

The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

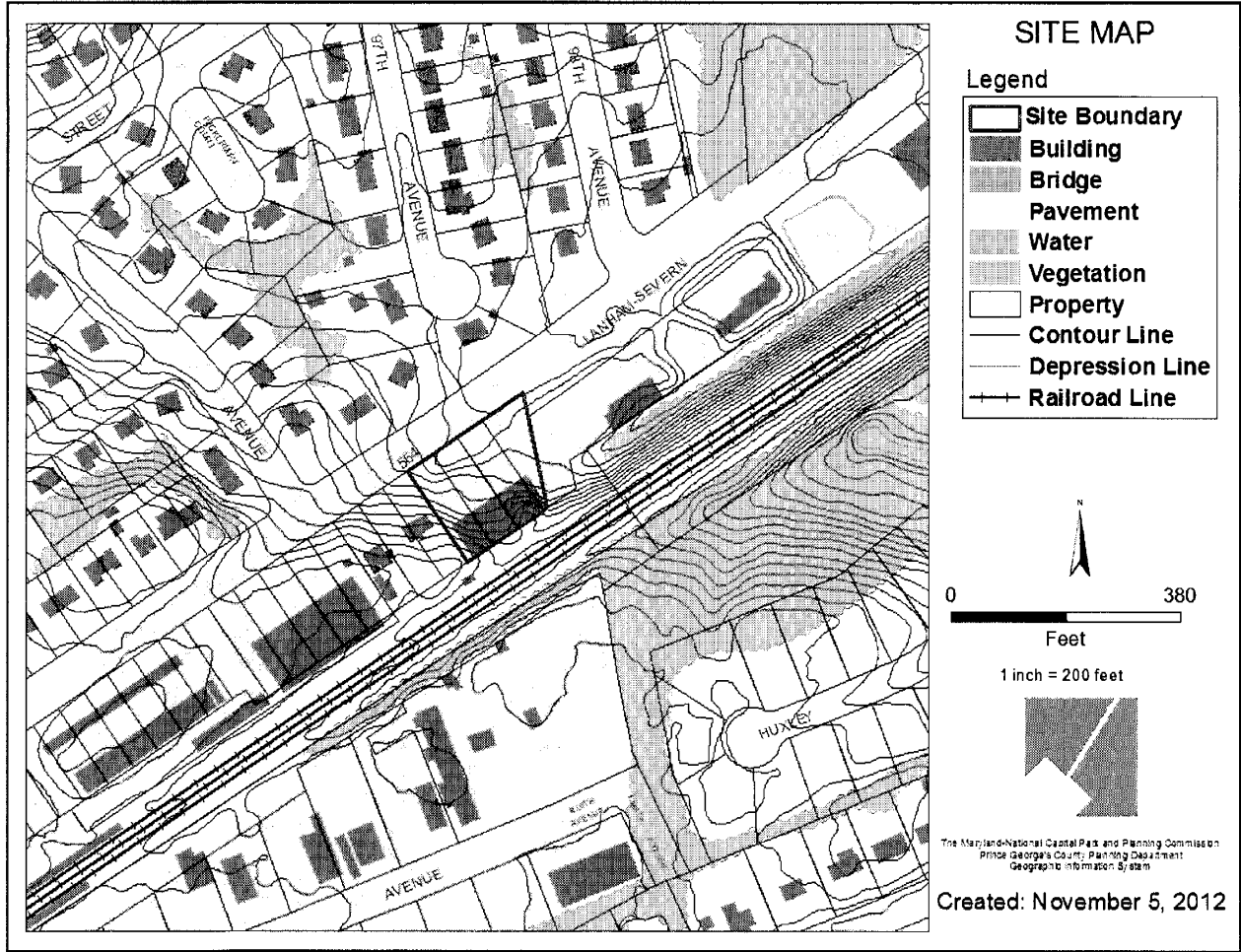
Special Exception

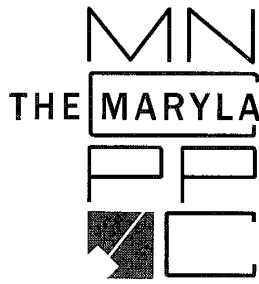
SE-4720

Application	General Data	
Project Name: Maages Auditorium d/b/a Sinsaysionals Location: South of Lanham Severn Road (MD 564), approximately 350 feet west of 98th Avenue. Applicant/Address: Maages Auditorium 9605-9607 Lanham Severn Road Seabrook, MD 20706 Property Owner: Fortress Emack, LLC 2824 Solomons Island Road Edgewater, MD 21037	Planning Board Hearing Date:	01/10/13
	Staff Report Date:	12/26/12
	Date Accepted:	05/31/12
	Planning Board Action Limit:	N/A
	Plan Acreage:	0.74
	Zone:	C-M
	Gross Floor Area:	2,674 sq. ft.
	Lots:	4
	Parcels:	N/A
	Planning Area:	70
	Tier:	Developing
	Council District:	03
	Election District:	20
	Municipality:	N/A
200-Scale Base Map:	208NE08	

Purpose of Application	Notice Dates	
Special exception for adult entertainment in the C-M Zone.	Informational Mailing	04/10/12
	Acceptance Mailing:	Pending
	Sign Posting Deadline:	N/A

Staff Recommendation		Staff Reviewer: Tom Lockard Phone Number: 301-952-3410 E-mail: Thomas.Lockard@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
		X	





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

December 26, 2012

TECHNICAL STAFF REPORT

TO: The Prince George's County Planning Board
The Prince George's County District Council

VIA: Jimi Jones, Zoning Supervisor, Development Review Division *TEL Per WJ*

FROM: Tom Lockard, Planner Coordinator, Zoning Section, Development Review Division

SUBJECT: **Special Exception Application No. SE-4720**
Maages Auditorium d/b/a Sinsaysionals

REQUEST: **Adult Entertainment in the C-M Zone**

RECOMMENDATION: **DISAPPROVAL**

NOTE:

The Planning Board has scheduled this application to be reviewed on the agenda date of January 10, 2013. If the Planning Board decides to hear the application, it will be placed on a future agenda.

Any person may request the Planning Board to schedule a public hearing. The request may be made in writing prior to the agenda date or in person on the agenda date. All requests must specify the reasons for the public hearing. All parties will be notified of the Planning Board's decision.

