



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

BUILDING PERMIT No.: BR24-06-0507

Date of Application: 06/27/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 305 N LAKE RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804030583 <b>SUBDIVISION</b> KENT ISLAND ESTATES <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 0.647 <b>TAX MAP</b> 0070 <b>GRID</b> 0000 <b>PARCEL</b> 0099 <b>SECTION</b> 3 <b>BLOCK</b> Y <b>LOT</b> 33 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> MD RESIDENTIAL BY LACROSSE LLC NICHOLS, KRISTIN PO BOX 1118  <b>HOME PHONE:</b> (410) 604-3701  <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> \$300,000.00		<b>FEES</b> <table border="0"> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>PARKS &amp; REC</td> <td>\$1,977.43</td> </tr> <tr> <td>BOCA FEE</td> <td>\$550.52</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>ELECT. ADMIN.</td> <td>\$10.00</td> </tr> <tr> <td>FIRE DIST 9</td> <td>\$2,052.05</td> <td>SCHOOLS</td> <td>\$17,796.87</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>ELECT. PERMIT</td> <td>\$115.00</td> </tr> </table>		MHB FEE	\$50.00	PARKS & REC	\$1,977.43	BOCA FEE	\$550.52	SPRINKLER	\$150.00	ZONING	\$55.00	ELECT. ADMIN.	\$10.00	FIRE DIST 9	\$2,052.05	SCHOOLS	\$17,796.87	SINGLE LOT	\$55.00	ELECT. PERMIT	\$115.00										
MHB FEE	\$50.00	PARKS & REC	\$1,977.43																														
BOCA FEE	\$550.52	SPRINKLER	\$150.00																														
ZONING	\$55.00	ELECT. ADMIN.	\$10.00																														
FIRE DIST 9	\$2,052.05	SCHOOLS	\$17,796.87																														
SINGLE LOT	\$55.00	ELECT. PERMIT	\$115.00																														
<table border="0"> <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>MD RESIDENTIAL BY LACROSSE LLC PO BOX 1118, STEVENSVILLE, MD 21666</td> <td>MHBR-7238</td> <td>(410) 604-3701</td> <td></td> </tr> <tr> <td>ELECTRICIAN</td> <td>BRAMBLES ELECTRIC INC.</td> <td>E-857</td> <td>(443) 496-1961</td> <td>ER24-06-0507</td> </tr> <tr> <td>SPRINKLER</td> <td>ABSOLUTE FIRE PROTECTION</td> <td>MSC-#4</td> <td>(410) 544-7771</td> <td>BF-1000-24</td> </tr> <tr> <td>HVAC</td> <td>WILLIAM H METCALFE &amp; SONS</td> <td>HM#105</td> <td>(301) 368-6330</td> <td>H-0998-24</td> </tr> <tr> <td>PLUMBER</td> <td>JW SHEPHERD INC</td> <td>PR-154</td> <td>(410) 827-6778</td> <td>P-0999-24</td> </tr> </tbody> </table>		CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#	MHBR	MD RESIDENTIAL BY LACROSSE LLC PO BOX 1118, STEVENSVILLE, MD 21666	MHBR-7238	(410) 604-3701		ELECTRICIAN	BRAMBLES ELECTRIC INC.	E-857	(443) 496-1961	ER24-06-0507	SPRINKLER	ABSOLUTE FIRE PROTECTION	MSC-#4	(410) 544-7771	BF-1000-24	HVAC	WILLIAM H METCALFE & SONS	HM#105	(301) 368-6330	H-0998-24	PLUMBER	JW SHEPHERD INC	PR-154	(410) 827-6778	P-0999-24	<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2 STORY SFD. FIRST FLOOR 52' X 61'6" OVERALL TO INCLUDE 6' X 30' COVERED FRONT PORCH, 20' X 19'8-1/2" GARAGE, AND 15'6" X 17'6" & 10'6" X 11'11-1/2" REAR DECK. SECOND FLOOR 50' X 40' OVERALL TO INCLUDE 17'6" X 15'6" REAR DECK OFF MEDIA/GAME ROOM WITH WET BAR.	
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#																													
MHBR	MD RESIDENTIAL BY LACROSSE LLC PO BOX 1118, STEVENSVILLE, MD 21666	MHBR-7238	(410) 604-3701																														
ELECTRICIAN	BRAMBLES ELECTRIC INC.	E-857	(443) 496-1961	ER24-06-0507																													
SPRINKLER	ABSOLUTE FIRE PROTECTION	MSC-#4	(410) 544-7771	BF-1000-24																													
HVAC	WILLIAM H METCALFE & SONS	HM#105	(301) 368-6330	H-0998-24																													
PLUMBER	JW SHEPHERD INC	PR-154	(410) 827-6778	P-0999-24																													
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b> <table border="0"> <tr> <td>UNFIN. BASEMENT:</td> <td>FIN BASEMENT:</td> </tr> <tr> <td>FIRST FLOOR: 1,932</td> <td>SECOND FLOOR: 1799</td> </tr> <tr> <td>THIRD FLOOR:</td> <td>FOURTH FLOOR:</td> </tr> <tr> <td>GARAGE: 438</td> <td>CARPOR:</td> </tr> <tr> <td>DECK: 667</td> <td>PORCH: 180</td> </tr> <tr> <td>OTHER:</td> <td></td> </tr> <tr> <td><b>TOTAL FLOOR AREA:</b> 5,016</td> <td></td> </tr> </table>		UNFIN. BASEMENT:	FIN BASEMENT:	FIRST FLOOR: 1,932	SECOND FLOOR: 1799	THIRD FLOOR:	FOURTH FLOOR:	GARAGE: 438	CARPOR:	DECK: 667	PORCH: 180	OTHER:		<b>TOTAL FLOOR AREA:</b> 5,016		<b>CONSTRUCTION TYPE:</b> WOOD FRAME  <table border="0"> <tr> <td># BEDROOMS: 4</td> <td># BATHROOMS: 4</td> </tr> <tr> <td>ROAD TYPE:</td> <td>SPRINKLER: YES</td> </tr> <tr> <td>WATER TYPE PRIVATE</td> <td>SEWER TYPE PUBLIC</td> </tr> <tr> <td>HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES</td> <td></td> </tr> <tr> <td>FIREPLACE:</td> <td></td> </tr> </table>		# BEDROOMS: 4	# BATHROOMS: 4	ROAD TYPE:	SPRINKLER: YES	WATER TYPE PRIVATE	SEWER TYPE PUBLIC	HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES		FIREPLACE:							
UNFIN. BASEMENT:	FIN BASEMENT:																																
FIRST FLOOR: 1,932	SECOND FLOOR: 1799																																
THIRD FLOOR:	FOURTH FLOOR:																																
GARAGE: 438	CARPOR:																																
DECK: 667	PORCH: 180																																
OTHER:																																	
<b>TOTAL FLOOR AREA:</b> 5,016																																	
# BEDROOMS: 4	# BATHROOMS: 4																																
ROAD TYPE:	SPRINKLER: YES																																
WATER TYPE PRIVATE	SEWER TYPE PUBLIC																																
HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES																																	
FIREPLACE:																																	

