



CITY OF BALTIMORE
Department of Housing and Community Development

Record Summary
Commercial and Multifamily Combo Permit

City of Baltimore
APPROVED PERMIT SET

The Department of Housing and Community Development's Permits and Code Enforcement division has completed a review of this document for code compliance.

PLAN NUMBER: **BCCM-25-003509**

A "Signature Ready Set" with seals and signatures of the professional responsible for the preparation and content of this document was received by Plans Examining and is available for review at 417 E. Fayette Street, Room 101, Baltimore, Maryland, 21202.

PERMIT ISSUED DATE: **11/12/25**

Combo Permit BCCM-25-003509

Record Type

Commercial and Multifamily Combo Permit

Created: 9/30/2025 12:14 PM

Record ID: **BCCM-25-003509**

Created By: PUBLICUSER32292, Accela Citizen Access

Location Information > Work Location

To perform an address lookup, enter any available search criteria, such as Street Number, Street Name, Street Type, Direction, Unit #, or Parcel Number, then click the **Search** button to validate the address. If multiple results appear, select the correct address from the list. Once validated, the address will be linked to your application, allowing you to proceed. If you receive an error, ensure the information is entered correctly and try searching again.

Address

1000 FLEET ST, Baltimore, MD 21202

Last Update: 04/08/2023

Parcel

Parcel Number:	1441 007
Permanent Home:	N
Year Built:	1920
Sale Date:	03131998
Sale Price:	1634750
Assessment Group:	3
Assessor #:	302
Parcel Subtype:	1
Related Parcel:	1441007
DHCD Land Use 1:	3042
DHCD Land Use 2:	0000
DHCD Land Use 3:	0000
DHCD Land Use 4:	0000
Block Plat:	https://gis.baltimorecity.gov/zoning/blockplats/1441.pdf
Land Use Group Code:	I
Land Use Code:	25100
Downtown Mgmt District:	Y
Downtown Mgmt District #:	5
Dwelling Units:	0
Efficiency Units:	0
Room Units:	0
Annual Ground Rent:	0
Neighborhood Service:	2
Zoning Code:	C-5DE
Last Update:	09282025

Owner

Name: SKYLAR DEVELOPMENT LLC
A/R Homeowner: N
Ownership Mode: F
Situs Street #: 509
Situs End Address: 521
Situs Direction: S
Situs Street Name: EXETER
Situs Street Type: ST
Situs Zip Code: 21202
Situs Zip Ext: 4365
Last Updated: 09282025

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Application Information > Project Information

Our selection options have changed. For the best permitting experience, select the appropriate **Type of Work** for your project:

- **Addition Only** – Adding square footage to an existing building, including related site, exterior, and trade work.
- **Annual Inspections** – Annual Backflow Test Submissions only.
- **Construction Trailer** – Placement of a trailer for construction business use.
- **Exterior Trades and Site Utilities Only** – Electrical, Fire, Gas, Sewer, or Water main service work between the utility connection and the property's main shut-off valve or breaker, including utility cap-off and termination.
- **Exterior Work Only** – Includes construction, modification, or relocation of detached garages, sheds, waterfront structures, gazebos, greenhouses, poolhouses, outdoor kitchens, decks, porches, patios, fences, awnings, canopies, chimneys, swimming pools, grading, paving, ramps, balconies, or fire escapes.
- **Interior Alterations Only** – Structural and non-structural modifications within a building, excluding **Interior Demo Only** or **Underpinning Only**.
- **Interior Demo Only** – Removal of structural and non-structural elements without demolishing the entire structure.
- **Interior Trades Only** – Installation or modification of fire protection systems, elevators, backflow devices, solar electrical, lawn irrigation, electrical service equipment, wiring, fixtures, plumbing, gas systems, or mechanical equipment.
- **New Construction** – Building a completely new structure where none existed before, or the complete replacement of an existing structure with a new one.
- **Tenant Demising Walls & Shell Alterations Only** – Partitioning or consolidating commercial shell spaces.
- **Underpinning Only** – Foundation restoration due to settlement, erosion, or basement/crawl space depth expansion.
- **Exterior & Interior Alterations** – Any combination of interior and exterior work not classified as **Annual Inspections**, **Underpinning Only**, **New Construction**, or **Addition Only**.
- **Addition & Alteration of Existing** – Interior and exterior work with added attached square footage, excluding **Annual Inspections** or new primary structures.