You are encouraged to become a person of record in this application. The request must be made in writing and addressed to the Prince George's County Office of the Zoning Hearing Examiner, County Administration Building, Room 2184, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

FINDINGS

A. **Location and Field Inspection:** The site is located on the southeast side of Lanham Severn Road (MD 564), bearing the address of 9605–9607 Lanham Severn Road. Vehicular access to the property is provided via a driveway which appears to serve the adjoining car wash as well. The property consists of 0.74 acre in the Commercial Miscellaneous (C-M) Zone. The application correctly describes the site as Parts of Lots 1 through 4, Block P, of the Seabrook Subdivision. The adult entertainment club, Sinsaysionals, occupies two units in a strip of seven. The remaining businesses in the center are auto-related. Access is gained through a door in 9605, beyond which is a vestibule where identification is checked and a \$20.00 cover charge collected. The club is divided into two sections, the main stage room and a VIP room (The Boom-Boom Room) where patrons and dancers can, for an additional charge, gain admission. The door at 9607 is blacked-out. There is no exterior sign identifying the club, however, there are several signs and banners within the vestibule which apparently are placed outside while the club is open. According to advertising for the club, it is open most nights with times ranging from 7:00 p.m. to 5:00 a.m. There is no licensed bar, but patrons can apparently bring their own alcohol in plastic containers. Twenty surface parking spaces are provided on the site to serve patrons and employees of all of the uses on the site.

B. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	C-M	C-M
Use(s)	Permitted: Auditorium, Recreational establishment of a commercial nature, Dance Hall Actual: Adult Entertainment	Adult Entertainment
Acreage	0.74	0.74
Lots	Parts of 4	Parts of 4
Parcels	0	0
Square Footage	2,674	2,674
Variance	No	No

C. **History:** Numerous permits have been issued for the property since its initial construction. The following provides a partial list of permits or approvals that may have impacted or altered the approved site plan for the property, or that specifically relate to the subject application:

February 22, 2001— Permit 8329110-2000-U was approved for a 60-seat auditorium (Sinsaysionals Indoor Theater) at 9607 Lanham Severn Road.

