



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

BUILDING PERMIT No.: BR24-11-0867

Date of Application: 11/09/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 151 PATHFINDER CIR GRASONVILLE  <b>TAX ACCOUNT</b> 1805126932 <b>SUBDIVISION</b> PERRY'S RETREAT <b>CRITICAL AREA NO</b> ACREAGE 0.17 <b>TAX MAP</b> 058H <b>GRID</b> 0021 <b>PARCEL</b> 0201 <b>SECTION</b> <b>BLOCK</b> <b>LOT</b> 20 <b>ZONED GPRN</b> <b>FRONTAGE</b> <b>DEPTH</b>			<b>PROPERTY OWNERS:</b> MCGILL, JOHN & STEFANIE 151 PATHFINDER CIR GRASONVILLE, MD 21638  <b>HOME PHONE:</b> (757) 985-2025 <b>APPLICANT:</b> THREE LITTLE BIRDS LAWN CARE LLC NICOLE HELLEN PO BOX 412 STEVENSVILLE MD 21666  <b>STAKED:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
<b>EXISTING USE</b> RESIDENTIAL  <b>PROPOSED USE</b> RENOVATION/ADDITION TO RESIDENC  <b>REVISED PROPOSED USE</b> ADDITION TO RESIDENCE  <b>CONSTRUCTION VALUE</b> \$30,000.00			<b>FEES</b> <b>BOCA FEE</b> \$35.00 <b>ZONING</b> \$55.00 <b>COPIES AND MISC</b> \$10.00		
<b>CONTRACTORS</b> MHIC <b>NAME</b> THREE LITTLE BIRDS LAWN CARE LLC PO BOX 412, STEVENSVILLE, MD 21666 <b>LICENSE #</b> MHIC-110635 <b>PHONE#</b> (410) 344-6454 <b>PERMIT#</b>					
<b>DESCRIPTION OF WORK:</b> CONSTRUCT ADDITION TO EXISTING SFD 4' X 6', 12' X 12' AND 8' X 8' IRREGULAR SHAPED DECK. INSTALL 120 SQ' PATIO OFF DECK.					
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>			<b>CONSTRUCTION TYPE:</b> WOOD FRAME		
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> 313 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 313		<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPOR:</b> <b>PORCH:</b>		<b># BEDROOMS:</b> <b>ROAD TYPE:</b> COUNTY <b>WATER TYPE:</b> PUBLIC <b>HEATING SYSTEM:</b> <b>FIREPLACE:</b>	
		<b># BATHROOMS:</b> <b>SPRINKLER:</b> NO <b>SEWER TYPE:</b> PUBLIC <b>CENTRAL AIR:</b>			

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. 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.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 15 FT
SIDE FT	SIDE 5 FT
REAR FT	REAR 20 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT FT

**APPROVALS:**

BUILDING	TD	11/26/2024
ZONING	JM	12/03/2024
SEDIMENT		N/A
PUB SEWER	DT	11/27/2024
S.W. MGT.	KN	11/26/2024
ENTRANCE		N/A
FIRE MARSHAL		N/A
BACKFLOW		N/A

FLOODPLAIN ZONE	N/A
PLUMBING	N/A
ENV. HEALTH	JEN 12/02/2024
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	N/A
FOOD SERVICE	N/A

