL AREA PLANTING AGREEMENT INSPECTION DUE 5/31/2023

WITHIN THE 100 BUFFER 14 TREES, 30 SHRUBS

ANYWHERE ON PROPERTY 34 TREES, 69 SHRUBS

7/03/2023 SHELIA SMITH OPERATIONS MANAGER

22-136448635 WHITAKER ROAD SAINT INIGOES MD 20684

JUSTIN BROWN 240-298-4992 STORMWATER MANAGEMENT ROUGH IN

11/28/2023 SHELIA SMITH OFFICE MANAGER

main file ready to issue

main file

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: 2ND REVIEW						
1/2/2024	1/2/2024	1/11/2024	DEPT OF PLANNING AND ZONING	BNickerson	APPROVED	ADD 2ND FLOOR STORAGE TO GARAGE
Notes:						
1/2/2024	1/2/2024	1/2/2024	PERMITS AND INSPECTIONS	BNickerson	APPROVED	ADD 2ND FLOOR STORAGE TO GARAGE
Notes:						



Permit Reviews

St. Marys County

Review Group: ALL

6/13/2022	7/19/2022	7/13/2022	STEEP SLOPES	LLangford	APPROVED	
Notes:						
6/13/2022	6/21/2022		FLOODPLAIN	VCaswell	APPROVED	
Notes: Proposed construction is located more than 50 feet from the Special Flood Hazard Area (SFHA) per FIRM panel number 344F. No elevation or venting required for floodplain review approval.						
6/13/2022	7/19/2022	7/13/2022	CRITICAL AREA	LLangford	APPROVED	
Notes:						
6/13/2022	6/30/2022	6/18/2022	HISTORIC REVIEW	BCohen	APPROVED	
Notes: Site visit completed. Pictures attached to file.						
6/13/2022	11/3/2022	11/3/2022	PERMITS AND INSPECTIONS	RRamos	APPROVED	
Notes: (1) ON HOLD AWAITING FLOOR PLANS TO MATCH SITE PLAN (2) FLOOR PLANS FOR DETACHED GARAGE						
6/13/2022	12/27/2022	1/25/2023	SOIL CONSERVATION DIST	JSanders	APPROVED	Engineered E&S plan approved
Notes: On hold, review fee of \$350 due at St. Mary's Soil Conservation District. Review fee paid, plan in queue for review. Emailed comments to consultant. Emailed final comments to consultant on 9/21/22. Engineered erosion and sediment control plan approved. NOTE: A pre-construction meeting with St. Mary's Soil Conservation District is required before any work begins on site.						
6/13/2022	11/14/2022	11/10/2022	SWM I AND M AGREEMENT	RRamos	APPROVED	received 11-10-22 BOOL 6256 PG 75
Notes: On hold pending receipt of recorded I&M Agreement. The I&M Agreement needs to be signed in the witness of a notary and then taken to Land Records (in the Circuit Courthouse) for recording, they do charge a \$60.00 recording fee. Land Records will provide a receipt of payment, please bring that by Land Use & Growth Management. Then once recorded, we will need a copy of the recorded document.						
11/9/2022	11/9/2022		STORM WATER MANAGEMENT	VCaswell	APPROVED	
Notes: Landscape infiltration is providing 480 c.f. Required ESDv is 498 c.f.						



Permit Reviews

St. Marys County

12/22/2022	12/28/2022	12/29/2022	DEPT OF PLANNING AND ZONING	BNickerson	APPROVED	
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Notes:

floor plans

On Hold pending receipt of 3 copies of final site plan approved by all agencies.

3 finals to robin for review

Review Group: LUGM CRITICAL AREA

7/19/2022	8/4/2022		PLANTING AGREEMENT	LLangford	APPROVED	note
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Notes:

otherwise requirements are met with clusters as drawn on plan

Hi Jeff,

This can be approved through Critical Area with the plantings proposed-(except they aren't labeled that way anywhere?)