Project Information

Description: Add and relocate existing sprinkler 27 heads

Commercial Project Details

Commercial Project Info

Type of Work: Interior Alterations Only
Development Type: Commercial
Is this a partial permit or phase of a larger project?: Yes
[❗ Examples include "Slab Only" or subsequent phasing of the total structure.](#)
Doors and Windows Only: No

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decks, have specific requirements. Before completing your permit application review the specific notice requirements listed under Guidelines on our website. List of Guidelines and Forms

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Interior Alterations: Yes

Exterior Alterations: --

Does the work impact or bear upon a party wall?: No

① *Work that impacts shared walls, like underpinning and rooftop permit application review the specific notice requirements listed under Guidelines on our website. List of Guidelines and Forms*

Number of Adjoining Units: --

Underpinning: No

Are you doing any power washing, scraping of exterior paint, removing formstone or stucco, or repointing any brickwork?: --

Is this a Modular Building?: --

Related Permit Detail

Related Records

Is this application related to an existing active permit?: No

Please enter the related permit number.: BCCM-25-000028

Application Information > General Information

General Project Info

General Information

Is this location known as another address?: Yes

Known As Address: 1002 Fleet St

Interior Demo: Yes

Demo Category: Category I

① *For information about the different categories, see: https://cels.baltimorehousing.org/pdf/ePermit/GL_InterDemo.pdf*

- Category I

Non-structural demolition (includes the removal of plaster, drywall, windows, doors, non-bearing walls, roofing, flooring materials, and removal of debris and/or equipment).

- Category II

*This includes all or part of Category I and allows the removal of up to 1/3 of like structural members on that level. The remaining structure must be secured. **

Example: The removal of 6 of the total 18 floor joists on the 2nd fl. or the removal of 5 of the total 15 roof rafters.

**This is strictly enforced; working beyond this scope will incur a minimum fine of \$1,000.00.*

- Category III

*This includes all or part of Category I and allows the removal of more than 1/3 of the structure on any level. The remaining structure must be secured. **This work requires a licensed contractor*

Interior Construction Area (in sq ft): 2620

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Total Construction Area (in sq ft): --
 Total Cost of the Project (in dollars): 16700
 Existing Use: Commercial
 Proposed Use: Telecommunications Facility
 Will food be handled or served?: No
 Change of Use: Yes
 Change of Dwelling Units: --
 Existing Dwelling Units: --
 Proposed Dwelling Units: --
 Existing Height: --
 Proposed Height: --
 Number of Stories: --
 Current Fire Sprinkler Coverage: NFPA 13
 Current Fire Alarm Coverage: Sprinkler Monitoring
 Currently Has Conveyance Devices: No
 Currently Has Basement: No
 High-Pile Storage: --
 Rack Systems: No
 Common renovation activities like sanding, cutting and demolition can create hazardous lead dust and chips by disturbing lead-based paint, which can be harmful to adults and children. To protect against this risk, the Environmental Protection Agency (EPA) issued the Renovation, Repair, and Painting Rule (RRP Rule) that became effective on April 22, 2010. I understand that to comply with federal law any renovation, repair and painting work that disturbs lead-based paint in homes, child care facilities, and kindergartens built before 1978 must use certified renovators who follow specific work practices to prevent lead contamination. For more information go to the EPA website (<https://www.epa.gov/lead>) or call the National Lead Information Center at 1-800-424-LEAD. I acknowledge that I have read and understand the prior statement.
 Does this project include any affordable housing?: --
 Do you have any Federal, State, or City Funding for this project?: --
 Funding Source: --
 Are you seeking Reasonable Accommodation for your project?: Yes

Application Information > Trade and Accessory Info

Instructions: Our selection options have changed. For the best permitting experience, please read the informational bubbles next to items before making your final selections.

Trade and Accessory Detail

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Trade and Accessory Info

Help Text for what is considered Access Control Systems and describes what a Land Disturbance is.

