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

BUILDING PERMIT No.: BR24-05-0407

Date of Application: 05/24/2024

BUILDING PERMIT

BUILDING LOCATION 311 QUEENS COLONY HIGH RD STEVENSVILLE	PROPERTY OWNERS: COSTELLO SURVIVORS TRUST COSTELLO, MARTIN 7220 KENT POINT RD STEVENSVILLE, MD 21666
TAX ACCOUNT 1804059816	
SUBDIVISION QUEEN ANNE COLONY	HOME PHONE: (414) 732-8069
CRITICAL AREA YES ACREAGE 0.643	APPLICANT: COVELL SIGNATURE HOMES LLC 16811 Chestnut St SUITE B GAITHERSBURG, MD 20877
TAX MAP 0070 GRID 0000 PARCEL 0064	
SECTION BLOCK D LOT 3	
ZONED NC-15 FRONTAGE DEPTH	STAKED: ☑ YES ☐ NO ☐ WILL CALL
EXISTING USE VACANT LOT	FEES
PROPOSED USE SINGLE FAMILY DWELLING	
REVISED PROPOSED USE	
CONSTRUCTION VALUE $750,000.00	

FEES			
PARKS & REC	$1,405.03	MHB FEE	$50.00
ELECT. PERMIT	$155.00	SINGLE LOT	$55.00
ELECT. ADMIN.	$10.00	SPRINKLER	$150.00
SCHOOLS	$12,645.27	ZONING	$55.00
BOCA FEE	$423.32	FEE IN LIEU - CA-TREE REMOVAL	$595.00
FIRE DIST 9	$1,458.05		

CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#
MHBR	COVELL SIGNATURE HOMES LLC 16811 CHESTNUT ST SUITE B, GAITHERSBURG, MD 20877	MHBR-6998	(410) 924-5226	
SPRINKLER	BLAZEGUARD	MSC 72	(410) 549-6313	BF-0786-24
HVAC	STEELE'S REFRIDGERATION, HEATING & AIR CONDITIONING, INC	HM-052	(410) 479-5560	H-0809-24
ELECTRICIAN	BRAMBLES ELECTRIC INC.	E-#857	(443) 496-1961	ER24-05-0407
PLUMBER	WARD PLUMBING	PR-018	(410) 438-3317	P-0785-24

DESCRIPTION OF WORK: CONSTRUCT 1 STORY SFD. 77'7" X 74'6" OVERALL TO INCLUDE 36'10" X 7'7" FRONT PORCH, 25'4" X 25'7" GARAGE, 8'10" X 20'8-1/2" SCREENED PORCH, 8'10" X 21'-3/4" OPEN PORCH, AND 21' X 6' OPEN TERRACE (12" IN HEIGHT)

BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT:	FIN BASEMENT:	# BEDROOMS: 4	# BATHROOMS: 3
FIRST FLOOR: 2,651	SECOND FLOOR:	ROAD TYPE:	SPRINKLER: YES
THIRD FLOOR:	FOURTH FLOOR:	WATER TYPE PRIVATE	SEWER TYPE PUBLIC
GARAGE: 650	CARPORT:	HEATING SYSTEM: HEAT PUMP	CENTRAL AIR: YES
DECK:	PORCH: 665	FIREPLACE: GAS	
OTHER:			
TOTAL FLOOR AREA: 3,966			

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:

OWNER MUST PLANT (14) 4'-6- TALL CONTAINER GROWN NATIVE TREES PRIOR TO CERTIFICATE OF OCCUPANCY. CALL 410-758-4088 FOR INSPECTION. FEE IN LIEU WAS PAID FOR (17) TREES FOR LOT COVERAGE MITIGATION. LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. AN ELECTRIC VEHICLE CHARGING STATION IS 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.

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE	
FRONT	FT	FRONT	35 FT
SIDE	FT	SIDE	8/18 FT
REAR	FT	REAR	50 FT
SIDE STREET	FT	SIDE STREET	FT
MAX. HGHT	FT	MAX. HGHT	40 FT

OFFICE USE ONLY

APPROVALS:

BUILDING HD	06/26/2024	FLOODPLAIN ZONE N/A	06/14/2024
ZONING MO	08/21/2024	PLUMBING CG	07/31/2024
SEDIMENT N 08/08/2024		ENV. HEALTH CS	07/30/2024
PUB. SEWER RC	07/30/2024	HISTORIC	N/A
S.W. MGT. KN	06/26/2024	SHA	N/A
ENTRANCE DB	07/29/2024	MECHANICAL CG	07/31/2024
FIRE MARSHAL JL	07/26/2024	ELECTRICAL	07/08/2024
BACKFLOW CG	07/31/2024	FOOD SERVICE	N/A

DATE APPROVED: 8-28-24 ADMINISTRATOR APPROVAL: Frank J. Simpson