



05/02/23
FEE \$ 30.00
check # 156

COMMISSIONERS OF LEONARDTOWN

22670 Washington Street
P. O. Box 1
Leonardtown, Maryland 20650
(301)475-9791 * Fax (301)475-5350
mike.bailey@leonardtownmd.gov

HOME OCCUPATION USE & OCCUPANCY PERMIT

ZONING: PUD

PERMIT #: 44-21 A

CERTIFICATE ISSUED TO: Wright Luxury Bags - C/O Patricia Wright

PERMIT TO OCCUPY: 23288 Lindsay Drive

PROPERTY ADDRESS: 23288 Lindsay Drive, Leonardtown, MD 20650

MAILING ADDRESS: 23288 Lindsay Drive, Leonardtown, MD 20650

EMAIL ADDRESS: wrightcaterer@gmail.com

PHONE: (301) 523-8032

PROPERTY INFORMATION: LOT: 246

SUBDIVISION:
Clark's Rest - Phase 3

TAX ID: 03-180767

MISC: Online resale items

ESTIMATED COST: None

PROJECT SQ. FT.: 2,100 SF

EXPIRATION DATE:

ALL LEONARDTOWN ZONING ORDINANCES APPLY: This Use & Occupancy Permit does not take the right of any other permit and does not confer the right to erect signs. Expansion of square footage, change of ownership, and/or moving to another location requires a new Use & Occupancy Permit!

Michael A. Bailey, Sr.
Town Planning Coordinator

05/02/2023
Date

I have read, understand, and agree to comply with the conditions stated above.

Applicant Signature

5/2/2023
Date

PLEASE KEEP THIS WITH YOUR LEGAL RECORDS

5/03/23
TOTAL FEE \$ 52.89
check # 2909



BREAK DOWN
\$ 17.89 Mailing
\$ 5.00 U:O
\$ 30.00 Building Permit

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RESIDENTIAL USE & OCCUPANCY PERMIT

ZONING: PUD

PERMIT #: 4-22 A

CERTIFICATE ISSUED TO: Royce & Judith Grumbles

PERMIT TO OCCUPY: 12' X 10' Shed

PROPERTY ADDRESS: 23091 Town Run Drive, Leonardtown, MD 20650

MAILING ADDRESS: 23091 Town Run Drive, Leonardtown, MD 20650

EMAIL ADDRESS: rgrumbles@md.metrocast.net

PHONE: (240) 434-2245

PROPERTY INFORMATION: LOT: 102

SUBDIVISION:
Meadows at Town Run - Phase 2

TAX ID: 03-181099

MISC: U&O based on approved Administrative Variance dated May 1, 2023.

ESTIMATED COST: Not Provided

PROJECT SQ. FT.: 120 SF

EXPIRATION DATE:

ALL LEONARDTOWN ZONING ORDINANCES APPLY: This Use & Occupancy Permit does not take the right of any other permit and does not confer the right to erect signs. Expansion of square footage, change of ownership, and/or moving to another location requires a new Use & Occupancy Permit!

Michael A. Bailey, Sr.
Town Planning Coordinator

05/03/2023
Date

I have read, understand, and agree to comply with the conditions stated above.

Applicant Signature

5/3/2023
Date

PLEASE KEEP THIS WITH YOUR LEGAL RECORDS



05/04/23
FEE \$ 25.00
Check # 4027

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mike.bailey@leonardtownmd.gov

COMMERCIAL USE & OCCUPANCY PERMIT

ZONING: C-B

PERMIT #: 39-15 A

CERTIFICATE ISSUED TO: Battery Warehouse & Auto Accessories

PERMIT TO OCCUPY: 41635 Fenwick Street, Unit B, Leonardtown, MD 20650

PROPERTY ADDRESS: 41635 Fenwick Street, Unit B, Leonardtown, MD 20650

MAILING ADDRESS: P.O. Box 83, Compton, MD 20627

EMAIL ADDRESS: kuwait90@yahoo.com

PHONE: (301) 904-0047

PROPERTY INFORMATION: LOT: Unit B

SUBDIVISION:
41635 Fenwick Street

TAX ID: 03-012727

MISC:

ESTIMATED COST: \$1,500.00

PROJECT SQ. FT.: 2,500 SF

EXPIRATION DATE:

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Michael A. Bailey, Sr.
Town Planning Coordinator

05/05/2023

Date

I have read, understand, and agree to comply with the conditions stated above.