Annual Backflow Inspection: --

Annual Sign Inspection: --

Access Control Systems: No

Backflow Devices: No

Detached Storage or Accessory Structures: --

① *Includes Barns, Garages and Sheds, Gazebo, Greenhouses, Outdoor Kitchens, Pergola, Permanent Tent, and Pool Equipment Structures.*

Elevators and Conveyance Systems: No

① *Includes Elevators, Escalators, Lifts, Dumbwaiters, and Construction Hoists*

Fence: --

Corner Lot: --

Fire Protection Systems: Yes

① *Includes Fire Alarm and Fire Suppression Systems.*

Flammable Liquids and Storage Tanks: No

① *Includes Above and Below Ground Storage Tank Installation, Abandonment, Removal and associated pumps and dispensers*

Irrigation System: No

① *Type 1 and Type 2 Landscape Irrigation Systems.*

Grading: --

Parking Structures: --

Paving: --

Reroof with Framing or Roof Deck Replacement: --

Retaining Wall: --

Siding: --

Sign Work: --

New Sign: --

Enlarging Size of Sign: --

Solar Systems: --

Swimming Pool: No

Telecommunications Equipment: No

① *Includes Antennas, Power Supplies, Telecomm Hotels and their associated grounding and bonding*

Waterfront Bulkhead or Rip Rap: --

Site Utilities: --

① *For Electrical, Fire, Gas, Sewer, or Water Main Service line/cable/pipe work performed between the utility company connection and the property's main shut off valve or breaker. To include utility cap-off and termination work.*

Electrical Work: No

① *Electrical work: Includes Enlarging, relocating, or adding a new Electrical Service and associated electrical releases: Conduit, Duct Banks, Subfeeders for additional Meters, Circuits or Feeders, Fixtures and Devices, Semi-Annual Maintenance, Transformers, and Temporary Services.*

Gas Work: No

① *Includes Fuel Burning Equipment, Gas Pressure Testing and Releases, Gas Piping, and Outlets.*

Plumbing Work: No

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must be accompanied by a completed Authorization to

- ① Includes Drain Tiles, Plumbing (water and sewer), fixture addition, Hydronic/Steam Systems and elements, Interior line work, Lawn

Mechanical Work: No

- ① Includes Furnaces, Air Conditioning Systems, Air Distribution and Exhaust systems, geothermal systems, pumps, and Unfired Pressure Vessels.

Application Information > Planning and Zoning Info

Any application for properties deemed Historical or Landmark must be accompanied by a completed Authorization to Proceed Form available [here](#). For Right of Way permit forms, please click [here](#).

Planning and Zoning Detail

Planning and Zoning Info

Zoning Classification:	C-5DE
Flood Zone:	X2
Traffic Mitigation Zone:	Yes
Historic District:	No
Central Business District:	No
Urban Renewal:	No
Fire District:	No
Planned Unit Development:	No
Landmark:	No
Critical Area:	Yes
Subdivision:	No
Will there be any encroachments on the Right of Way or Adjoining Property?:	No
Encroachment on Adjoining Property?:	--
Encroachment on Right of Way?:	--
Please explain the nature of the encroachment:	--
Will you be increasing or decreasing any existing parking on the site?:	No
Existing Parking Spots:	--
Proposed Parking Spots:	--
Will you be subdividing or consolidating the lot?:	No

Application Information > Multifamily Detail

Multifamily Detail

Multifamily Details

Building Description:	--
① Enter a short description of the building in question.	
Quantity:	--
Number of Bedrooms:	--
Number of Bathrooms:	--
Notes:	--

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Exterior Work Information > Accessory Structure Work

Accessory Structure Detail

Accessory Structures

Type of Work: --

Type of Structure: --

Length (in ft): --

Width (in ft): --

Height (in ft): --

Work Area (in sqFt): --

Quantity: --

Material: --

Other Material: --

Within Easement: --

Notes: --

Exterior Work Information > Addition Work

Addition Detail

Addition Information

Description: --

Length (in ft): --

Width (in ft): --

Height (in ft): --

Work Area (in sqFt): --

Volume: --

Quantity: --

Material: --

Other Material: --

Notes: --

Exterior Work Information > Sign Work

Sign Detail

Sign Work

Description: --

Count: --

Sign Type: --

Length: --

Width: --

Sign Faces: --

Sign Area: --

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Projection from Building: --

Height Above Grade: --

① *Measure from grade level to bottom of sign. Record measurement in feet.*

Total Height: --

① *Distance from grade level to the top of the sign. Record measurement in feet.*

