



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

ZONING CERTIFICATE #: Z25-08-0403

Date of Application: 08/13/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802019000	108 LAUREL CT	CHESTERTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	WRIGHT, SUSAN & JAMES	TAX MAP 0009	BLOCK	PARCEL 0185
OWNER ADDRESS:	108 LAUREL CT CHESTERTOWN, MD 21620	LOT 17	SECTION 2	ZONED NC-1
HOME PHONE:	(443) 480-2139	CRITICAL AREA NO		ACREAGE 1.00
		SUBDIVISION PRIMROSE GARTH SECTION II		
		BUILDING VALUE \$75,000.00		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	COASTAL POOLS	ZONING FEE: \$75.00	FM FEE:
ADDRESS:	500 Saddler Rd GRASONVILLE, MD 21638	ELECTRICAL PERMIT #: EZ25-08-0403	
PHONE:	(410) 827-0888	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	

EXISTING USE: RESIDENCE	PROPOSED USE: POOL/SPA
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: 3 FT	REAR: 3 FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: INSTALL 20' X 35' IRREGULAR SHAPED INGROUND CONCRETE POOL WITH 663 SQFT PATIO AND 15SQFT EQUIPMENT PAD.

AGENCY APPROVALS:	
Name	Completed Date
ELECTRICAL	08/14/2025 CLOW E-155
ENV. HEALTH BP	09/17/2025 CS
S.W. MGT.	09/16/2025 KN
ZONING	09/29/2025 WB

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:
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. FINAL ELECTRICAL INSPECTION REQUIRED.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.

ADMINISTRATOR APPROVAL: Vnan J Swinson DATE APPROVED: 10-9-25



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BUILDING PERMIT No.: BC25-09-0097

Date of Application: 09/09/2025

BUILDING PERMIT

BUILDING LOCATION 110 PINEY NARROWS RD CHESTER TAX ACCOUNT 1804126230 SUBDIVISION LANDS OF KENT NARROWS MARINE LLC CRITICAL AREA YES ACREAGE 0.55 TAX MAP 0057 GRID 0012 PARCEL 0429 SECTION BLOCK LOT 2 ZONED WVC FRONTAGE DEPTH		PROPERTY OWNERS: BOATEL RESTAURANT LAND LLC 110 PINEY NARROS RD CHESTER, MD 21619 HOME PHONE: (410) 310-1002 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
EXISTING USE DOCK HOUSE PROPOSED USE RENOVATION/ADDITION REVISED PROPOSED USE CONSTRUCTION VALUE \$50,000.00		FEES DIST 01 - KIVFD \$3,116.16 ELECT. ADMIN. \$10.00 50% COMMERICAL GROWTH-AREA FIRE MARSHAL FEE \$259.68 ELECT. PERMIT \$70.00 ZONING \$55.00 RENOVATION PERMIT FEE \$350.00		
CONTRACTORS OWNER ELECTRICIAN	NAME OWNER JJ CLOW & SONS ELECTRIC	LICENSE # QAC1000 E-#155	PHONE# (410) 827-6477	PERMIT# EC25-09-0097
DESCRIPTION OF WORK: ENCLOSE EXISTING 3,246 SQFT COVERED PATIO BY INSTALLING GARAGE DOORS AND WINDOWS. USING EXISTING WALL UNITS.				
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: OTHER		
UNFIN. BASEMENT: FIRST FLOOR: 3,246.00 THIRD FLOOR: GARAGE: DECK: OTHER: TOTAL FLOOR AREA: 3,246	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPORT: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE: PUBLIC HEATING SYSTEM: EXISTING CENTRAL AIR FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE: PUBLIC	

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: MUST COMPLY WITH APPROVED SITE PLAN SP25-05-0153 APPROVED 9/3/25
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. 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				APPROVALS:			
ACCESSORY STRUCTURE		PRINCIPLE STRUCTURE		BUILDING	09/29/2025 GP	FLOODPLAIN ZONE	09/30/2025 KN
FRONT	FT	FRONT	25 FT	ZONING	09/29/2025 RO	PLUMBING	N/A
SIDE	FT	SIDE	10 FT	SEDIMENT	N/A	PUB. SEWER	09/29/2025 RC
REAR	FT	REAR	15 FT	HISTORIC	N/A	S.W. MGT.	N/A
SIDE STREET	FT	SIDE STREET	15 FT	SHA	N/A	ENTRANCE	N/A
MAX. HGHT	FT	MAX. HGHT	45 FT	MECHANICAL	N/A	FIRE MARSHAL	10/06/2025 JL
				ELECTRICAL	09/17/2025	BACKFLOW	N/A
				FOOD SERVICE	N/A	ENV. HEALTH BP	09/30/2025 JEN

DATE APPROVED: 10-9-25 ADMINISTRATOR APPROVAL: Vron J. Swinson