Applicant Signature

05/05/2023

Date

PLEASE KEEP THIS WITH YOUR LEGAL RECORDS



05/10/23
FEE \$ 35.00
check # 172

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COMMERCIAL USE & OCCUPANCY PERMIT

ZONING: C-B

PERMIT #: 59-18B

CERTIFICATE ISSUED TO: Side Hustle, LLC C/O Tyler Radez

PERMIT TO OCCUPY: Commercial Renovation in 1st Floor Tasting Room

PROPERTY ADDRESS: 22760 Washington Street, Leonardtown, MD 20650

MAILING ADDRESS: P.O. Box 325, Leonardtown, MD 20650

EMAIL ADDRESS: tylerradez@yahoo.com

PHONE: 240-925-1061

PROPERTY INFORMATION: LOT: NA

SUBDIVISION: NA

TAX ID: 03-019403

MISC: Certifies Fire Marshal Inspection was completed.

ESTIMATED COST: \$25,000.00

PROJECT SQ. FT.: 607

EXPIRATION DATE: None

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Michael A. Bailey, Sr.
Town Planner

5/22/2023

Date

I have read, understand, and agree to comply with the conditions stated above.

Applicant Signature

5/22/23

Date

PLEASE KEEP THIS WITH YOUR LEGAL RECORDS

5/11/23
FEE \$ 21,438.00
check # 170571



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HOME OCCUPATION USE & OCCUPANCY PERMIT

ZONING: PUD

PERMIT #: 01-23

CERTIFICATE ISSUED TO: Michael & Susan Desmond

PERMIT TO OCCUPY: New Single Family Dwelling with partial finished basement

PROPERTY ADDRESS: 22070 Daffodil Court, Leonardtown, MD 20650

MAILING ADDRESS: 22070 Daffodil Court, Leonardtown, MD 20650

EMAIL ADDRESS: desmond77@cox.net

PHONE: (401) 339-3393

PROPERTY INFORMATION: LOT: 27

SUBDIVISION:
Meadows at Town Run - Phase 2

TAX ID: 03-181084 **MISC:**

ESTIMATED COST: \$450,000.00

PROJECT SQ. FT.: 5,717 SF

EXPIRATION DATE:

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Michael A. Bailey, Sr.
Town Planning Coordinator

5/11/2023

Date

I have read, understand, and agree to comply with the conditions stated above.

Applicant Signature

5/11/23

Date

PLEASE KEEP THIS WITH YOUR LEGAL RECORDS



05/12/23
FEE \$ 5.00
PAID CASH

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RESIDENTIAL USE & OCCUPANCY PERMIT

ZONING: PUD

PERMIT #: 34-06 A

CERTIFICATE ISSUED TO: Christopher & Joanna Rooney

PERMIT TO OCCUPY: Solar Hot Water Heater

PROPERTY ADDRESS: 23219 Jenifer Court, Leonardtown MD 20650

MAILING ADDRESS: 23219 Jenifer Court, Leonardtown MD 20650

EMAIL ADDRESS: jberntsenr@gmail.com

PHONE: (240) 925-4128

PROPERTY INFORMATION: LOT: 6

SUBDIVISION:
Estates at Single Tree

TAX ID: 03-071510

MISC: U&O based on MDIA final approved inspection.

ESTIMATED COST: \$1,000.00

PROJECT SQ. FT.: None

EXPIRATION DATE:

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Michael A. Bailey, Sr.
Town Planning Coordinator

5/12/2023

Date

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Applicant Signature

5/12/2023

Date

PLEASE KEEP THIS WITH YOUR LEGAL RECORDS

05/12/23
FEE \$ 5.00
PAID CASH



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RESIDENTIAL USE & OCCUPANCY PERMIT

ZONING: PUD

PERMIT #: 81-19 B

CERTIFICATE ISSUED TO: William Newcomb

PERMIT TO OCCUPY: Finish one bedroom with closet next to existing bathroom, with electrical wiring.

PROPERTY ADDRESS: 41460 Osborne Lane, Leonardtown MD 20650

MAILING ADDRESS: 41460 Osborne Lane, Leonardtown MD 20650

EMAIL ADDRESS: wnewcomb7412@gmail.com

PHONE: (760) 382-5259

PROPERTY INFORMATION: LOT: 182

SUBDIVISION:
Clark's Rest - Phase 2

TAX ID: 03-179620


MISC: Received MDIA Final Inspection

ESTIMATED COST: \$4,000.00

PROJECT SQ. FT.: 109 SF

EXPIRATION DATE:

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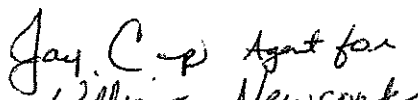


Michael A. Bailey, Sr.
Town Planning Coordinator

5/12/2023

Date

I have read, understand, and agree to comply with the conditions stated above.



