



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

BUILDING PERMIT No.: BR19-07-0478

Date of Application: 07/24/2019

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 102 CECIL RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804025180 <b>SUBDIVISION</b> KENT ISLAND ESTATES <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.404 <b>TAX MAP</b> 0076 <b>GRID</b> 0000 <b>PARCEL</b> 0041 <b>SECTION</b> 2 <b>BLOCK</b> F <b>LOT</b> 19 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> THREE RIVERS BUILDERS LLC 8338 VETERANS HWY MILLERSVILLE, MD 21108  <b>HOME PHONE:</b> (410) 280-8652  <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
<b>EXISTING USE</b> VACANT LOT  <b>PROPOSED USE</b> SINGLE FAMILY DWELLING  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$125,000.00		<b>FEES</b> <table border="0"> <tr> <td><b>PARKS &amp; REC</b></td> <td>\$1,081.50</td> <td><b>BOCA FEE</b></td> <td>\$294.56</td> </tr> <tr> <td><b>ELECT. PERMIT</b></td> <td>\$95.00</td> <td><b>FEE IN LIEU - TREE REMOVAL</b></td> <td>\$3,500.00</td> </tr> <tr> <td><b>ELECT. ADMIN.</b></td> <td>\$10.00</td> <td><b>ZONING</b></td> <td>\$55.00</td> </tr> <tr> <td><b>FIRE DIST 9</b></td> <td>\$1,124.76</td> <td><b>MHB FEE</b></td> <td>\$50.00</td> </tr> <tr> <td><b>SPRINKLER</b></td> <td>\$150.00</td> <td><b>SCHOOLS</b></td> <td>\$9,863.28</td> </tr> </table>		<b>PARKS &amp; REC</b>	\$1,081.50	<b>BOCA FEE</b>	\$294.56	<b>ELECT. PERMIT</b>	\$95.00	<b>FEE IN LIEU - TREE REMOVAL</b>	\$3,500.00	<b>ELECT. ADMIN.</b>	\$10.00	<b>ZONING</b>	\$55.00	<b>FIRE DIST 9</b>	\$1,124.76	<b>MHB FEE</b>	\$50.00	<b>SPRINKLER</b>	\$150.00	<b>SCHOOLS</b>	\$9,863.28										
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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.

**NON-TIDAL WETLANDS PERMIT 19-NT-2143/201961830**

**Conditions:** \$3500 FEE IN LIEU PAID.  
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. THE SCHOOL, FIRE, AND PARK LAND IMPACT FEES OF \$12,069.54 HAVE BEEN DEFERRED. NO TEMPORARY OR FINAL OCCUPANCY CERTIFICATE WILL BE ISSUED UNTIL FEES HAVE BEEN PAID. DOWNSPOUTS MUST SHEETFLOW 60' PER SITE SKETCH, DRIVEWAY SHEETFLOW MUST EQUAL WIDTH. DO NOT OVERLAP DISCONNECTS. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. 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.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>
<b>FRONT</b> FT	<b>FRONT</b> 25 FT
<b>SIDE</b> FT	<b>SIDE</b> 8/18 FT
<b>REAR</b> FT	<b>REAR</b> 35 FT
<b>SIDE STREET</b> FT	<b>SIDE STREET</b> FT
<b>MAX. HGHT</b> FT	<b>MAX. HGHT</b> 40 FT

**APPROVALS:**

BUILDING	<i>RAC</i>	07/30/2019	FLOODPLAIN ZONE	<i>JK</i>	08/19/2019
ZONING	<i>HV</i>	02/04/2020	PLUMBING	<i>CG</i>	12/13/19
SEDIMENT	<i>AR</i>	08/08/2019	ENV. HEALTH	<i>JFW</i>	12/13/2019
PUB. SEWER	<i>LG</i>	12/10/19	HISTORIC		N/A
S.W. MGT.	<i>JK</i>	09/03/2019	SHA		N/A
ENTRANCE	<i>DB</i>	12/09/2019	MECHANICAL	<i>CG</i>	12/13/19
FIRE MARSHAL	<i>JM</i>	12/27/2019	ELECTRICAL		12/03/2019
BACKFLOW	<i>CG</i>	12/13/19	FOOD SERVICE		N/A

DATE APPROVED: 2-11-2020

ADMINISTRATOR APPROVAL: *Karen J Swinson*



Queen Anne's County  
 Department of Planning and Zoning  
 110 Vincit St, Suite 104  
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ZONING CERTIFICATE #: Z20-01-0046

Date of Application: 01/30/2020

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803027872	220 POSSUM POINT FARM LN	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	EVANS JOHN J JR EVANS, PAIGE	TAX MAP 0028	BLOCK	PARCEL 0171
OWNER ADDRESS:	220 POSSUM POINT RD CENTREVILLE, MD 21617	LOT 1	SECTION	ZONED CS
HOME PHONE:		CRITICAL AREA YES		ACREAGE 21.54
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$130.00      FM FEE: \$100.00
ADDRESS:	ELECTRICAL PERMIT #: N/A
PHONE:	PLUMBING PERMIT #: N/A
	GAS PERMIT #: N/A
	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE: RESIDENCE	PROPOSED USE: USE PERMIT
MIMIMUM YARD REQUIREMENTS:	
FRONT: FT      SIDE: FT      REAR: FT      SIDE STREET: FT      HEIGHT: FT	
WORK DESCRIPTION: SPECIAL EVENTS PERMIT FOR "EVANS HEAVEN LLC" WEDDINGS AND EVENTS UNDER TEMPORARY STRUCTURE. 2 EVENTS PER YEAR	

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	02/07/2020 <i>Jen</i>
FIRE MARSHAL	02/11/2020 <i>JCM</i>
ZONING	02/06/2020 <i>JP</i>

NOTE: Separate electrical and plumbing permits are required prior to permit being issued. Electrician & Plumber must have Queen Anne's County Licenses! 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 valid if construction is continuous.

**Conditions:**

FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: *Karen J. Sunson*      DATE APPROVED: 2-11-2020