DATE APPROVED: 12-10-24

ADMINISTRATOR APPROVAL: *Viran G. Swinson*



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

BUILDING PERMIT No.: BR24-06-0510  
 Date of Application: 06/27/2024

**BUILDING PERMIT**

BUILDING LOCATION 2510 BARCLAY RD BARCLAY  TAX ACCOUNT 1801005545 SUBDIVISION CRITICAL AREA NO ACREAGE 5.066 TAX MAP 0025 GRID 0004 PARCEL 0040 SECTION BLOCK LOT ZONED AG FRONTAGE DEPTH		PROPERTY OWNERS: ERVIN, CHARLES 2510 BARCLAY RD BARCLAY, MD 21607  HOME PHONE: (410) 708-5588 APPLICANT:  STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL		
EXISTING USE RESIDENCE  PROPOSED USE DEMOLITION  REVISED PROPOSED USE  CONSTRUCTION VALUE \$1,000.00		FEES ZONING \$55.00 DEMOLITION PERMIT FEE \$50.00		
CONTRACTORS	NAME	LICENSE #	PHONE#	PERMIT#
OWNER	OWNER	QAC1000		
DESCRIPTION OF WORK: REMOVE EXISTING 710 SQFT SINGLE WIDE TRAILER				
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)			CONSTRUCTION TYPE: DEMO	
UNFIN. BASEMENT:	FIN BASEMENT:	# BEDROOMS:	# BATHROOMS:	
FIRST FLOOR:	SECOND FLOOR:	ROAD TYPE:	SPRINKLER:	
THIRD FLOOR:	FOURTH FLOOR:	WATER TYPE PRIVATE	SEWER TYPE PRIVATE	
GARAGE:	CARPOR:	HEATING SYSTEM:	CENTRAL AIR:	
DECK:	PORCH:	FIREPLACE:		
OTHER:				
TOTAL FLOOR AREA:				

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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:**  
 IMPACT FEE CREDIT. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED.

OFFICE USE ONLY

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT FT
SIDE FT	SIDE FT
REAR FT	REAR FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT FT

**APPROVALS:**

BUILDING <i>HD</i>	12/06/2024
ZONING <i>WB</i>	07/15/2024
SEDIMENT	N/A
PUB. SEWER	N/A
S.W. MGT.	N/A
ENTRANCE	N/A
FIRE MARSHAL	N/A
BACKFLOW	N/A

FLOODPLAIN ZONE	N/A
PLUMBING	N/A
ENV. HEALTH <i>JTB</i>	07/25/2024
HISTORIC <i>DS</i>	07/18/2024
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	N/A
FOOD SERVICE	N/A

DATE APPROVED: 12-12-24

ADMINISTRATOR APPROVAL: *Kuan J. Swinson*





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

BUILDING PERMIT No.: BR24-11-0861

Date of Application: 11/08/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 110 HOWARD RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804027825 <b>SUBDIVISION</b> KENT ISLAND ESTATES <b>CRITICAL AREA NO</b> ACREAGE 0.895 <b>TAX MAP</b> 0076 <b>GRID</b> 0000 <b>PARCEL</b> 0045 <b>SECTION</b> 2 <b>BLOCK</b> K <b>LOT</b> 31 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> ONEAL, JENNA 701 DIXON DR STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> (410) 507-9512 <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> ADDITION TO RESIDENCE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$3,500.00		<b>FEES</b> <b>ZONING</b> \$55.00 <b>BOCA FEE</b> \$35.84	
<b>CONTRACTORS</b> MHIC		<b>NAME</b> O'NEAL RENOVATIONS LLC PO BOX162, CHESTER, MD 21619  <b>LICENSE #</b> MHIC-109871 <b>PHONE#</b> (410) 703-5973 <b>PERMIT#</b>	
<b>DESCRIPTION OF WORK:</b> CONSTRUCT ADDITION TO EXISTING SFD UNDER CONSTRUCTION (BR24-07-0527) OF A 14' X 32' REAR DECK.			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> <b>THIRD FLOOR:</b> <b>GARAGE:</b> <b>DECK:</b> 448 <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 448		<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPORT:</b> <b>PORCH:</b>  <b># BEDROOMS:</b> <b>ROAD TYPE:</b> <b>WATER TYPE</b> PRIVATE <b>HEATING SYSTEM:</b> <b>FIREPLACE:</b>	
		<b># BATHROOMS:</b> <b>SPRINKLER:</b> <b>SEWER TYPE</b> PUBLIC <b>CENTRAL AIR:</b>	

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**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.