March 18, 2002— Permit 6015-2002-U was approved for a recreational establishment of a commercial nature, dance hall, and auditorium with a maximum of 60 seats at 9607 Lanham Severn Road.

April 17, 2002— Permit 13039-2002-U was approved for a 20-student automotive repair training center at 9607 Lanham Severn Road.

- April 20, 2002—** Permit 18348-2002-U was approved for a 60-seat auditorium at 9605 Lanham Severn Road.
- May 6, 2002—** Permit 13039-2002-U was revised to remove the training center at 9607 Lanham Severn Road.
- June 26, 2002—** Permit 18348-2002-U was revised to change the number of seats from 60 to 28 at 9605 Lanham Severn Road.
- July 29, 2002—** Permit 18348-2002-U was revised a second time to be a CUW (Commercial Use—Walkthrough) permit for a 60-seat auditorium at 9605 Lanham Severn Road.
- May 31, 2012—** Special Exception SE-4720 for an adult entertainment use in the C-M Zone was accepted by the Planning Department. The applicant was requested to submit additional plans and justification so that the case can be referred out for comments, but they failed to do so.
- July 10, 2012—** The Zoning Section received a letter from the applicant’s attorney requesting that the processing of the subject special exception application be placed on hold until after the applicant has the opportunity to request and process a forthcoming application for certification of a nonconforming use.
- October 10, 2012—** Jimi Jones, Supervisor of the Zoning Section, sent an email to the applicant’s attorney stating that, per their earlier phone conversation that day, they have been advised that the special exception application for the proposed adult entertainment use is scheduled to be reviewed by the Prince George’s County Planning Board on January 10, 2013 (SE-4718 and SE-4720). Mr. Jones further stated that the required site plans and documents needed to process the application are still outstanding and that staff will continue to move forward with their review regardless of the status.
- October 16, 2012—** Jimi Jones, Supervisor of the Zoning Section, sent an email to the applicant’s attorney reminding them that the scheduled hearing date is rapidly approaching and that materials needed for the review and processing of the special exception application have not been submitted to the Planning Department, and that a staff report will be issued without this information if need be.
- October 31, 2012—** Permit 32365-2012-U was placed on hold by the Permit Review Section and written comments were issued to the applicant’s attorney. This permit proposes the use of a nonconforming auditorium in the C-M Zone.
- November 26, 2012—** The applicant’s attorney submitted a letter to the Planning Board asking that Special Exception SE-4720 be stayed until the nonconforming use application is acted upon.

- D. **Master Plan Recommendation:** The 2002 *Prince George's County Approved General Plan* places this property in the Developing Tier. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit-serviceable.

The property is subject to the recommendation of the 2010 *Glenn Dale–Seabrook–Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment* which recommends a mixed-use land use for the subject property as part of the Seabrook MARC Station focus area. The objective of the plan is to reduce the profusion of auto-oriented uses along the Lanham Severn Road (MD 564) corridor by creating a transit-oriented, mixed-use community center along Lanham Severn Road that focuses on the Seabrook MARC station.

- E. **Request:** The applicant seeks approval of a special exception application to operate an adult entertainment establishment in the C-M Zone.

Section 27-107.01(7.1) of the Zoning Ordinance defines adult entertainment as the following:

- (7.1) **Adult Entertainment: Adult Entertainment means any exhibition, performance or dance of any type conducted in a premise where such exhibition, performance or dance involves a person who:**
- (A) **Is unclothed or in such attire, costume or clothing as to expose to view any portion of the breast below the top of the areola or any portion of the pubic region, anus, buttocks, vulva or genitals with the intent to sexually arouse or excite another person; or**
 - (B) **Touches, caresses or fondles the breasts, buttocks, anus, genitals or pubic region of another person, or permits the touching, caressing or fondling of his/her own breasts, buttocks, anus, genitals or pubic region by another person, with the intent to sexually arouse or excite another person.**

Section 27-461(b)(5), Footnote 58, of the Zoning Ordinance states the following;

