



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

BUILDING PERMIT No.: BR19-07-0421

Date of Application: 07/05/2019

BUILDING PERMIT

BUILDING LOCATION 517 TALBOT RD STEVENSVILLE TAX ACCOUNT 1804044983 SUBDIVISION KENT ISLAND ESTATES CRITICAL AREA YES ACREAGE 0.26 TAX MAP 0070 GRID 0000 PARCEL 0104 SECTION 1 BLOCK E LOT 45 ZONED NC-20 FRONTAGE DEPTH		PROPERTY OWNERS: WATERMAN REALTY COMPANY 109 COUNTRY DAY RD STE 1 CHESTER, MD 21619 HOME PHONE: (410) 643-5005 APPLICANT: STAKED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> WILL CALL																															
EXISTING USE VACANT LOT PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$120,000.00		FEES <table border="0"> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>BOCA FEE</td> <td>\$269.60</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>ROADS FEE</td> <td>\$500.00</td> </tr> <tr> <td>FEE IN LIEU - TREE REMOVAL</td> <td>\$700.00</td> <td>PARKS & REC</td> <td>\$906.00</td> </tr> <tr> <td>SPRINKLER</td> <td>\$150.00</td> <td>ELECT. PERMIT</td> <td>\$140.00</td> </tr> <tr> <td>ZONING</td> <td>\$55.00</td> <td>FIRE DIST 9</td> <td>\$942.24</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>SCHOOLS</td> <td>\$8,262.72</td> </tr> </table>		ELECT. ADMIN.	\$10.00	BOCA FEE	\$269.60	SINGLE LOT	\$55.00	ROADS FEE	\$500.00	FEE IN LIEU - TREE REMOVAL	\$700.00	PARKS & REC	\$906.00	SPRINKLER	\$150.00	ELECT. PERMIT	\$140.00	ZONING	\$55.00	FIRE DIST 9	\$942.24	MHB FEE	\$50.00	SCHOOLS	\$8,262.72						
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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: REDUCE SETBACKS TO NC-8
 DOWNSPOUTS MUST SHEETFLOW 60' PER SITE SKETCH. DRIVEWAY SHEETFLOW MUST EQUAL WIDTH. DO NOT OVERLAP DISCONNECTS. THE SCHOOL, FIRE, AND PARK LAND IMPACT FEES OF \$10,110.96 HAVE BEEN DEFERRED. NO TEMPORARY OR FINAL OCCUPANCY CERTIFICATE WILL BE ISSUED UNTIL FEES HAVE BEEN PAID. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. 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.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE	
FRONT	FT	FRONT	25 FT
SIDE	FT	SIDE	3/18 FT
REAR	FT	REAR	100 FT
SIDE STREET	FT	SIDE STREET	FT
MAX. HGHT	FT	MAX. HGHT	40 FT

APPROVALS:

BUILDING	PAC 07/17/2019	FLOODPLAIN ZONE	JK 08/02/2019
ZONING	H LV 09/25/2019	PLUMBING	CG 9/11/19
SEDIMENT	AR 05/17/2019	ENV HEALTH	JFW 09/11/2019
PUB. SEWER	LG 7/25/19	HISTORIC	N/A
S.W. MGT.	JK 09/24/2019	SHA	N/A
ENTRANCE	BL 08/30/2019	MECHANICAL	CG 9/11/19
FIRE MARSHAL	JM 08/12/2019	ELECTRICAL	09/19/2019
BACKFLOW	CG 9/11/19	FOOD SERVICE	N/A

DATE APPROVED: 9-30-19

ADMINISTRATOR APPROVAL: Kieran J. Swinson