Applicant Signature

5/12/23

Date

PLEASE KEEP THIS WITH YOUR LEGAL RECORDS



5/16/23
FEE \$ 5.00
PAID CASH

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mike.bailey@leonardtownmd.gov

RESIDENTIAL USE & OCCUPANCY PERMIT

ZONING: PUD

PERMIT #: 159-12 A

CERTIFICATE ISSUED TO: Lance Ducote, Sr. & Heidi Ducote

PERMIT TO OCCUPY: Electric vehicle charger

PROPERTY ADDRESS: 23518 Sly Fox Way, Leonardtown MD 20650

MAILING ADDRESS: 23518 Sly Fox Way, Leonardtown MD 20650

EMAIL ADDRESS: lanceandheidi@me.com

PHONE: 360-544-2314

PROPERTY INFORMATION: LOT: 295

SUBDIVISION:
Leonards Grant - Phase 4

TAX ID: 03-178384

MISC: U&O granted per MDIA Inspection

ESTIMATED COST: Not Provided

PROJECT SQ. FT.: NA

EXPIRATION DATE:

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Michael A. Bailey, Sr.
Town Planning Coordinator

5/16/2023

Date

I have read, understand, and agree to comply with the conditions stated above.

Applicant Signature

5/16/23

Date

PLEASE KEEP THIS WITH YOUR LEGAL RECORDS



5/17/23
FEE PRE PAID
BY JADA's Records

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mike.bailey@leonardtownmd.gov

COMMERCIAL USE & OCCUPANCY PERMIT

ZONING: L-10

PERMIT #: 66-18B

CERTIFICATE ISSUED TO: St. Mary's County Commissioners C/O Scheibel Construction

PERMIT TO OCCUPY: Phase 3 - Pod E and Laundry Area

PROPERTY ADDRESS: 41880 Baldrige Street, Leonardtown MD 20650

MAILING ADDRESS: St. Mary's Adult Detention Center, P.O. Box 653, Leonardtown MD 20650

EMAIL ADDRESS: gary.whipple@stmarysmd.com

PHONE: 301-475-4200

PROPERTY INFORMATION:

LOT: NA

SUBDIVISION: Detention Center

TAX ID: 03-015084

MISC:

ESTIMATED COST: \$24,000,000.00 Total Project

PROJECT SQ. FT.: 26,124 total

EXPIRATION DATE: None

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Michael A. Bailey, Sr.
Town Planning Coordinator

5/17/2023

Date

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Applicant Signature

5/17/2023

Date

PLEASE KEEP THIS WITH YOUR LEGAL RECORDS



05/24/23
FEE \$ 35.00
check # 1047

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mike.bailey@leonardtownmd.gov

COMMERCIAL USE & OCCUPANCY PERMIT

ZONING: L-CB

PERMIT #: 86-031

CERTIFICATE ISSUED TO: Flours Donuts & Bakery

PERMIT TO OCCUPY: 22675 Washington Street, Suite 102, AKA the Old Bell Building

PROPERTY ADDRESS: 22675 Washington Street, Suite 102, Leonardtown, MD 20650

MAILING ADDRESS: P.O. Box 282, Leonardtown, MD 20650

EMAIL ADDRESS: ryce33@msn.com

PHONE: (240) 367-7442

PROPERTY INFORMATION: LOT: N/A

SUBDIVISION:
N/A

TAX ID: 03-002217

MISC: Base on MDIA, HD & Fire Marshal Approvals

ESTIMATED COST: \$75,000.00

PROJECT SQ. FT.: 2,700 SF

EXPIRATION DATE: None

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Michael A. Bailey, Sr.
Town Planning Coordinator

05/24/2023
Date

I have read, understand, and agree to comply with the conditions stated above.