- 58 Any existing establishment in the C-S-C Zone or C-M Zone with a valid use and occupancy permit for an auditorium, private club or lodge that included activity that meets the definition of “adult entertainment” may continue upon approval of a Special Exception. Applications for adult entertainment must be filed and accepted by June 1, 2012. The hours of operation shall be limited to 5:00 P.M. to 3:00 A. M.**

On March 18, 2002, Permit 6015-2002-U was approved for a recreational establishment of a commercial nature, dance hall, and auditorium with a maximum of 60 seats at 9607 Lanham Severn Road. When the Permit Review Section asked this applicant to clarify their intended use during the review of the permit, they stated in writing that:

“The proposed use of the space will be to hold Cabarets (public dance night w/ticketed admission) Fashion & Hair Shows, Comedy night, Amateur Night, Poetry Readings, Wedding Receptions & Talent Shows.” (Letter, Holley to Park and Planning dated March 15, 2002)

On July 29, 2002, Permit 18348-2002-02-U was approved as a CUW (Commercial Use—Walkthrough) permit for a 60-seat auditorium at 9605 Lanham Severn Road. Both of these permits remain in effect.

- F. **Neighborhood and Surrounding Uses:** The neighborhood is defined by the following boundaries:

Northwest— Lanham Severn Road (MD 564) including the residential and commercial properties on the northwest side;

Northeast— Santa Cruz Street;

South— AMTRAK railroad tracks; and

West— Carter Avenue.

The neighborhood coincides with the Seabrook MARC Station focus area, which runs along Lanham Severn Road (MD 564) from Carter Avenue in the west to Santa Cruz Street in the east. The Seabrook MARC station lies at the core of this area. Lanham Severn Road and the railroad tracks run parallel to each other, with a small strip of land placed between them that contain primarily auto-related uses. The Seabrook Station shopping center lies to the north of Lanham Severn Road just southwest of the MARC station. Northwest of the site, directly across Lanham Severn Road, are single-family residences in the large Seabrook Acres subdivision.

The property is surrounded by the following uses:

North— Car repair businesses and a car wash in the C-M Zone.

East— A vacant parcel in the C-M Zone.

South— AMTRAK railroad tracks.

West— Across Lanham Severn Road (MD 564) are single-family residences in the R-80 (One-Family Detached Residential) Zone.

- G. **Specific Special Exception Requirements:** There are no specific special exception requirements for the use. The additional requirements for the use of adult entertainment contained in Section 27-475.06.06 of the Zoning Ordinance only apply to the use when located in industrial zones.

- H. **Parking Regulations:** The applicant for this case has not provided the site plans that were required for the referral process. The site plan that was submitted by the applicant for the most recent permit only included parking calculations for the proposed adult entertainment use only and indicated that 34 parking spaces are required and 20 are provided, a deficit of 14. The applicant acknowledged at the time of submittal that a Departure from Parking and Loading Spaces (DPLS) application would have to be approved by the Planning Board in order to waive some of the required parking spaces for this use. However, this application was never pursued. Therefore, the applicant has not demonstrated that the required parking spaces are being provided on the site.

- I. **Prince George's County Landscape Manual Requirements:** The application is exempt from the 2010 *Prince George's County Landscape Manual* pursuant to Section 1.1(b) which states:

Existing conditions on a developed site not in conformance with the requirements of this manual that were otherwise lawful on December 13, 2010, and not the subject of any building or grading permit, may continue as a matter of right.

Tree Canopy Coverage: The application does not propose 1,500 square feet or greater disturbance and, is therefore, not subject to the requirements of the Tree Canopy Coverage Ordinance.

- J. **Zone Standards:** No new construction or increase in gross floor area is being proposed through the subject special exception application. The building and parking were found to be in substantial conformance with the requirements of the C-M Zone at the time of its numerous permit applications. However, site plans were not submitted by the applicant for the special exception process. Therefore, compliance with the C-M zoning standards is unable to be determined at this time.

