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

**BUILDING PERMIT No.: BR25-08-0735**

**Date of Application: 08/25/2025**

# BUILDING PERMIT

**BUILDING LOCATION** 213 BAY CITY RD
STEVENSVILLE

**TAX ACCOUNT** 1804003225
**SUBDIVISION** BAY CITY
**CRITICAL AREA** NO **ACREAGE** 0.719
**TAX MAP** 0056 **GRID** 0000 **PARCEL** 0391
**SECTION** 2 **BLOCK** 2 **LOT** 8PT7
**ZONED** NC-20 **FRONTAGE** **DEPTH**

**PROPERTY OWNERS:** SINGER, KATHRYN & JOSEPH
213 BAY CITY RD
STEVENSVILLE, MD 21666

**HOME PHONE:** (443) 786-4144
**APPLICANT:** COHEE DESIGN GROUP INC
Po Box 236
CHESTER, MD 21619

**STAKED:** ☑ YES ☐ NO ☐ WILL CALL

**EXISTING USE** RESIDENCE
**PROPOSED USE** RENOVATION/ADDITION TO RESIDENCE
**REVISED PROPOSED USE**
**CONSTRUCTION VALUE** $25,000.00

**FEES**

| | | | |
|---|---|---|---|
| RENOVATION PERMIT FEE | $175.00 | ZONING | $55.00 |
| ELECT. ADMIN. | $10.00 | BOCA FEE | $61.88 |
| ELECT. PERMIT | $95.00 | | |

| CONTRACTORS | NAME | LICENSE # | PHONE# | PERMIT# |
|---|---|---|---|---|
| OWNER | OWNER | QAC1000 | | |
| PLUMBER | RH PERKINSON | PR-001 | (410) 643-7473 | P-1161-25 |
| HVAC | STEELE'S REFRIDGERATION, HEATING & AIR CONDITIONING, INC | HM-052 | (410) 479-5560 | H-1162-25 |
| ELECTRICIAN | R&D ELECTRIC, INC. | E-#606 | (410) 827-7469 | ER25-08-0735 |

**DESCRIPTION OF WORK:** RENOVATION TO EXISTING SFD. CONVERT EXISTING BEDROOM TO NEW MASTER BATHROOM AND CONSTRUCT 16' X 14' ADDITION TO CREATE NEW MASTER SUITE WITH BEDROOM AND (2) CLOSETS.

**BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)**

**UNFIN. BASEMENT:** **FIN BASEMENT:**
**FIRST FLOOR:** 224.00 **SECOND FLOOR:**
**THIRD FLOOR:** **FOURTH FLOOR:**
**GARAGE:** **CARPORT:**
**DECK:** **PORCH:**
**OTHER:**
**TOTAL FLOOR AREA:** 224

**CONSTRUCTION TYPE:** WOOD FRAME
**# BEDROOMS:** **# BATHROOMS:** 1.00
**ROAD TYPE:** **SPRINKLER:** NO
**WATER TYPE:** PUBLIC **SEWER TYPE:** PUBLIC
**HEATING SYSTEM:** HEAT PU **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:**
OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

| ACCESSORY STRUCTURE | | PRINCIPLE STRUCTURE | |
|---|---|---|---|
| FRONT | FT | FRONT | 35 FT |
| SIDE | FT | SIDE | 15/35 FT |
| REAR | FT | REAR | 50 FT |
| SIDE STREET | FT | SIDE STREET | FT |
| MAX. HGHT | FT | MAX. HGHT | 40 FT |

**APPROVALS:**

| | | | | | |
|---|---|---|---|---|---|
| BUILDING | HD | 09/26/2025 | FLOODPLAIN ZONE | KN | 09/29/2025 |
| ZONING | MO | 09/30/2025 | PLUMBING | CG | 10/15/2025 |
| SEDIMENT | | N/A | PUB. SEWER | EC | 09/29/2025 |
| HISTORIC | | N/A | S.W. MGT. | | N/A |
| SHA | | N/A | ENTRANCE | | N/A |
| MECHANICAL | CG | 10/15/2025 | FIRE MARSHAL | | N/A |
| ELECTRICAL | | 10/17/2025 | BACKFLOW | | N/A |
| FOOD SERVICE | | N/A | ENV. HEALTH BP | | 09/30/2025 |

**DATE APPROVED:** 10-17-25 **ADMINISTRATOR APPROVAL:** Frank J Sunon SEN