



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

BUILDING PERMIT No.: BR24-01-0061

Date of Application: 01/29/2024

BUILDING PERMIT

| | | | |
|--|--|---|--|
| BUILDING LOCATION 1809 BUSIC CHURCH RD MARYDEL TAX ACCOUNT 1801005405 SUBDIVISION CRITICAL AREA NO ACREAGE 42 TAX MAP 0020 GRID 0009 PARCEL 0007 SECTION BLOCK LOT ZONED AG FRONTAGE DEPTH | | PROPERTY OWNERS: SANDSTONE ACRES LLC KING, CHRIST 805 STIVELY RD STRASBURG, PA 19579 HOME PHONE: (443) 945-4300 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL | |
| EXISTING USE FARM BUILDING PROPOSED USE SINGLE FAMILY DWELLING REVISED PROPOSED USE CONSTRUCTION VALUE \$300,000.00 | | FEES PARKS & REC \$2,385.00 ELECT. PERMIT \$105.00 SPRINKLER \$150.00 SINGLE LOT \$55.00 BOCA FEE \$600.48 FIRE DIST 6 \$2,475.00 ELECT. ADMIN. \$10.00 ZONING \$55.00 SCHOOLS \$21,465.00 | |
| CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000 PLUMBER BIG RED SERVICES PN-776 (302) 504-6391 P-0031-24 ELECTRICIAN BIG RED SERVICES LLC E-000196-2021 (302) 295-2245 ER24-01-0061 HVAC BIG RED SERVICES HM-627 (302) 985-5858 H-0088-24 SPRINKLER PLATINUM SPRINKLER LLC MSC-429 (410) 575-1441 BF-0157-24 | | | |
| DESCRIPTION OF WORK: CONVERT EXISTING 32' X 48' FARM BUILDING INTO 2 STORY SINGLE FAMILY DWELLING 62' X 62' OVERALL TO INCLUDE 16' X 16' FRONT PORCH, 16' X 32' GARAGE AND 12' X 24' REAR PATIO. 2ND FLOOR 44'X 48' OVERALL. | | | |
| BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET) | | CONSTRUCTION TYPE: WOOD FRAME | |
| UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 2,820 SECOND FLOOR: 1680 THIRD FLOOR: FOURTH FLOOR: GARAGE: 500 CARPOR: DECK: PORCH: 256 OTHER: TOTAL FLOOR AREA: 5,256 | | # BEDROOMS: 5 # BATHROOMS: 3 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE: PRIVATE SEWER TYPE: PRIVATE HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE: WOOD | |

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. ALL SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO START OF WORK. 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 50 FT |
| SIDE FT | SIDE 50 FT |
| REAR FT | REAR 50 FT |
| SIDE STREET FT | SIDE STREET FT |
| MAX. HGHT FT | MAX. HGHT 40 FT |

APPROVALS:

| | | | |
|------------------------|------------|--------------------------|------------|
| BUILDING <i>HD</i> | 04/19/2024 | FLOODPLAIN ZONE <i>W</i> | 02/09/2024 |
| ZONING <i>LO</i> | 01/31/2024 | PLUMBING <i>Ch</i> | 01/06/2024 |
| SEDIMENT <i>DS</i> | 02/02/2024 | ENV. HEALTH <i>CS</i> | 02/02/2024 |
| PUB. SEWER | N/A | HISTORIC | N/A |
| S.W. MGT. <i>KN</i> | 02/01/2024 | SHA | N/A |
| ENTRANCE <i>DS</i> | 01/31/2024 | MECHANICAL <i>Ch</i> | 01/06/2024 |
| FIRE MARSHAL <i>JB</i> | 03/20/2024 | ELECTRICAL | 02/23/2024 |
| BACKFLOW <i>Ch</i> | 01/06/2024 | FOOD SERVICE | N/A |

DATE APPROVED: 5-2-24

ADMINISTRATOR APPROVAL: *Vivian J. Swinson*



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

ZONING CERTIFICATE #: Z23-12-0389
 Date of Application: 12/05/2023

ZONING CERTIFICATE

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME |
|---------------|-------------------|--------------|
| 1804039211 | 520 BROADCREEK DR | STEVENSVILLE |

| OWNER INFORMATION | | PROPERTY INFORMATION | | |
|-------------------|---|----------------------------|-------------------|--------------|
| OWNER: | TOKOSH, RICHARD & DONNA | TAX MAP 0056 | BLOCK 24 | PARCEL 0413 |
| OWNER ADDRESS: | 5412 SIMPKIND CT ELLICOTT CITY, MD 21043 | LOT 22 | SECTION 2 | ZONED NC-20 |
| HOME PHONE: | (410) 274-9614 | CRITICAL AREA YES | | ACREAGE 0.93 |
| | | SUBDIVISION BAY CITY | | |
| | | BUILDING VALUE \$40,000.00 | | |
| | | WATER TYPE PUBLIC | SEWER TYPE PUBLIC | |

| APPLICANT INFORMATION | | PERMIT FEES | |
|--|---|--|---------|
| NAME: | VICTOR SKINNER | ZONING FEE: \$75.00 | FM FEE: |
| ADDRESS: | 7808 Beddington Ct CLINTON, MD 20735 | ELECTRICAL PERMIT #: EZ23-12-0389 | |
| PHONE: | (240) 804-7350 | PLUMBING PERMIT #: | |
| | | GAS PERMIT #: | |
| | | STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL | |
| EXISTING USE: | RESIDENCE | PROPOSED USE: POOL/SPA | |
| MINIMUM YARD REQUIREMENTS: | | | |
| FRONT: | 35 FT | SIDE: | 3 FT |
| REAR: | 100 FT | SIDE STREET: | FT |
| HEIGHT: | FT | | |
| WORK DESCRIPTION: INSTALL 15' X 33' INGROUND CONCRETE POOL WITH 600 SQFT PATIO | | | |