Illuminated: --

LED Sign: --

Notes: --

Exterior Work Information > Swimming Pool Work

Swimming Pool Detail

Commercial Pools

Type of Work: --

Pool Type: --

Pool Size (Sq Ft): --

Pool Deck (Sq Ft): --

Total Pool Area: --

Volume (Gal): --

Min Depth (Ft): --

Max Depth (Ft): --

Min Distance to Adjacent Structures (Ft): --

Pool Location: --

Pool Material: --

Other Material: --

Notes: --

Exterior Work Information > Land Disturbing Information

Land Disturbing Detail

Land Disturbing Info

Land Disturbing Type of Work: --

Proposed Start Date: --

Proposed End Date: --

Limit of Disturbance Area: --

Total Volume: --

Does disturbance extend into the ROW?: --

Is this already applied for (BCNR): --

Please enter your BCNR number: --

Exterior Work Information > Site Utility Information

Site Utility Detail

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Site Utility Work

Description: --

Count: --

① *Count of fixtures of this type and unit of measure.*

Number of Units: --

① *Enter in the proposed number of units. For example, if you are*

Unit of Measure: --

Notes: --

Exterior Work Information > Roofing Information

Roofing Information

Roofing Information

New Roof Type: --

Other New Roof Type: --

Are you replacing wood?: --

Exterior Work Information > Siding Information

Siding Information

Siding Information

New Siding Material: --

Other New Siding Material: --

Work Area: --

Will you be replacing any plywood?: --

Exterior Work Information > Exterior Structures

To ensure permit fee accuracy, do not duplicate any structures or work entered into the Multifamily Detail (Primary Residential Square Footage), Sign Work, Addition Information, Accessory Structures, or Site Utility work tables.

Exterior Work Detail

Exterior Work

Description: --

Count: --

① *Count of fixtures of this type and unit of measure. E.g. If you are using two instances of 'chimneys @ 10 feet', you can enter a 2 here.*

Number of Units: --

① *Enter in the proposed number of units. For example, if you are using awning or canopies with a dollar amount value of \$500, enter 500 here.*

Unit of Measure: --

① *If the Unit is 'Value', please provide the Dollar Value.*

Notes: --

Trade Information > Fire Protection Work

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Fire Protection Detail

Fire Protection Info

Total Building Area:	16248700
Scope of Work Area:	32278
Fire Suppression:	Yes
Fire Alarm:	No
Type of Extinguishing Agent:	0
Type of Installation:	Upgrade
High-Rise:	No
Storage:	No
Storage Description:	--

Trade Information > Fire Alarm Info

Fire Alarm Detail

Fire Alarm Systems Info

Type of Work:	--
Communication Method:	--
Number of Zones:	--
Control Panel:	--

Fire Alarm Component List

Fire Alarm Information

Location Description:	--
Type of Work:	--
Fire Alarm Element:	--
Number of Devices:	--
Notes:	--

Trade Information > Fire Suppression Info

Fire Suppression Detail

Fire Suppression Info

Sprinkler Work:	Yes
Devices Added:	0
Devices Relocated:	27
Pump Flow Rate:	0
Pump Pressure:	0

Fire Suppression Component List

Fire Suppression Information

Description:	NFPA 13 System
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Count: 27
Unit Multiplier: --
Unit of Measure: Heads
Specialty System: --
Other System: --
Building Number: --
Building Height: --
Storage: --
Commodity: Class I
Storage Area: --
Storage Height: --
Aisle Width: --
Notes: --

Trade Information > Electrical Work

Electrical Detail

Electrical Fixtures

Please select 'Add information' to enter your trade work. Please ensure you have provided all of your trade work.

Description: --

Count: --

i *Count of fixtures of this type. E.g. If you are using two instances of 'electrical meters @ 200 amps', you can enter a 2 here.*

Number of Units: --

i *Enter in the proposed number of units. For example, if you are using electrical meters at 200amps's, enter 200 here.*

Unit of Measure: --

Notes: --

Trade Information > Flammable Liquids Info

Flammable Liquids and Tanks

Flammable Liquids and Tanks

Description: --

Count: --

Unit Multiplier: --

Unit of Measure: --

Flammable Liquid Type: --

Storage Location: --

Tank Class: --

Notes: --

Trade Information > Gas Info

Gas Detail

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Gas Work

Please select 'Add information' to enter your trade work. Please ensure you have provided all of your trade work.

