



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

BUILDING PERMIT No.: BR21-03-0240

Date of Application: 03/24/2021

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 2452 BENNETT POINT RD QUEENSTOWN  <b>TAX ACCOUNT</b> 1805009618 <b>SUBDIVISION</b> <b>CRITICAL AREA YES</b> <b>ACREAGE</b> 2.7 <b>TAX MAP</b> 0072 <b>GRID</b> 0018 <b>PARCEL</b> 0042 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 36 37 <b>ZONED</b> NC-1 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> TAYLOR KRISTY M TAYLOR, DONALD 2452 BENNETT POINT RD QUEENSTOWN, MD 21658  <b>HOME PHONE:</b> <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> \$800,000.00		<b>FEES</b> <b>MHB FEE</b> \$50.00 <b>ELECT. PERMIT</b> \$105.00 <b>BOCA FEE</b> \$919.76 <b>SINGLE LOT</b> \$55.00 <b>SPRINKLER</b> \$150.00 <b>ZONING</b> \$55.00 <b>ELECT. ADMIN.</b> \$10.00	
<b>CONTRACTORS</b> <b>NAME</b> <b>LICENSE #</b> <b>PHONE#</b> <b>PERMIT#</b> <b>HVAC</b> STARKEY MECHANICAL                      HR#006                      (410) 928-5900                      H-1108-21 <b>PLUMBER</b> TIM THE PLUMBER                      PR-371                      (410) 758-4399                      P-0583-21 <b>ELECTRICIAN</b> R & D ELECTRIC                      E-#606                      (410) 827-7469                      ER-28873 <b>SPRINKLER</b> PLATINUM SPRINKLER LLC                      MSC-429                      (410) 575-1441                      BF-0600-21 <b>OWNER</b> OWNER                      QAC1000			
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 2-STORY SFD WITH UNFINISHED BASEMENT AND ATTACHED GARAGE ON FOOTPRINT OF DEMOLISHED HOUSE (PER PERMIT BR21-03-0199) AND EXPANDING. 1ST FLOOR 123'1 X 103'9 OVERALL INCLUDING 25'7 X 42'11 GARAGE, 28'6 X 7'5 FRONT PORTICO, 12' WIDE REAR LANAI. 2ND FLOOR 98' X 104 OVERALL.			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b> <b>UNFIN. BASEMENT:</b> 879 <b>FIN BASEMENT:</b> 0 <b>FIRST FLOOR:</b> 3,413 <b>SECOND FLOOR:</b> 1847 <b>THIRD FLOOR:</b> 0 <b>FOURTH FLOOR:</b> 0 <b>GARAGE:</b> 630 <b>CARPORY:</b> <b>DECK:</b> 582 <b>PORCH:</b> 207 <b>OTHER:</b> UN 2ND FL 679 <b>TOTAL FLOOR AREA:</b> 8,867		<b>CONSTRUCTION TYPE:</b> WOOD FRAME  <b># BEDROOMS:</b> 4 <b># BATHROOMS:</b> 5 <b>ROAD TYPE:</b> COUNTY <b>SPRINKLER:</b> YES <b>WATER TYPE PRIVATE</b> <b>SEWER TYPE PRIVATE</b> <b>HEATING SYSTEM:</b> HEAT P CENTRAL AIR: YES <b>FIREPLACE:</b> NONE	

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:**  
 SWM - MUST FOLLOW APPROVED STORMWATER MANAGEMENT PLAN 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. IMPACT FEE CREDIT PER DEMO PERMIT BR21-03-0199 LOCATION SURVEY REQUIRED AT TIME OF THE FOUNDATION INSPECTION. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT	FRONT 35 FT
SIDE	SIDE 20 FT
REAR	REAR 100 FT
SIDE STREET	SIDE STREET FT
MAX. HGHT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING	<i>CAE</i>	04/09/2021	FLOODPLAIN ZONE	<i>JK</i>	04/22/2021
ZONING	<i>JP</i>	08/10/2021	PLUMBING	<i>CG</i>	07/15/2021
SEDIMENT	<i>DS</i>	04/13/2021	ENV. HEALTH	<i>GJH</i>	07/15/2021
PUB. SEWER		N/A	HISTORIC		N/A
S.W. MGT.	<i>JK</i>	08/09/2021	SHA		N/A
ENTRANCE	<i>DB</i>	04/14/2021	MECHANICAL	<i>CB</i>	07/15/2021
FIRE MARSHAL	<i>JB</i>	06/02/2021	ELECTRICAL		08/11/2021
BACKFLOW	<i>CB</i>	07/15/2021	FOOD SERVICE		N/A

DATE APPROVED: 8-16-21

ADMINISTRATOR APPROVAL: *Vernon J. Swinson*