- K. **Required Findings:** Section 27-317(a) of the Zoning Ordinance provides that a special exception may be approved if:

- (1) **The proposed use and site plan are in harmony with the purposes of this Subtitle;**
- (2) **The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;**
- (3) **The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;**
- (4) **The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;**
- (5) **The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and**
- (6) **The proposed site plan is in conformance with an approved Tree Conservation Plan.**
- (7) **The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible.**

Discussion: As noted previously, the applicant in this case has not submitted the statement of justification and plans necessary to process the application. This places their request in an untenable position, since Section 27-142 of the Zoning Ordinance places the burden of proof in any zoning case squarely on the applicant. It is not staff's responsibility to adduce facts based on our independent understanding of the case. However, Section 27-311 of the Zoning Ordinance requires staff to produce a staff report in a timely manner, and further requires staff to make a recommendation in that report. Based on the applicant's refusal to provide the necessary information, staff is compelled to recommend disapproval of the application.

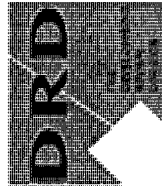
CONCLUSION

Staff recommends DISAPPROVAL of Special Exception Application No. SE-4720.

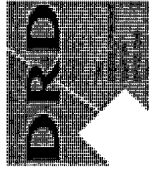
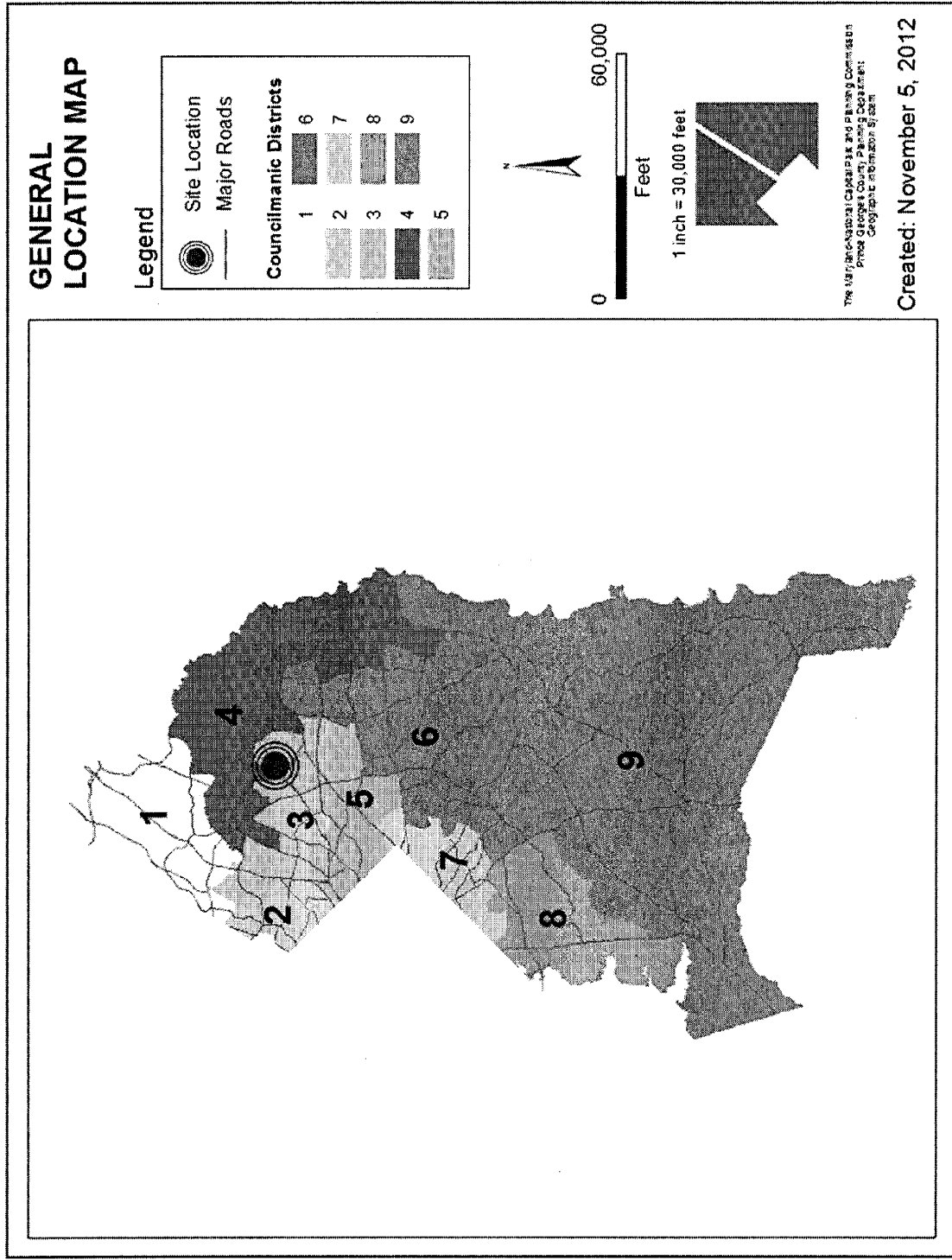
ITEM:

CASE: SE-4720

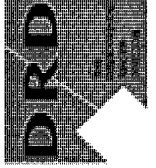
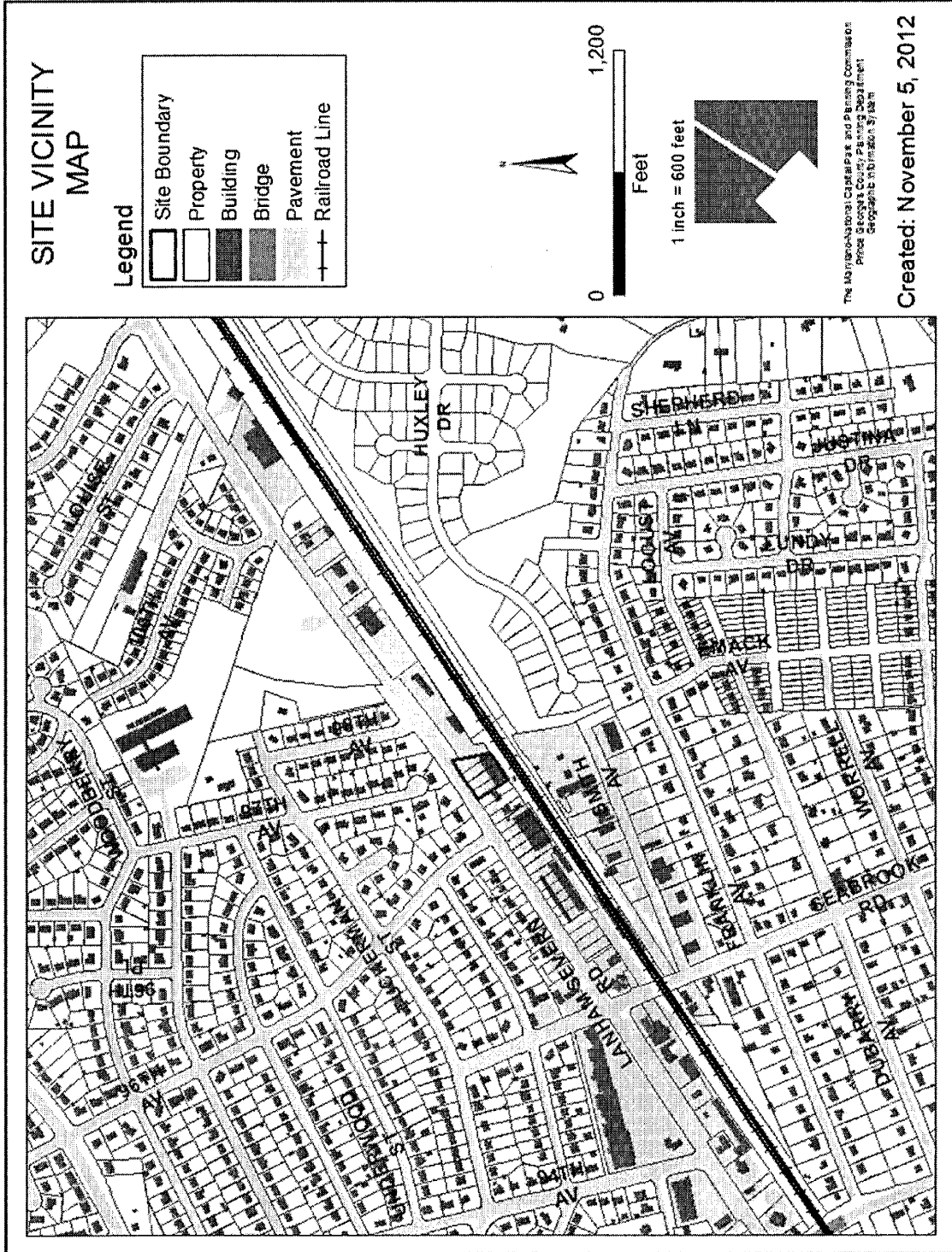
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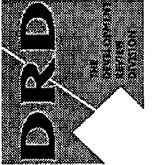