Description: --

Count: --

① Count of fixtures of this type and unit of measure. E.g. If you are using two instances of 'fuel burning equipment @ 200 BTU's' you can enter a 2 here.

Number of Units: --

① Enter in the proposed number of units. For example, if you are using equipment at 200 BTU's, enter 200 here

Unit of Measure: --

Notes: --

Trade Information > Conveyance System Work

Conveyance Detail

Conveyance Systems

Type of Work: --

Description: --

Count: --

Unit Multiplier: --

Unit of Measure: --

Notes: --

Trade Information > Mechanical Work

Mechanical Detail

Mechanical Work

Please select 'Add information' to enter your trade work. Please ensure you have provided all of your trade work. Includes Furnaces, Air Conditioning Systems, Air Distribution and Exhaust systems, geothermal systems, pumps, and Unfired Pressure Vessels.

Description: --

Count: --

① Enter the count being installed. E.g. If you are installing two air-con systems at three tons each, you can enter a 2 here for the number of air-con systems being entered.

Number of Units: --

:

① Enter in the proposed number of units. For example, if you are installing two air-con systems at three tons each, you can enter a 3 here for the tons per unit.

Unit of Measure: --

Notes: --

Trade Information > Plumbing Work

Plumbing Detail

Plumbing Work

Please select 'Add information' to enter your trade work. Please ensure you have provided all of your trade work.

Description: --

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Count: --
Unit of Measure: --
Notes: --

Trade Information > Backflow Device Info

Backflow Detail

Backflow Devices

Type of Work: --
Device Type: --
Size: --
Count: --
Location: --
Manufacturer: --
Notes: --

Contact Information > Contact Information

Contact Detail

Responsible Parties

Applicant Role: Contractor
Owner as Contractor: No
Property Owner is a Business?: No

Contact List

Applicant

Name (First Middle Last): Efrain Gutierrez Santos
Organization Name: Santos Fire Protection LLC
Primary Phone: 443-572-6173
Mobile Phone: 410-768-2928
Secondary Phone: 410-694-1548
E-mail: santosfireprotectionllc@gmail.com
Business Address: 1916 Crain Highway S Ste 1, Glen Burnie, MD 21061
Mailing Address: 1916 Crain Highway S Ste 1, Glen Burnie, MD 21061

Licensed Specialist

Name (First Middle Last): Efrain Gutierrez Santos
Organization Name: Santos Fire Protection LLC
Primary Phone: 443-572-6173
Mobile Phone: 410-768-2928
Secondary Phone: 410-694-1548
E-mail: santosfireprotectionllc@gmail.com
Mailing Address: 1916 Crain Highway S Ste 1, Glen Burnie, MD 21061

Property Owner

Name (First Middle Last): SKYLAR DEVELOPMENT LLC DEVELOPMENT LLC

Primary Phone: 303-518-8722
E-mail: cwalk@i1ind.com
Mailing Address: 10000 Park Meadows Drive

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Contact Information > Contractor Information

Licensed Contractors

Supporting Documentation > Supporting Documentation

Documents required to be uploaded based on the type of work being performed.

Addition, new construction, driveway, sign, ramp, or accessory structure: A site plan, drawn to scale, must accompany applications. Detached accessory structures require elevations.

Decks - Above-ground: Site plan, floor plans, framing plans, and footing details are required.

Decks - Rooftop: Signed and sealed drawings are required from a Professional Engineer or Architect registered in Maryland.

Driveways (no curb cut): Site plan required.

Fire Alarm system installation: Wiring details, fixture details, operation manuals, and a report from a qualified Fire and Life Safety Design Evaluation (FLSDE) Professional in Maryland.

Floor Joist Installation/Replacement (5+ joists): Floor plan details to scale are required.

Interior alterations with framing (Single-family): Floor plans and framing details required.

Masonry fences: Site plan (to scale) and construction plans showing footings required.

New Residential Single-family or additions (<600 sq ft): Drawings showing floor plans, elevations, cross sections, foundation, and fire rating (if involving party walls or walls <5 ft from lot line).