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 (2) 4'-6'- TALL CONTAINER GROWN NATIVE TREES PRIOR TO CERTIFICATE OF OCCUPANCY. (12) TREES PAID WITH FEE IN LIEU. CALL 410-758-4088 FOR INSPECTION. 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. 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

OFFICE USE ONLY

**MINIMUM YARD REQUIREMENTS**

<b>ACCESSORY STRUCTURE</b>	<b>PRINCIPLE STRUCTURE</b>
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 15/35 FT
REAR FT	REAR 100 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING <i>HD</i>	07/15/2024	FLOODPLAIN ZONE <i>KN</i>	07/15/2024
ZONING <i>MO</i>	07/30/2024	PLUMBING <i>CH</i>	08/14/2024
SEDIMENT <i>AF</i>	06/27/2024	ENV. HEALTH <i>JEN</i>	07/16/2024
PUB. SEWER <i>AF</i>	07/31/2024	HISTORIC	N/A
S.W. MGT. <i>KN</i>	07/25/2024	SHA	N/A
ENTRANCE <i>DB</i>	07/15/2024	MECHANICAL <i>CH</i>	08/14/2024
FIRE MARSHAL <i>CH</i>	07/22/2024	ELECTRICAL	07/12/2024
BACKFLOW <i>CH</i>	08/14/2024	FOOD SERVICE	N/A

DATE APPROVED: 10-24-28 ADMINISTRATOR APPROVAL: *Krystal Swinson*