GENERAL LOCATION MAP

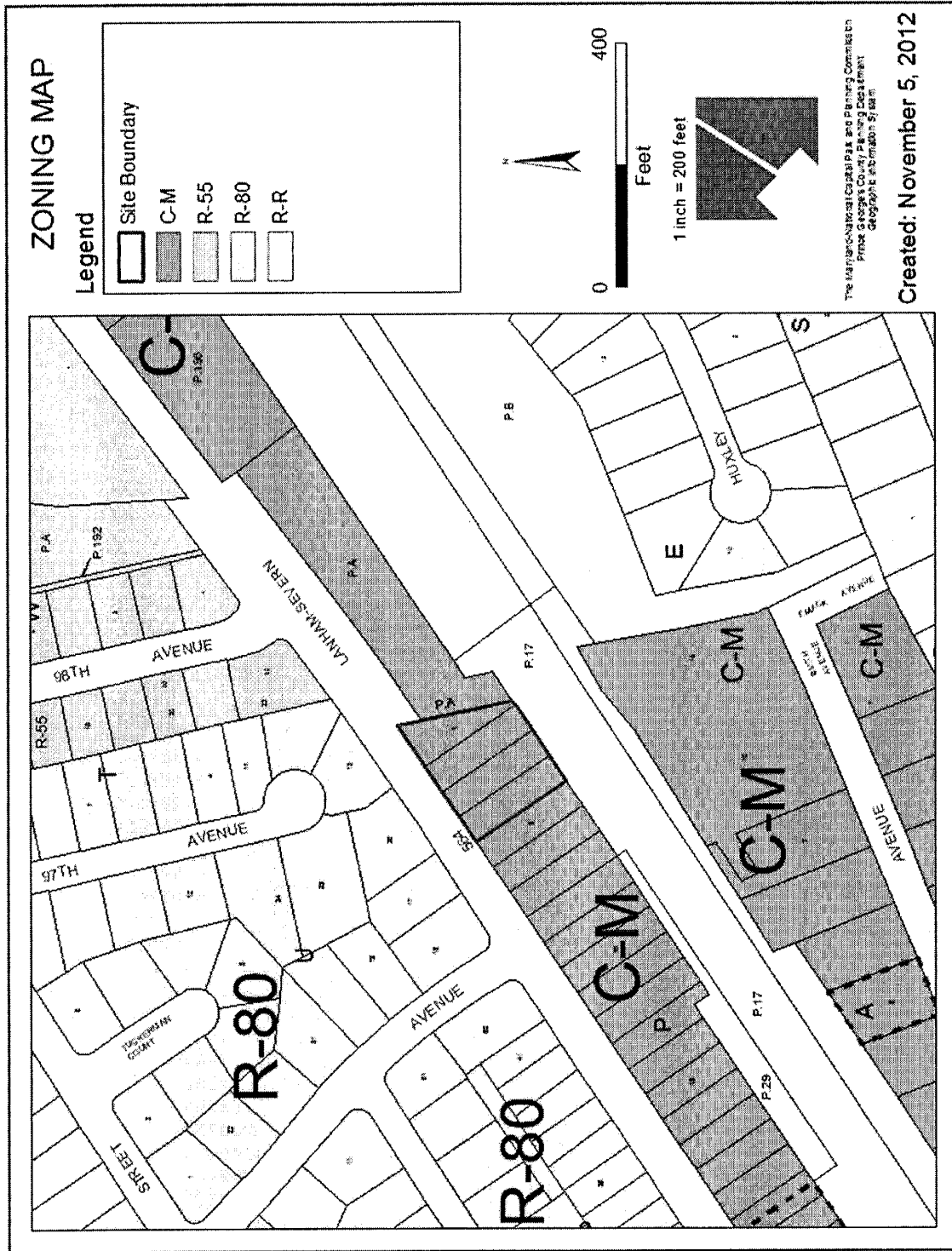


SITE VICINITY

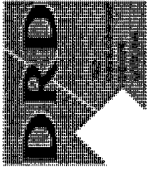
