



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

BUILDING PERMIT No.: BR23-01-0019
 Date of Application: 01/11/2023

BUILDING PERMIT

BUILDING LOCATION 712 BAY DR STEVENSVILLE TAX ACCOUNT 1804025652 SUBDIVISION KENT ISLAND ESTATES CRITICAL AREA YES ACREAGE 0.351 TAX MAP 0070 GRID 0000 PARCEL 0077 SECTION 3 BLOCK B LOT 9 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: JOHNSON STEPHEN P LIVING TRUST 7 VIVIAN CT NEWARK, DE 19702 HOME PHONE: APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL																																					
EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$477,000.00		FEES <table border="0"> <tr> <td>PARKS & REC</td> <td>\$1,548.13</td> <td>MHB FEE</td> <td>\$50.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>ELECT. ADMIN.</td> <td>\$20.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>BOCA FEE</td> <td>\$398.00</td> </tr> <tr> <td>FIRE DIST 9</td> <td>\$1,606.55</td> <td>3 PERCENT</td> <td>\$256.32</td> </tr> <tr> <td></td> <td></td> <td>ADMIN FEE TO</td> <td></td> </tr> <tr> <td></td> <td></td> <td>BALANCE OF</td> <td></td> </tr> <tr> <td></td> <td></td> <td>IMPACT FEE</td> <td></td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$170.00</td> <td>SCHOOLS</td> <td>\$13,933.17</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td></td> <td></td> </tr> </table>		PARKS & REC	\$1,548.13	MHB FEE	\$50.00	SPRINKLER	\$150.00	ELECT. ADMIN.	\$20.00	SINGLE LOT	\$55.00	BOCA FEE	\$398.00	FIRE DIST 9	\$1,606.55	3 PERCENT	\$256.32			ADMIN FEE TO				BALANCE OF				IMPACT FEE		ELECT. PERMIT	\$170.00	SCHOOLS	\$13,933.17	ZONING	\$55.00		
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY SFD. FIRST FLOOR 90' X 38' OVERALL TO INCLUDE 6' X 42' FRONT PORCH, 16' X 14'6" SCREENED PORCH, AND 12' X 12' DECK. SECOND FLOOR 62' X 30' OVERALL TO INCLUDE 4'-1/4" X 19'6" ATTIC AREA.																																							
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																																					
UNFIN. BASEMENT: FIRST FLOOR: 1,763 THIRD FLOOR: GARAGE: DECK: 144 OTHER: ATTIC 83 TOTAL FLOOR AREA: 3,556	FIN BASEMENT: SECOND FLOOR: 1075 FOURTH FLOOR: CARPOR: PORCH: 491	# BEDROOMS: 4 ROAD TYPE: COUNTY WATER TYPE: PRIVATE HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE: GAS	# BATHROOMS: 3 SPRINKLER: YES SEWER TYPE: PUBLIC																																				

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:
 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. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION.
 NON-CONFORMING REDUCE FRONT YARD SET BACKS PER 18-1-127 F (2) (B), REAR YARD PER 18-1-127 (H) + 14:1-53 C (1)+(2). THE SCHOOL, FIRE, AND PARK LAND IMPACT FEES OF \$8543.91 HAVE BEEN DEFERRED. NO TEMPORARY OR FINAL OCCUPANCY CERTIFICATE WILL BE ISSUED UNTIL FEES HAVE BEEN PAID. FLOOD ZONE: VE 9 FPE 11.0 FEET
 ALL ELECTRICAL /MECHANICAL MUST BE ELEVATED TO FPE: 11.0 ELEVATION CERTIFICATE REQUIRED MUST COMPLY WITH BUFFER MITIGATION PLAN AT TIME OF CERTIFICATE OF OCCUPANCY. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

MINIMUM YARD REQUIREMENTS		APPROVALS:		OFFICE USE ONLY	
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	04/19/2023	FLOODPLAIN ZONE	04/18/2023
FRONT FT	FRONT 29.9 FT	ZONING	03/30/2023	PLUMBING	02/22/2023
SIDE FT	SIDE 8/18 FT	SEDIMENT	01/23/2023	ENV. HEALTH	02/08/2023
REAR FT	REAR 25.6 FT	PUB. SEWER	02/07/2023	HISTORIC	N/A
SIDE STREET FT	SIDE STREET FT	S.W. MGT.	04/18/2023	SHA	N/A
MAX. HGHT FT	MAX. HGHT 40 FT	ENTRANCE	02/03/2023	MECHANICAL	02/22/2023
		FIRE MARSHAL	02/02/2023	ELECTRICAL	02/09/2023
		BACKFLOW	02/22/2023	FOOD SERVICE	N/A

DATE APPROVED: 4-25-23 ADMINISTRATOR APPROVAL: [Signature]