



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

BUILDING PERMIT No.: BR22-08-0598

Date of Application: 08/08/2022

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 106 QUEEN ANNE RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804019679 <b>SUBDIVISION</b> KENT ISLAND ESTATES <b>CRITICAL AREA</b> YES <b>ACREAGE</b> 0.344 <b>TAX MAP</b> 0076 <b>GRID</b> 0000 <b>PARCEL</b> 0049 <b>SECTION</b> 2 <b>BLOCK</b> P <b>LOT</b> 8 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> RICKER, ASHLEY 266 CAPE SAINT JOHN RD ANNAPOLIS, MD 21401  <b>HOME PHONE:</b> (443) 532-4762 <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> <b>PARKS &amp; REC</b> \$1,550.25 <b>SPRINKLER</b> \$150.00 <b>ELECT. ADMIN.</b> \$10.00 <b>BOCA FEE</b> \$382.96 <b>ELECT. PERMIT</b> \$95.00 <b>ZONING</b> \$55.00 <b>FIRE DIST 9</b> \$1,608.75 <b>SCHOOLS</b> \$13,952.25 <b>SINGLE LOT</b> \$55.00 <b>MHB FEE</b> \$50.00																															
<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>MHBR</td> <td>CROWN HOMES 17435 MILL BRANCH PL, BOWIE, MD 20716</td> <td>MHBL 7649</td> <td>(301) 464-7660</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>C &amp; R ELECTRIC</td> <td>E-#732</td> <td>(410) 760-4224</td> <td>ER22-08-0598</td> </tr> <tr> <td>HVAC</td> <td>WILLIAM H METCALFE &amp; SONS</td> <td>HM#105</td> <td>(301) 868-6330</td> <td>H-1355-22</td> </tr> <tr> <td>SPRINKLER</td> <td>FAMILY FIRE PROTECTION SERV.</td> <td>MSC-#187</td> <td>(301) 390-3500</td> <td>BF-1330-22</td> </tr> <tr> <td>PLUMBER</td> <td>J.W. SHEPHERD INC</td> <td>PR-154</td> <td>(410) 827-6778</td> <td>P-1325-22</td> </tr> </tbody> </table>				CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	CROWN HOMES 17435 MILL BRANCH PL, BOWIE, MD 20716	MHBL 7649	(301) 464-7660		ELECTRICIAN	C & R ELECTRIC	E-#732	(410) 760-4224	ER22-08-0598	HVAC	WILLIAM H METCALFE & SONS	HM#105	(301) 868-6330	H-1355-22	SPRINKLER	FAMILY FIRE PROTECTION SERV.	MSC-#187	(301) 390-3500	BF-1330-22	PLUMBER	J.W. SHEPHERD INC	PR-154	(410) 827-6778	P-1325-22
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<b>DESCRIPTION OF WORK:</b> CONSTRUCT A 2 STORY SFD. FIRST FLOOR 44' X 57'6" OVERALL TO INCLUDE 25 X 23'11" (2) CAR GARAGE, 5' X 19' FRONT PORCH, AND 12' X 21' REAR DRIP-THROUGH DECK. SECOND FLOOR 49' X 44' OVERALL INCLUDING 16' X 24' STORAGE ROOM.																																	
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b> <b>UNFIN. BASEMENT:</b> <b>FIN BASEMENT:</b> <b>FIRST FLOOR:</b> 1,275 <b>SECOND FLOOR:</b> 1650 <b>THIRD FLOOR:</b> <b>FOURTH FLOOR:</b> <b>GARAGE:</b> 598 <b>CARPOR:</b> <b>DECK:</b> 252 <b>PORCH:</b> 120 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 3,895		<b>CONSTRUCTION TYPE:</b> WOOD FRAME <b># BEDROOMS:</b> 4 <b># BATHROOMS:</b> 3 <b>ROAD TYPE:</b> COUNTY <b>SPRINKLER:</b> YES <b>WATER TYPE</b> PRIVATE <b>SEWER TYPE</b> PRIVATE <b>HEATING SYSTEM:</b> HEAT P CENTRAL AIR: YES <b>FIREPLACE:</b> GAS																															

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:**  
 NON-CONFORMING LOT, REAR YARD SETBACK REDUCED PER 18-1-127 H. (1) OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. SWM - MUST FOLLOW APPROVED STORMWATER MANAGEMENT PLAN DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. FLOOD ZONE: AE 5 FPE 7.0 FEET ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 7.0 FEET  
 ELEVATION CERTIFICATE REQUIRED 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. OWNER MUST PLANT (6) 4'-6" TALL CONTAINER GROWN NATIVE TREES. CALL 410-758-4088 FOR INSPECTION

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

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

**APPROVALS:**

BUILDING	HD	10/04/2022	FLOODPLAIN ZONE	OK	10/04/2022
ZONING	JP	10/04/2022	PLUMBING	CG	10/06/2022
SEDIMENT	DS	10/12/2022	ENV. HEALTH	JFW	10/05/2022
PUB. SEWER	DT	10/04/2022	HISTORIC		N/A
S.W. MGT.	JK	10/04/2022	SHA		N/A
ENTRANCE	JB	09/20/2022	MECHANICAL	CG	10/06/2022
FIRE MARSHAL	JB	10/04/2022	ELECTRICAL		09/23/2022
BACKFLOW	CG	10/06/2022	FOOD SERVICE		N/A

DATE APPROVED:

10-19-22

ADMINISTRATOR APPROVAL:

*Verona J. Swinson*



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

ZONING CERTIFICATE #: Z22-07-0288

Date of Application: 07/22/2022

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804018958	203 CONGRESSIONAL DR	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	FARABEE, JAMES	TAX MAP 0070	BLOCK J	PARCEL 0068
OWNER ADDRESS:	206 CONGRESSIONAL DR STEVENSVILLE, MD 21666	LOT 5 A	SECTION	ZONED NC-15
HOME PHONE:	(240) 375-5254	CRITICAL AREA YES		ACREAGE 0.73
		SUBDIVISION QUEEN ANNE COLONY		
		BUILDING VALUE \$20,600.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	BOAT LIFTS UNLIMITED	ZONING FEE: \$55.00	FM FEE:
ADDRESS:	1901 Betson Ct ODENTON, MD 21113	ELECTRICAL PERMIT #: EZ22-07-0288	
PHONE:	(410) 674-3100	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: RESIDENCE	PROPOSED USE: PIER ADDITION
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 6 FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

**WORK DESCRIPTION:** CONSTRUCT A 20' X 4' PIER EXTENSION WITH A 30' X 6' PARALLEL PIER, A 15' X 15' BOAT LIFT WITH ASSOCIATED PILES AND (1) MOORING PILE. ALL WORK MAX 20' CHANNEL WARD OF MHW

**AGENCY APPROVALS:**

Name	Completed Date
ELECTRICAL	10/11/2022 E-621 BRADY
FLOODPLAIN ZONE	09/20/2022 JK
ZONING	08/17/2022 JP

**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:	
A PIER CANNOT EXTEND INTO A BODY OF WATER A DISTANCE GREATER THAN 150 FT NOR CAN A PIER EXCEED ONE-QUARTER THE DISTANCE OF A WATERWAY. OWNER IS RESPONSIBLE FOR OBTAINING ANY STATE OR FEDERAL PERMITS PRIOR TO CONSTRUCTION PIER.	
FLOOD ZONE:	ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: ELEVATION CERTIFICATE REQUIRED

ADMINISTRATOR APPROVAL: *Vron G. Suneson* DATE APPROVED: 10-19-22