



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

ZONING CERTIFICATE #: Z25-08-0418

Date of Application: 08/27/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1803026280	321 POPLAR SCHOOL RD	CENTREVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	DENNY, JOHN & KAREN	TAX MAP 0060	BLOCK	PARCEL 0139
OWNER ADDRESS:	321 POPLAR SCHOOL RD CENTREVILLE, MD 21617	LOT 8	SECTION	ZONED AG
HOME PHONE:	(410) 827-0888	CRITICAL AREA NO		ACREAGE 49.80
		SUBDIVISION ASHLEY & CLARK LANDS		
		BUILDING VALUE \$65,000.00		
		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 #: EZ25-08-0418	
PHONE:	(410) 827-0888	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	RESIDENCE/AGRICULTURE	PROPOSED USE: POOL/SPA	
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: BLD PAD	REAR: BLD PAD	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL 20' X 40' INGROUND CONCRETE POOL WITH 640 SQFT PATIO			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	08/28/2025 E-155 CLOW
ENV. HEALTH BP	12/08/2025 JEN
S.W. MGT.	12/10/2025 KN
ZONING	01/09/2026 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: POOL CANNOT BE LOCATED IN THE TDR EASEMENT.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.
 DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.
 EXCESS SOIL MUST BE REMOVED OR OWNER WILL BE REQUIRED TO OBTAIN A SEDIMENT CONTROL PERMIT.
 FINAL ELECTRICAL INSPECTION REQUIRED

ADMINISTRATOR APPROVAL: *Manj Sunson* DATE APPROVED: *1-21-26*



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BUILDING PERMIT No.: BC24-06-0051
 Date of Application: 06/28/2024

BUILDING PERMIT

BUILDING LOCATION 202 MCGINNES RD CHESTERTOWN TAX ACCOUNT 1802010097 SUBDIVISION CRITICAL AREA NO ACREAGE 26.34 TAX MAP 0010 GRID 0014 PARCEL 0031 SECTION 0 BLOCK 0 LOT 0 ZONED SC FRONTAGE DEPTH		PROPERTY OWNERS: CHESTERTOWN HOPE FELLOWSHIP INC P O BOX 579 892 WASHINGTON AVE HOME PHONE: (410) 778-3577 APPLICANT: STAKED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE VACANT LOT PROPOSED USE NEW BLDG REVISED PROPOSED USE CONSTRUCTION VALUE \$2,625,000.00		FEES FIRE MARSHAL FEE \$1,609.36 COPIES AND MISC \$90.00 ELECT. PERMIT \$1,505.00 BOCA FEE \$1,694.88 DIST 05 - CHVFD \$4,736.16 ELECT. ADMIN. \$10.00 75% INSTITUT NON GROWTH AREA ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000 ELECTRICIAN SHURE-LINE ELECTRICAL INC E-1291 (302) 389-1114 EC25-06-0051 HVAC BERRY REFRIGERATION COMPANY HM-674 (302) 733-0933 H-0907-25 PLUMBER JEFFREY LUND & SONS PN-576 (410) 507-5344 P-0908-25			
DESCRIPTION OF WORK: CONSTRUCT (2) STORY NEW CHURCH 111' x 122'10" OVERALL: 1ST FLOOR TO INCLUDE VESTIBULE, MENS & WOMENS BATHROOMS, WORSHIP AREA WITH STAGE, LOBBY/COFFEE HOUSE, EDUCATIONAL WING WITH KITCHEN, BATHROOM, OFFICES, STORAGE ROOMS, GREEN ROOM, COPY ROOM, AND CONFERENCE ROOM, AND ATTACHED WALKWAY CANOPY 15' X 112' AND 10'10" X 30'. 2ND FLOOR 38' X 35' OVERALL THAT INCLUDES CONFERENCE SPACE, AUDIO VISUAL ROOM AND MECHANICAL AREA.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIN BASEMENT: FIRST FLOOR: 10,765.00 SECOND FLOOR: 1,379.00 THIRD FLOOR: FOURTH FLOOR: GARAGE: CARPORT: DECK: PORCH: 1,980.00 OTHER: TOTAL FLOOR AREA: 14,124		# BEDROOMS: # BATHROOMS: 5.00 ROAD TYPE: STATE SPRINKLER: WATER TYPE: PRIVATE SEWER TYPE: PRIVATE HEATING SYSTEM: HEAT PUMP CENTRAL AIR: YES FIREPLACE:	

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 AMEDNED ASP #24-04-0001 APPROVED 12/03/2024. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS. PER FIRE MARSHAL APPROVAL, SEPERATE SPRINKLER SYSTEM PLANS AND FIRE ALARM PLANS MUST BE SUBMITTED FOR REVIEW PRIOR TO CERTIFICATE OF OCCUPANCY. 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	08/11/2025 GP FLOODPLAIN ZONE N/A
FRONT FT	FRONT 35 FT	ZONING	06/05/2025 WB PLUMBING 09/22/2025 CG
SIDE FT	SIDE 10 FT	SEDIMENT	10/15/2024 AR PUB. SEWER N/A
REAR FT	REAR 10 FT	HISTORIC	N/A S.W. MGT. 06/04/2025 KN
SIDE STREET FT	SIDE STREET FT	SHA	03/21/2025 DH ENTRANCE N/A
MAX. HGHT FT	MAX. HGHT 45 FT	MECHANICAL	09/22/2025 CG FIRE MARSHAL 01/21/2026 JL
		ELECTRICAL	08/12/2025 BACKFLOW 09/22/2025 CG
		FOOD SERVICE	08/11/2025 SH ENV. HEALTH BP 09/19/2025 JEN

DATE APPROVED: 1-21-26

ADMINISTRATOR APPROVAL: *Veron J. Swinson*