AGENCY APPROVALS:

| Name | Completed Date |
|-----------------|-------------------------|
| ELECTRICAL | 01/08/2024 LAWSON E 638 |
| ENV. HEALTH | 03/19/2024 JEN |
| FLOODPLAIN ZONE | 12/15/2023 KN |
| HOA REVIEW | 12/13/2023 MP |
| S.W. MGT. | 12/15/2023 KN |
| SANITARY DEPT | 04/16/2024 DT |
| ZONING | 03/18/2024 RO |

NOTE: Separate electrical and plumbing permits are required prior to permit being issued. Electrician & Plumber must have Queen Anne's County Licenses! 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 valid if construction is continuous.

Conditions:
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN FOR PERMITS Z23-12-0389 AND Z24-01-0028 WITHIN 45 DAYS. CALL 410-758-4088 FOR INSPECTION.
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

ADMINISTRATOR APPROVAL: Vivian G. Gunnson DATE APPROVED: 5-2-24



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 Department of Planning and Zoning
 110 Vincit St, Suite 104
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ZONING CERTIFICATE #: Z24-01-0028

Date of Application: 01/29/2024

ZONING CERTIFICATE

| TAX ACCOUNT # | STREET ADDRESS | CITY NAME |
|---------------|-------------------|--------------|
| 1804039211 | 520 BROADCREEK DR | STEVENSVILLE |

| OWNER INFORMATION | | PROPERTY INFORMATION | | |
|-------------------|--|---------------------------|-------------------|--------------|
| OWNER: | TOKOSH, RICHARD & DONNA | TAX MAP 0056 | BLOCK 24 | PARCEL 0413 |
| OWNER ADDRESS: | 5412 SIMPKIND CT ELLCOTT CITY, MD 21043 | LOT 22 | SECTION 2 | ZONED NC-20 |
| HOME PHONE: | (410) 274-9614 | CRITICAL AREA YES | | ACREAGE 0.93 |
| | | SUBDIVISION BAY CITY | | |
| | | BUILDING VALUE \$4,000.00 | | |
| | | WATER TYPE PUBLIC | SEWER TYPE PUBLIC | |

| APPLICANT INFORMATION | | PERMIT FEES | |
|--|--|--|---------|
| NAME: | RICHARD & DONNA TOKOSH | ZONING FEE: \$55.00 | FM FEE: |
| ADDRESS: | 5412 Simpkind Ct ELLCOTT CITY, MD 21043 | ELECTRICAL PERMIT #: EZ24-01-0028 | |
| PHONE: | (410) 274-9614 | PLUMBING PERMIT #: | |
| | | GAS PERMIT #: | |
| | | STAKED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL | |
| EXISTING USE: | RESIDENCE | PROPOSED USE: ACCESSORY STRUCTURE <200SF | |
| MINIMUM YARD REQUIREMENTS: | | | |
| FRONT: | 35 FT | SIDE: | 3 FT |
| REAR: | 100 FT | SIDE STREET: | FT |
| | | HEIGHT: | FT |
| WORK DESCRIPTION: INSTALL 10' X 16' SHED | | | |

AGENCY APPROVALS:

| Name | Completed Date |
|-----------------|---------------------------|
| ELECTRICAL | 03/22/2024 LANGWAY E-1038 |
| ENV. HEALTH | 02/02/2024 JEN |
| FLOODPLAIN ZONE | 02/01/2024 KN |
| S.W. MGT. | 02/01/2024 KN |
| SANITARY DEPT | 02/05/2024 DT |
| ZONING | 02/01/2024 KS |

NOTE: Separate electrical and plumbing permits are required prior to permit being issued. Electrician & Plumber must have Queen Anne's County Licenses! 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 valid if construction is continuous.

Conditions:
 ANY ELECTRICAL WORK ADDED TO THIS STRUCTURE WILL REQUIRE AN APPROVED QUEEN ANNE'S COUNTY ELECTRICAL PERMIT AND AN INSPECTION BY THE MIDDLE DEPARTMENT INSPECTION AGENCY.
 MUST COMPLY WITH APPROVED BUFFER MANAGEMENT PLAN FOR PERMITS Z23-12-0389 & Z24-01-0028 WITHIN 45 DAYS.. CALL 410-758-4088 FOR INSPECTION.
 ALL BUILDINGS OTHER THAN THE PRINCIPLE BUILDING SHALL NOT COVER AN AREA OF THE LOT GREATER THAN 60% OF THAT COVERED BY THE EXISTING PRINCIPLE BUILDING.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

ADMINISTRATOR APPROVAL: Vivan G Swinson DATE APPROVED: 5-2-24