Department of Housing And Community Development
Division of Construction And Building Inspection

Permit No. BRCM-26-018040

THIS WRITTEN INSTRUMENT, WHEN PROPERLY VALIDATED, CONSTITUTES AUTHORITY FOR DOING OR RECEIVING THE THINGS INDICATED BY THE FEES OR CHARGES SHOWN IN THE APPROPRIATE SPACES BELOW. ANY AND ALL THINGS TO BE DONE OR RECEIVED UNDER THIS WRITTEN INSTRUMENT SHALL BE DONE OR RECEIVED IN STRICT COMPLIANCE WITH THE APPLICATION HERETOFORE FILED IN THIS DEPARTMENT FOR THE AUTHORITY CONTAINED HEREIN, INCLUDING ANY AND ALL APPROVED DRAWINGS AND OTHER DATA OR INFORMATION ATTACHED THERETO, AND SUBJECT TO ANY AND ALL LAWS, ORDINANCES, RULES AND REGULATIONS IN EFFECT IN THE CITY OF BALTIMORE AND THE STATE OF MARYLAND. WARNING: IT IS UNLAWFUL TO WORK BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM WITHIN 300 FEET OF A DWELLING.

WARNING: IT IS UNLAWFUL TO CONCEAL ANY WORK UNTIL INSPECTED AND APPROVED BY THIS DEPARTMENT.

WARD	SEC.	BLOCK	LOT	ISSUE DATE	EXP. DATE	DISTRICT	MINOR PRIVILEGE	DRAWINGS ATTACHED	PLANS NO.
	2	1757	002	10/13/2026	4/11/2027	201		N	

PROPERTY ADDRESS: 2111 E PRATT ST

APPLICANT: PINEHURST LANDSCAPE ADDR.: 4809 LONG GREEN RD, GLEN ARM, MD 21057 PHONE: 443-750-0522

PROPERTY OWNER: STEPHEN WILLIAMS ADDR.: , , PHONE: 630-965-8423

REGISTERED DESIGN PROFESSIONAL: PINEHURST LANDSCAPE COMPANY INC ADDR.: 4809 LONG GREEN RD, GLEN ARM, MD 21057 PHONE: 443-750-0522

MARYLAND HOME IMPROVEMENT CONTRACTOR: PINEHURST LANDSCAPE COMPANY INC PINEHURST LANDSCAPE COMPANY INC PHONE: LIC. NO.: 1294

WORK COST:	$40,000.00		UNDERPINNING:	N	INTERIOR DEMOLITION:	N

Scope of work: Exterior alterations to include: Remove the existing brick patio and install a paver patio. as per code as per plans

Property site must be kept clean of trash & debris & maintained secured as per code for the duration of the construction project.
A building permit DOES NOT constitute approval by or compliance with any deed restrictions, covenants, easements, or funding sources.

FEES

FEE DESCRIPTION	QUANTITY	UNIT	FEE AMOUNT	BALANCE DUE
Application Fee - Standard - One and Two Family	1.00	Each	$25.00	$0.00
Exterior - Paving or Surfacing	300.00	Sq. Ft.	$25.00	$0.00
Building Code Permit Tax	1.00		$2.00	$0.00
		TOTAL:	$52.00	$0.00

THE AUTHORITY CONTAINED HEREIN MAY NOT BE VALIDLY EXERCISED UNTIL AND AFTER ALL OF THE FEES APPEARING HERE HAVE BEEN PAID.

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

PLEASE BE ADVISED THAT THERE IS A PRESUMPTION OF LEAD-BASED PAINT IN PROPERTIES CONSTRUCTED PRIOR TO 1979. PROTECT WORKERS AND TENANTS BY USING THE LEAD-SAFE WORK PRACTICES FOUND IN THE CODE OF MARYLAND REGULATIONS SECTION 26.02.07.

THE AUTHORITY CONTAINED HEREIN DOES NOT AUTHORIZE THE PERFORMANCE OF ANY WORK IN, ON, UNDER OR OVER ANY STREET, HIGHWAY, ALLEY, SIDEWALK OR ANY OTHER PUBLIC WAY, UNLESS PERMISSION TO DO SO HAS BEEN FIRST SECURED FROM THE PROPER AUTHORITY. FOR MORE INFORMATION ABOUT RIGHT-OF-WAY PERMITS, TO ACQUIRE ONE, OR TO REPORT AN EMERGENCY EXCAVATION CALL 410-396-2889, EMAIL STREETCUTS@BALTIMORECITY.GOV, OR VISIT 200 N. HOLLIDAY STREET – LOBBY COUNTER 4.