**OFFICE USE ONLY**

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 15/35 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

**APPROVALS:**

BUILDING	HD	11/21/2024
ZONING	JM	12/06/2024
SEDIMENT		N/A
PUB. SEWER	AZ	11/22/2024
S.W. MGT.		N/A
ENTRANCE		N/A
FIRE MARSHAL		N/A
BACKFLOW		N/A

FLOODPLAIN ZONE	N/A
PLUMBING	N/A
ENV. HEALTH	JEN 11/22/2024
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	N/A
FOOD SERVICE	N/A

DATE APPROVED: 12-12-24

ADMINISTRATOR APPROVAL: *Kiran J. Swanson*



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

BUILDING PERMIT No.: BR24-11-0862

Date of Application: 11/08/2024

**BUILDING PERMIT**

<b>BUILDING LOCATION</b> 110 HOWARD RD STEVENSVILLE  <b>TAX ACCOUNT</b> 1804027825 <b>SUBDIVISION</b> KENT ISLAND ESTATES <b>CRITICAL AREA NO</b> ACREAGE 0.895 <b>TAX MAP</b> 0076 <b>GRID</b> 0000 <b>PARCEL</b> 0045 <b>SECTION</b> 2 <b>BLOCK</b> K <b>LOT</b> 31 <b>ZONED</b> NC-20 <b>FRONTAGE</b> <b>DEPTH</b>		<b>PROPERTY OWNERS:</b> ONEAL, JENNA 701 DIXON DR STEVENSVILLE, MD 21666  <b>HOME PHONE:</b> 410-507-9512 <b>APPLICANT:</b>  <b>STAKED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
<b>EXISTING USE</b> RESIDENCE  <b>PROPOSED USE</b> ACCESSORY STRUCTURE  <b>REVISED PROPOSED USE</b>  <b>CONSTRUCTION VALUE</b> \$11,000.00		<b>FEES</b> BOCA FEE \$52.80 <b>ZONING</b> \$55.00	
<b>CONTRACTORS</b> MHIC		<b>NAME</b> O'NEAL RENOVATIONS LLC PO BOX 162, CHESTER, MD 21619  <b>LICENSE #</b> MHIC-109871 <b>PHONE#</b> 410-703-5973 <b>PERMIT#</b>	
<b>DESCRIPTION OF WORK:</b> CONSTRUCT 22' X 30' DETACHED GARAGE			
<b>BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)</b>		<b>CONSTRUCTION TYPE:</b> WOOD FRAME	
<b>UNFIN. BASEMENT:</b> <b>FIRST FLOOR:</b> <b>THIRD FLOOR:</b> <b>GARAGE:</b> 660 <b>DECK:</b> <b>OTHER:</b> <b>TOTAL FLOOR AREA:</b> 660	<b>FIN BASEMENT:</b> <b>SECOND FLOOR:</b> <b>FOURTH FLOOR:</b> <b>CARPORT:</b> <b>PORCH:</b>	<b># BEDROOMS:</b> <b>ROAD TYPE:</b> <b>WATER TYPE</b> PRIVATE <b>HEATING SYSTEM:</b> <b>FIREPLACE:</b>	<b># BATHROOMS:</b> <b>SPRINKLER:</b> <b>SEWER TYPE</b> PUBLIC <b>CENTRAL AIR:</b>

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:**

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. OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. SWM - MUST FOLLOW APPROVED TORMWATER MANAGEMENT PLAN 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. EXISTING SHED MUST BE REMOVED PRIOR TO CERTIFICATE OF OCCUPANCY. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

OFFICE USE ONLY

**MINIMUM YARD REQUIREMENTS**

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT FT
SIDE 3 FT	SIDE FT
REAR 3 FT	REAR FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT 20 FT	MAX. HGHT FT

**APPROVALS:**

BUILDING	HD	11/21/2024
ZONING	JM	12/06/2024
SEDIMENT		N/A
PUB. SEWER	AZ	11/22/2024
S.W. MGT.	KN	11/25/2024
ENTRANCE		N/A
FIRE MARSHAL		N/A
BACKFLOW		N/A

FLOODPLAIN ZONE	N/A
PLUMBING	N/A
ENV. HEALTH	JEN 11/22/2024
HISTORIC	N/A
SHA	N/A
MECHANICAL	N/A
ELECTRICAL	N/A
FOOD SERVICE	N/A

