



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

BUILDING PERMIT No.: BR24-06-0436

Date of Application: 06/04/2024

BUILDING PERMIT

BUILDING LOCATION 214 WINDWARD COVE CT S GRASONVILLE TAX ACCOUNT 1805032970 SUBDIVISION WINDWARD COVE CRITICAL AREA YES ACREAGE 2.13 TAX MAP 0072 GRID 0011 PARCEL 0113 SECTION BLOCK LOT 10 ZONED NC-2 FRONTAGE DEPTH		PROPERTY OWNERS: JOHANSON, CHRISTOPHER & CHRISTINA 214 WINDWARD COVE CT S GRASONVILLE, MD 21638 HOME PHONE: (410) 804-0697 APPLICANT: STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL	
EXISTING USE RESIDENTIAL PROPOSED USE ACCESSORY STRUCTURE REVISED PROPOSED USE CONSTRUCTION VALUE \$9,000.00		FEES ZONING \$55.00 BOCA FEE \$35.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: INSTALL A 12 X 20 PREFAB SHED.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: OTHER: 240 TOTAL FLOOR AREA: 240	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE PRIVATE HEATING SYSTEM: FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE PRIVATE CENTRAL AIR:

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:
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. ANY ELECTRICAL WORK ADDED TO THIS STRUCTURE WILL REQUIRE AN APPROVED QUEEN ANNE'S COUNTY ELECTRICAL PERMIT AND AN INSPECTION BY THE MIDDLE DEPARTMENT INSPECTION AGENCY. ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 80% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING. MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR INSPECTION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. AN ACCESSORY BUILDING ON A RESIDENTIAL LOT GREATER THAN 2 ACRES AND LESS THAN 5 ACRES MAY NOT EXCEED THE GREATER OF 20 FT IN HEIGHT OR THE HEIGHT OF THE PRINCIPLE STRUCTURE.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT 35 FT	FRONT FT
SIDE 3 FT	SIDE FT
REAR 100 FT	REAR FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT 40 FT	MAX. HGHT FT

APPROVALS:

BUILDING HD	06/12/2024	FLOODPLAIN ZONE Na	06/12/2024
ZONING RO	06/20/2024	PLUMBING	N/A
SEDIMENT	N/A	ENV. HEALTH GHT	06/13/2024
PUB. SEWER	N/A	HISTORIC	N/A
S.W. MGT. KN	06/12/2024	SHA	N/A
ENTRANCE	N/A	MECHANICAL	N/A
FIRE MARSHAL	N/A	ELECTRICAL	N/A
BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 7-2-24

ADMINISTRATOR APPROVAL: Vran G. Swinson



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ZONING CERTIFICATE #: Z24-05-0203

Date of Application: 05/06/2024

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804048504	134 SOMERSET RD	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	LEE, TARA	TAX MAP 0070	BLOCK E	PARCEL 0104
OWNER ADDRESS:	134 SOMERSET RD STEVENSVILLE, MD 21666	LOT 19	SECTION 1	ZONED NC-20
HOME PHONE:		CRITICAL AREA YES		ACREAGE 0.43
		SUBDIVISION KENT ISLAND ESTATES		
		BUILDING VALUE \$20,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PUBLIC	

APPLICANT INFORMATION	PERMIT FEES
NAME:	ZONING FEE: \$75.00 FM FEE:
ADDRESS:	ELECTRICAL PERMIT #: EZ24-05-0203
PHONE:	PLUMBING PERMIT #:
	GAS PERMIT #:
	STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE: RESIDENTIAL	PROPOSED USE: POOL/SPA
MINIMUM YARD REQUIREMENTS:	
FRONT: 35 FT	SIDE: 3 FT REAR: 50 FT SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL 17' X 38' INGROUND CONCRETE POOL	

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	06/26/2024 E-638
ENV. HEALTH	06/13/2024JEN
FLOODPLAIN ZONE	06/13/2024 KN
S.W. MGT.	06/13/2024 KN
SKI	06/21/2024 AC
ZONING	06/14/2024 RO

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: AREA OF DRIVEWAY REMOVAL MUST BE SEEDED, STRAWED AND STABILIZED.
 BUFFER MODIFIED LOT. OWNER MUST PLANT (3) 4'-6- TALL CONTAINER GROWN NATIVE TREES WITHIN 45 DAYS. CALL 410-758-4088 FOR INSPECTION. OWNER MUST PLANT (2) TREES FOR BR22-07-0502..
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 FLOOD ZONE:AE BFE: 5 FEET ALL ELECTRICAL MUST COMPLY WITH CURRENT EDITION OF NATIONAL ELECTRIC CODE. ALL POOL EQUIPMENT MUST BE ELEVATED TO FPE: 7 FEET OR ACHORED.

ADMINISTRATOR APPROVAL Vivian J. Swinson DATE APPROVED: 7-2-24