With-

Outside buffer = 12 type 1 clusters and 11 type 2 clusters

Inside buffer = 6 type 1 clusters and 4 type 2 clusters...

It can be approved "per CAPA 22-1364 with the above in the planting agreement..

Thanks

Have a great day!

Leah

2. The Owner agrees to mitigate the adverse impact of development incurred by the proposed project by planting the following:

3. WITHIN THE 100' BUFFER:

i. SIX (6), Type-1 planting clusters; each cluster consisting of one canopy tree and 3 large shrubs, and

ii. FOUR (4), Type-2 planting clusters; each cluster consisting of two understory trees and 3 large shrubs, and

4. ANYWHERE ON THE PROPERTY:

a. TWELVE (12), Type-1 planting clusters; each cluster consisting of one canopy tree and 3 large shrubs, and

b. ELEVEN (11), Type-2 planting clusters; each cluster consisting of two understory trees and 3 large shrubs.

1. Required plantings shall be installed by MAY 31, 2023.

22-1364 48635 WHITAKER ROAD SAINT SAINT INIGOES MD 20684

SUZANNE BORENZWEIG AND ALEXANDER TAIT

9307 SUDBURY ROAD SILVER SPRING MD 20901

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7/03/2023 SHELIA SMITH OPERATIONS MANAGER

8/4/2022	11/14/2022	11/10/2022	CAPA Recording	RRamos	APPROVED	received 11-10-2022 BOOK 6256 PG 69
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Notes:

22-1364 48635 WHITAKER ROAD SAINT SAINT INIGOES MD 20684

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9307 SUDBURY ROAD SILVER SPRING MD 20901

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7/03/2023 SHELIA SMITH OPERATIONS MANAGER



Permit Reviews

St. Marys County

Review Group: PERMIT

11/9/2022	12/16/2022	12/9/2022	HEALTH DEPARTMENT	Tmeddaugh	APPROVED	Fee-\$90.00
Notes:						

FINAL INSPECTION CARD

for use by
COUNTY AND STATE ONLY

Applicant Contact Name:

Thomas Mulgrew

Applicant Contact Phone:

240-538-5490

METROPOLITAN COMMISSION 301-373-4733
(for sites on public water or sewer)

N/A

STATE HIGHWAY ADMIN. 301-475-8035

N/A

DEPT. OF PUBLIC WORKS 301-475-4200 Ext 3531

N/A

HEALTH DEPT. 301-475-4321
(for sites on private well or septic)

Water Supply:

Existing

Sewerage Disposal:

Summitte Moline 10/08/2024

MIDDLE DEPT. INSPECTION AGENCY / M.D.I.A. 301-884-4547 or 301-373-3212

Building:

401 x 3 3/7/24

Electric:

401 x 3 3/7/24

Plumbing/Gas:

401 x 3 3/7/24

DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT 301-475-4200 Ext. *1580

Overlot Grading:

James J. [Signature] 1-22-24

Stormwater Mgmt.:

James J. [Signature] 10-01-24

Critical Area:

James J. [Signature] 10-01-24

Forest Cons:

N/A

FIRE MARSHAL 443-550-6820

N/A

L.U.G.M. FINAL 301-475-4200 ext. *1580
(generally commercial only)

James J. [Signature] 1-22-24

address

James J. [Signature] 1-22-24

ALL INSPECTIONS REQUIRE 24 HOUR NOTICE

WHEN THIS FORM IS COMPLETED IT SHALL BE RETURNED TO THE
Department of Land Use & Growth Management, 23150 Leonard Hall Drive, Leonardtown, MD 20650

CONTROL NUMBER:

22-1364

Dept. of Land Use & Growth Management

23150 Leonard Hall Drive
Leonardtown, MD 20650

Phone: 301-475-4200 ext. *1500
Hours: 8:00 am - 5:00 pm