Applicant Signature

05/24/23
Date

PLEASE KEEP THIS WITH YOUR LEGAL RECORDS



05/26/23
FEE \$ 25.00
check # 1021

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(301)475-9791 * Fax (301)475-5350
mike.bailey@leonardtownmd.gov

RESIDENTIAL USE & OCCUPANCY PERMIT

ZONING: L-CB

PERMIT #: 80-11 A

CERTIFICATE ISSUED TO: Happy & Zen Crystals, LLC

PERMIT TO OCCUPY: 41625 Park Avenue, Unit 102, Leonardtown, MD 20650

PROPERTY ADDRESS: 41625 Park Avenue, Leonardtown, MD 20650

MAILING ADDRESS: 43486 Greg Street, Hollywood, MD 20636

EMAIL ADDRESS: happyandzencrystals.com

PHONE: (301) 997-8614

PROPERTY INFORMATION: LOT: NA

SUBDIVISION:
AKA - Drury Building

TAX ID: 03-007340 **MISC:** None

ESTIMATED COST: \$20,000.00

PROJECT SQ. FT.: 254 SF

EXPIRATION DATE: None

ALL LEONARDTOWN ZONING ORDINANCES APPLY: This Use & Occupancy Permit does not take the right of any other permit and does not confer the right to erect signs. Expansion of square footage, change of ownership, and/or moving to another location requires a new Use & Occupancy Permit!

Michael A. Bailey, Sr.
Town Planning Coordinator

05/26/2023

Date

I have read, understand, and agree to comply with the conditions stated above.

Applicant Signature

5-26-23

Date

PLEASE KEEP THIS WITH YOUR LEGAL RECORDS



05/26/23

FEE \$ 20,238.00

check # 1052874

BP 02/23/23

COMMISSIONERS OF LEONARDTOWN

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(301)475-9791 * Fax (301)475-5350
mike.bailey@leonardtownmd.gov

RESIDENTIAL USE & OCCUPANCY PERMIT

ZONING: PUD

PERMIT #: 7-23

CERTIFICATE ISSUED TO: Richmond American Homes

PERMIT TO OCCUPY: New Single Family Dwelling

PROPERTY ADDRESS: 41512 Fairwood Court, Leonardtown, MD 20650

MAILING ADDRESS: 6250 Old Dobbin Lane, Columbia, MD 21045

EMAIL ADDRESS: Robert.Studebaker@mdch.com

PHONE: (540) 409-1220

PROPERTY INFORMATION: LOT: 299

SUBDIVISION:
Clark's Rest - Phase 4

TAX ID: 03-181182 **MISC:** None

ESTIMATED COST: \$250,000.00

PROJECT SQ. FT.: 4,948 SF

EXPIRATION DATE:

ALL LEONARDTOWN ZONING ORDINANCES APPLY: This Use & Occupancy Permit does not take the right of any other permit and does not confer the right to erect signs. Expansion of square footage, change of ownership, and/or moving to another location requires a new Use & Occupancy Permit!

Michael A. Bailey, Sr.
Town Planning Coordinator

5/26/2023
Date

I have read, understand, and agree to comply with the conditions stated above.

Applicant Signature

5/26/2023
Date

PLEASE KEEP THIS WITH YOUR LEGAL RECORDS



05/26/23
FEE \$ 20,238.00
check # 1052873
BP 2/23/23

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(301)475-9791 * Fax (301)475-5350
mike.bailey@leonardtownmd.gov

RESIDENTIAL USE & OCCUPANCY PERMIT

ZONING: PUD

PERMIT #: 5-23

CERTIFICATE ISSUED TO: Sean Morgan & Taylor Peterson

PERMIT TO OCCUPY: New Single Family Dwelling

PROPERTY ADDRESS: 41524 Fairwood Court, Leonardtown, MD 20650

MAILING ADDRESS: 41524 Fairwood Court, Leonardtown, MD 20650

EMAIL ADDRESS: seanrmorgan@gmail.com
taypeterson2011@gmail.com

PHONE: (248) 214-8112

PROPERTY INFORMATION: LOT: 297

SUBDIVISION:
Clark's Rest - Phase 4

TAX ID: 03-181180 **MISC:**
ESTIMATED COST: \$250,000.00

PROJECT SQ. FT.: 4,730 Sf

EXPIRATION DATE:

ALL LEONARDTOWN ZONING ORDINANCES APPLY: This Use & Occupancy Permit does not take the right of any other permit and does not confer the right to erect signs. Expansion of square footage, change of ownership, and/or moving to another location requires a new Use & Occupancy Permit!

Michael A. Bailey, Sr.
Town Planning Coordinator

5/26/2023

Date

I have read, understand, and agree to comply with the conditions stated above.

Applicant Signature

5/26/2023

Date

PLEASE KEEP THIS WITH YOUR LEGAL RECORDS