DATE APPROVED: 12-12-24

ADMINISTRATOR APPROVAL: *Vivian J. Emerson*







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

ZONING CERTIFICATE #: Z24-12-0512

Date of Application: 12/06/2024

**ZONING CERTIFICATE**

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1804095057	114 ST CLAIRE PL 201 A	STEVENSVILLE

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	JOHN & JEAN DUTY RENTAL L L C	TAX MAP 0056	BLOCK	PARCEL 0325
OWNER ADDRESS:	707 DULIN CLARK RD CENTREVILLE, MD 21617	LOT 12	SECTION	ZONED UC
HOME PHONE:	(410) 739-1991	CRITICAL AREA NO		ACREAGE 1.62
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PUBLIC	SEWER TYPE PUBLIC	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	DENNIS LANDAVERD	ZONING FEE: \$130.00	FM FEE: \$100.00
ADDRESS:	519 Annapolitan Ln ANNAPOLIS, MD 21617	ELECTRICAL PERMIT #:	
PHONE:	(443) 254-0914	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL

EXISTING USE: COMMERCIAL	PROPOSED USE: USE PERMIT
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MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT

WORK DESCRIPTION: USE PERMIT FOR DRIVERS EDUCATION CLASSROOM, TRAINING FOR DRUG & ALCOHOL PROGRAM AND DRIVING IMPROVEMENT CLASSES. CLASSES HELD IN "OPTIMUS TAG & TITLE SERVICE" (Z24-06-0262)  
 (5) STUDENTS PER SESSION  
 (2) EMPLOYEES  
 230 SQFT ROOM IN 720 SQFT OFFICE

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	12/09/2024 JEN
FIRE MARSHAL	12/09/2024 JM
SANITARY DEPT	12/10/2024 DT
ZONING	12/09/2024 MO

**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:**  
 FINAL FIELD INSPECTION BY FIRE MARSHAL REQUIRED PRIOR TO OPENING FOR BUSINESS.

ADMINISTRATOR APPROVAL: *Vivian J. Johnson* DATE APPROVED: 12-12-24



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

ZONING CERTIFICATE #: Z24-11-0490

Date of Application: 11/18/2024

### ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1802029308	1043 PRICE STATION RD	CHURCH HILL

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	CARDWELL, ROBERT & DESTINY	TAX MAP 0030	BLOCK	PARCEL 0008
OWNER ADDRESS:	1043 PRICE STATION RD CHURCH HILL, MD 21623	LOT 3	SECTION	ZONED AG
HOME PHONE:	(410) 490-5354	CRITICAL AREA NO		ACREAGE 2.00
		SUBDIVISION STARFIELD FARMS		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES:		
NAME:	ROBERT & DESTINY CARDWELL	ZONING FEE: \$130.00	FM FEE:	
ADDRESS:	1043 Price Station Rd CHURCH HILL, MD 21623	ELECTRICAL PERMIT #:		
PHONE:	(410) 490-5354	PLUMBING PERMIT #:		
		GAS PERMIT #:		
		STAKED?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
			<input type="checkbox"/> WILL CALL	
EXISTING USE:	RESIDENCE	PROPOSED USE: HOME OCCUPATION		
MINIMUM YARD REQUIREMENTS:				
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT	HEIGHT: FT
WORK DESCRIPTION: HOME OCCUPATION FOR "NATURE BUDS CHILDCARE" UP TO (8) CHILDREN -0 EMPLOYEES				

**AGENCY APPROVALS:**

Name	Completed Date
ENV. HEALTH	12/09/2024 GJH
ZONING	12/04/2024 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:**  
 MUST COMPLY WITH SECTION 18-1-56. COPY ATTACHED.  
 PERMIT ISSUED CONTINGENT UPON COMPLIANCE WITH THE MARYLAND STATE FIRE PREVENTION CODE IN ACCORDANCE WITH THE MARYLAND STATE FIRE MARSHAL

ADMINISTRATOR APPROVAL: *Wang Sunson* DATE APPROVED: 12-12-24