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

BUILDING PERMIT No.: BR23-01-0042

Date of Application: 01/23/2023

BUILDING PERMIT

BUILDING LOCATION 6304 KENT POINT RD STEVENSVILLE	**PROPERTY OWNERS:** TANNER, ROBERT & MARY 200 BIRCH ST ALEXANDRIA, VA 22305
TAX ACCOUNT 1804098021	
SUBDIVISION TWIN COVE ESTATES	**HOME PHONE:** (703) 915-9298
CRITICAL AREA YES **ACREAGE** 15.01	**APPLICANT:**
TAX MAP 0076 **GRID** 0002 **PARCEL** 0031	
SECTION **BLOCK** **LOT** 2	
ZONED CS **FRONTAGE** **DEPTH**	**STAKED:** ☑ YES ☐ NO ☐ WILL CALL
EXISTING USE FARM/RESIDENCE	**FEES**
PROPOSED USE ADDITION TO RESIDENCE	**ELECT. PERMIT** $95.00 **ELECT. ADMIN.** $10.00 **BOCA FEE** $174.40 **ZONING** $55.00
REVISED PROPOSED USE	
CONSTRUCTION VALUE $175,000.00	

CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#
MHIC	JOHN W COURSEY & SON 1460 GRANGE HALL RD, CENTREVILLE, MD 21617	MHIC 20935	(410) 726-1310	
ELECTRICIAN	R & D ELECTRIC	E-#606	(410) 827-7469	ER23-01-0041
PLUMBER	LINDY J JONES & SONS	PR-6486	(410) 643-5160	P-0208-23
HVAC	W SCOTT JONES MECHANICAL CONT	HM-121	(410) 643-4555	H-0241-23

DESCRIPTION OF WORK: CONSTRUCT (2) STORY ADDITION TO EXISTING SFD. FIRST FLOOR 24' X 32' OVERAL TO INCLUDE BEDROOM, SUNROOM, BATHROOM, 10' X 18' PORCH, AND 8' X 10' DECK. SECOND FLOOR 24' X 32' UNFINISHED STORAGE.

BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT:	**FIN BASEMENT:**	**# BEDROOMS:** 1	**# BATHROOMS:** 1
FIRST FLOOR: 768	**SECOND FLOOR:** 768	**ROAD TYPE:**	**SPRINKLER:**
THIRD FLOOR:	**FOURTH FLOOR:**	**WATER TYPE** PRIVATE	**SEWER TYPE** PRIVATE
GARAGE:	**CARPORT:**	**HEATING SYSTEM:** HEAT PUMP	**CENTRAL AIR:** YES
DECK: 80	**PORCH:** 180	**FIREPLACE:**	
OTHER:			
TOTAL FLOOR AREA: 1,796			

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. MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN. CALL 410-758-4088 FOR INSPECTION.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

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

APPROVALS:

BUILDING HD	01/30/2023	FLOODPLAIN ZONE KN	01/30/2023
ZONING JP	03/16/2023	PLUMBING CG	03/13/2023
SEDIMENT	N/A	ENV. HEALTH JFN	03/13/2023
PUB. SEWER	N/A	HISTORIC	N/A
S.W. MGT.	N/A	SHA	N/A
ENTRANCE	N/A	MECHANICAL CG	03/13/2023
FIRE MARSHAL	N/A	ELECTRICAL	02/01/2023
BACKFLOW	N/A	FOOD SERVICE	N/A

DATE APPROVED: 3-27-23 ADMINISTRATOR APPROVAL: Vivian J Simpson