



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

BUILDING PERMIT No.: BR21-08-0673
 Date of Application: 08/09/2021

BUILDING PERMIT

BUILDING LOCATION 126 TOPSIDE DR STEVENSVILLE TAX ACCOUNT 1804125631 SUBDIVISION BAY BRIDGE COVE CRITICAL AREA NO ACREAGE TAX MAP 0056 GRID 0010 PARCEL 0279 SECTION BLOCK LOT 197 ZONED CS FRONTAGE DEPTH		PROPERTY OWNERS: KENT ISLAND LLC 940 W SPROUL RD STE 301 SPRINGFIELD, PA 19064 HOME PHONE: (267) 908-0013 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE TOWNHOUSE - 4 OR LESS UNITS REVISED PROPOSED USE CONSTRUCTION VALUE \$150,000.00		FEES SPRINKLER \$150.00 ELECT. PERMIT \$75.00 FIRE DIST 1 \$1,313.40 ELECT. ADMIN. \$10.00 ZONING \$55.00 PARKS & REC \$1,265.64 BOCA FEE \$396.12 MHB FEE \$50.00																															
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DESCRIPTION OF WORK: CONSTRUCT 2-STORY TOWNHOUSE WITH ATTACHED GARAGE. 1ST FLOOR 83' X 32' OVERALL INCLUDING 20' X 24' GARAGE, 17' x 17' DECK AND 14' X 14' SCREENED PORCH. 2ND FLOOR 41' X 18' INCLUDES LOFT WITH BEDROOM & BATH. LAUREL MODEL 55+ AGE RESTRICTED COMMUNITY																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) UNFIN. BASEMENT: 0 FIN BASEMENT: 0 FIRST FLOOR: 1,703 SECOND FLOOR: 685 THIRD FLOOR: 0 FOURTH FLOOR: 0 GARAGE: 447 CARPOR: 0 DECK: 238 PORCH: 192 OTHER: 0 TOTAL FLOOR AREA: 3,301		CONSTRUCTION TYPE: WOOD FRAME # BEDROOMS: 3 # BATHROOMS: 3 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE: PUBLIC SEWER TYPE: PUBLIC HEATING SYSTEM: GAS CENTRAL AIR: YES FIREPLACE: NONE																															

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:
 MUST FOLLOW APPROVED SUBDIVISION STORMWATER MANAGEMENT PLAN. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION 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			
ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE	
FRONT	FT	FRONT	30 FT
SIDE	FT	SIDE	10 FT
REAR	FT	REAR	15 FT
SIDE STREET	FT	SIDE STREET	0 FT
MAX. HGHT	FT	MAX. HGHT	40 FT

APPROVALS:			
BUILDING	RAC	08/10/2021	FLOODPLAIN ZONE TK 08/11/2021
ZONING	HLV	08/10/2021	PLUMBING CG 08/21/2021
SEDIMENT	AR	01/08/2020	ENV. HEALTH public 08/26/2021
PUB. SEWER	BD	08/11/2021	HISTORIC N/A
S.W. MGT.	TK	08/11/2021	SHA N/A
ENTRANCE	DB	08/11/2021	MECHANICAL CG 08/26/2021
FIRE MARSHAL	SB	08/25/2021	ELECTRICAL 08/16/2021
BACKFLOW	CG	08/26/2021	FOOD SERVICE N/A

DATE APPROVED: 9-15-21

ADMINISTRATOR APPROVAL: *Vivian G. Johnson*



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

BUILDING PERMIT No.: BR21-05-0443

Date of Application: 05/21/2021

BUILDING PERMIT

BUILDING LOCATION 215 BALTIMORE RD STEVENSVILLE TAX ACCOUNT 1804044665 SUBDIVISION KENT ISLAND ESTATES CRITICAL AREA YES ACREAGE 0.23 TAX MAP 0076 GRID 0000 PARCEL 0038 SECTION 2 BLOCK C LOT 17 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: MD RESIDENTIAL BY LACROSSE LLC PO BOX 1118 STEVENSVILLE, MD 21666 HOME PHONE: (410) 604-3701 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
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OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 17 FT
SIDE FT	SIDE 15/35 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET 35 FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	MD	06/22/2021	FLOODPLAIN ZONE	TK	06/18/2021
ZONING	HLV	06/23/2021	PLUMBING	CG	07/21/2021
SEDIMENT	AR	05/17/2021	ENV. HEALTH	SFW	07/21/2021
PUB. SEWER	LG	07/14/2021	HISTORIC		N/A
S.W. MGT.	JK	07/28/2021	SHA		N/A
ENTRANCE	DB	06/22/2021	MECHANICAL	CG	07/21/2021
FIRE MARSHAL	JB	06/24/2021	ELECTRICAL		07/13/2021
BACKFLOW	CG	07/21/2021	FOOD SERVICE		N/A

DATE APPROVED: 9-15-21

ADMINISTRATOR APPROVAL: [Signature]