Paving/surfacing (Exterior): Site plan required.

Retaining walls: Drawings required for residential. Retaining walls over 5 ft require signed and sealed drawings and are not issued over the counter.

Roof-mounted solar system installation: Site plan, signed/sealed drawings by a Professional Engineer or Architect in Maryland, and electrical details required.

Roof-mounted antenna system installation: Site plan, electrical details, and signed/sealed drawings by a Professional Engineer or Architect in Maryland.

Signs - Wall-mounted: Construction details, elevations showing placement, and mounting details required (includes

window signs).

Sprinkler system installation: Plumbing details, operation manuals, and a report from a qualified FLSDE Professional in Maryland.

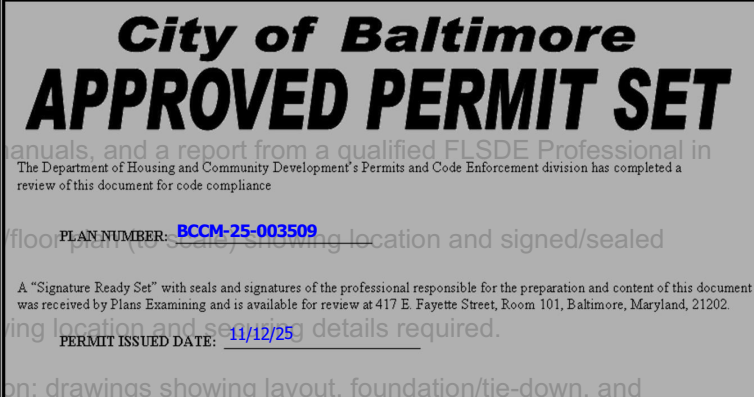
Temporary structures (stages, booths, bridges, etc.): Site/floor plan (to scale) showing location and signed/sealed construction drawings for structures over 400 sq ft.

Temporary structures (tents): Site/floor plan (to scale) showing location and signed/sealed construction drawings for structures over 400 sq ft.

Temporary trailers: Site plan; model number/State certification; drawings showing layout, foundation/tie-down, and stairs/ramp details required.

Underpinning: Signed/sealed structural drawings indicating sequence of operation required from a Structural Engineer in Maryland.

Use and Occupancy Applications (Day Care Center): Letter from Maryland Dept. of Education with applicant's name, address, and proposed location.



Attachment

Name	Type	Size	Last Update
MD License.pdf	Specifications - Sprinkler Information Sheet	881 KB	9/30/2025

Attestation

The undersigned hereby certifies under penalties of perjury that he/she is the owner of the subject property, or is the duly authorized agent of the owner with full and specific consent and authorization to act for the owner for this application. Undersigned further certifies that he/she has examined this application, including any accompanying plans, and that the proposed work subject to the Building, Fire, and Related Codes of Baltimore City ("BFRCBC") and other applicable laws and ordinances is a true, accurate, and complete statement of the work applied for in this application, and any incorrect, inaccurate, or incomplete information may result in the voiding of this permit pursuant to the BFRCBC. Undersigned further certifies that the owner or their duly authorized agent shall comply with all local, State, and Federal provisions, laws, and ordinances. You agree your electronic signature is the legal equivalent of your manual signature on this application. By entering your name you consent to be legally bound by this application's terms and conditions.

☒ By checking this box, I agree to the above certification.

Date: 9/30/2025

Fees

Fee Estimate

Fee	Qty.	Amount
Application Fee - Standard - Other Occupancies	1	\$50.00
Fire Suppression Systems - Sprinkler	27	\$85.00
Partial Permit - Other Occupancies	16,700	\$250.00
Building Code Permit Tax	1	\$17.00

Total Fee Estimate: \$402.00

This Record Summary shows data values in record BCCM-25-003509

City of Baltimore

APPROVED PERMIT SET

The Department of Housing and Community Development's Permits and Code Enforcement division has completed a review of this document for code compliance

PLAN NUMBER: **BCCM-25-003509**

A "Signature Ready Set" with seals and signatures of the professional responsible for the preparation and content of this document was received by Plans Examining and is available for review at 417 E. Fayette Street, Room 101, Baltimore, Maryland, 21202.

PERMIT ISSUED DATE: **11/12/25**