INSPECTION GUIDELINES AND OTHER PERMIT INFORMATION

ALL PERMITS REQUIRE INSPECTIONS

A Certificate of Occupancy requires the following inspections **prior to issuance**.
All work permits must have a final inspection before a Certificate of Occupancy can be issued.

Use Type*		Required Inspection
Restaurant Carry Out Deli Day Care Swimming Pools Grocery Store Tavern/Bar Schools	Animal Care Facilities Old Age/Infirm Care Facilities Convalescent Home Rest/Nursing Home Tattoo Parlor Large Day Care (inside of building) Kitchens	Health Department Fire Department (Institutional) Building Inspection
Offices Retail/Wholesale Stores Most Businesses	Beauty Salons Barber Shops	Fire Department Building Inspection
Multi-Family Dwelling ***Note: Baltimore City considers 3 or more dwelling units as a Multi-Family Dwelling****		**Step #1 Fire Department Inspection** (4 or more dwelling units) **Step #2 BUILDING INSPECTION** **After your Housing Inspection is complete, schedule your Building Inspection online via E-Permits**
Single Family Dwelling with more than 4 unrelated persons Single Family Dwelling (use unchanged) Home Office	Trailers	Building Inspection

All Electrical, Mechanical, Plumbing and H.V.A.C.& R. permits require a rough-in and a final inspections.

Required Building Inspections

Decks	Footing; final
New Bldg/Addition	Footing; foundation; slab; framing; insulation; final
Alterations	Framing; insulation; final
Fencing/Temporaries/Signs	Footing (as needed); final
Razing	On-site consultation before permit is issued; **MUST** schedule inspector presence at start of demolition; slab removal; footing (if required); backfill; final

- Inspection shall be made on concrete slab and under-floor before any concrete is placed or floor sheathing installed, including sub-floor.
- Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

For more information contact the Inspection Offices

Building Inspections	410-396-3470		Fire Department	410-396-5752 or 5753
Electrical Inspections	410-396-3470		Health Department	410-396-4544 or 4424
Mechanical/Plumbing Inspections	410-396-3470			

Schedule inspections in your E-Permits account.
The cut off time for scheduling an inspection is 2:30 P.M. the day prior to the date requested.
MISS UTILITY: 48 hours prior to work call 1-800-257-7777 or www.missutility.net
For additional permit information visit our website at https://dhcd.baltimorecity.gov/pi/permits

Property Registration: 410-396-3575

Every owner of a **non-owner-occupied** dwelling unit or vacant structure in Baltimore City must file a Property Registration Statement with the Housing Commissioner. For more information on property registration requirements please visit our website at https://dhcd.baltimorecity.gov/pi/alarmproperty-registration.

Permit Information

- ✓ The building permit or copy shall be kept on the site of work until the completion of the project
- ✓ When issued a permit that required plans you must keep an approved set of the plans at the job site during construction
- ✓ The issuance of a permit does not prevent the Building Official from later requiring the correction of errors in any plans, drawing, work or operations
- ✓ Construction or work for which a permit is required shall be subject to inspection by the Building Official and such construction of work shall remain accessible and exposed for inspection purposes until approved
- ✓ Footing or foundation inspections shall be made after excavation for footings are complete and any required reinforcing steel is in place
- ✓ Inspection shall be made on concrete slab and under-floor before any concrete is placed or floor sheathing installed, including sub-floor
- ✓ Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved
- ✓ The final inspection shall be made after all work required by the building permit is completed

Miss Utility

Before you dig. Every dig. It's the law

48 hours prior to work call 1-800-257-7777

www.missutility.net

For more information contact the Inspection Offices

Building Inspections
410-396-3470

Electrical Inspections
410-396-3470

Mechanical/Plumbing Inspections
410-396-3470

Fire Department
311
443-263-2220

Health Department
410-396-4544
410-396-4424

*Items listed are not all-inclusive

REV 09/2025