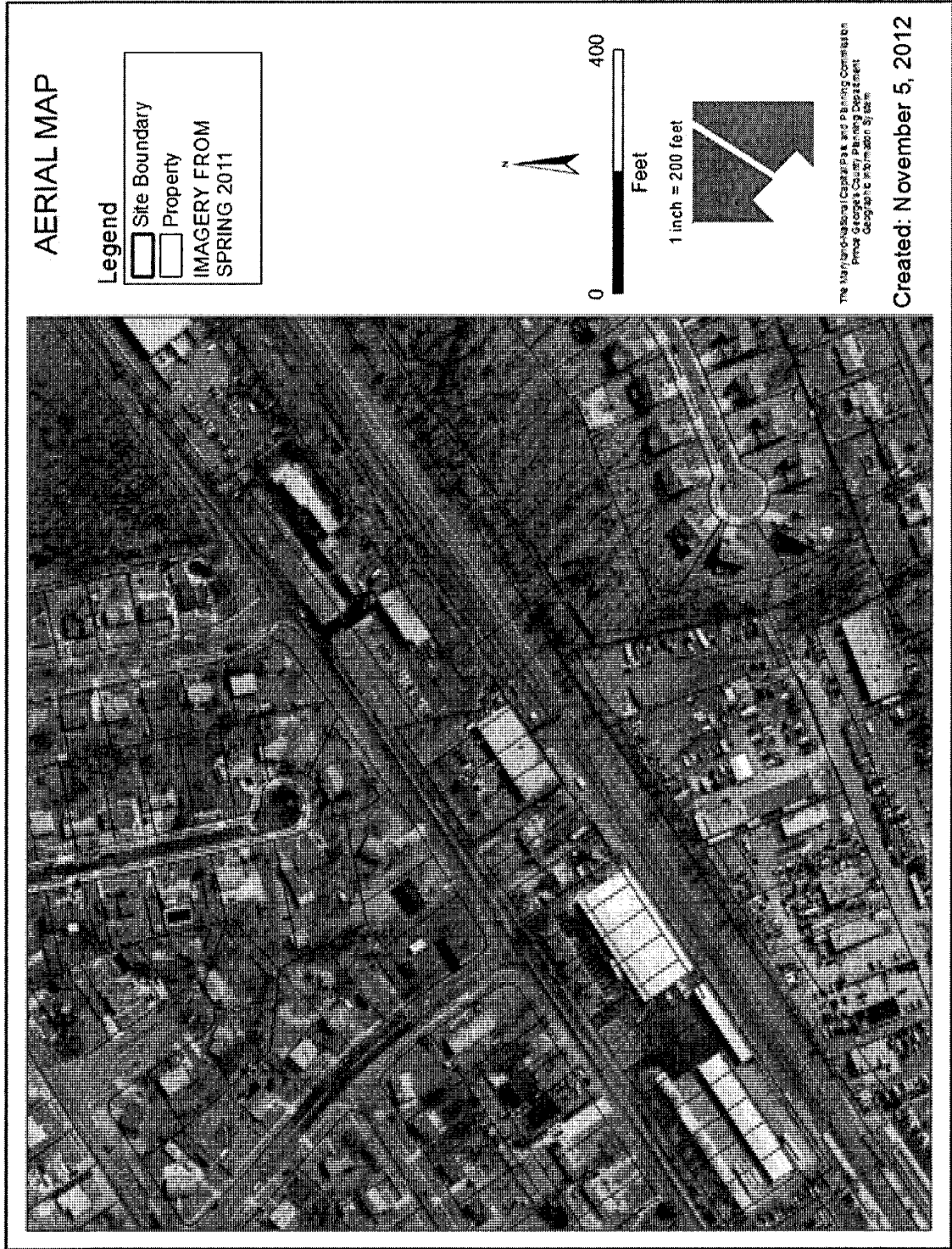




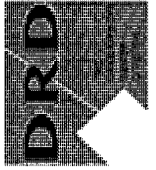
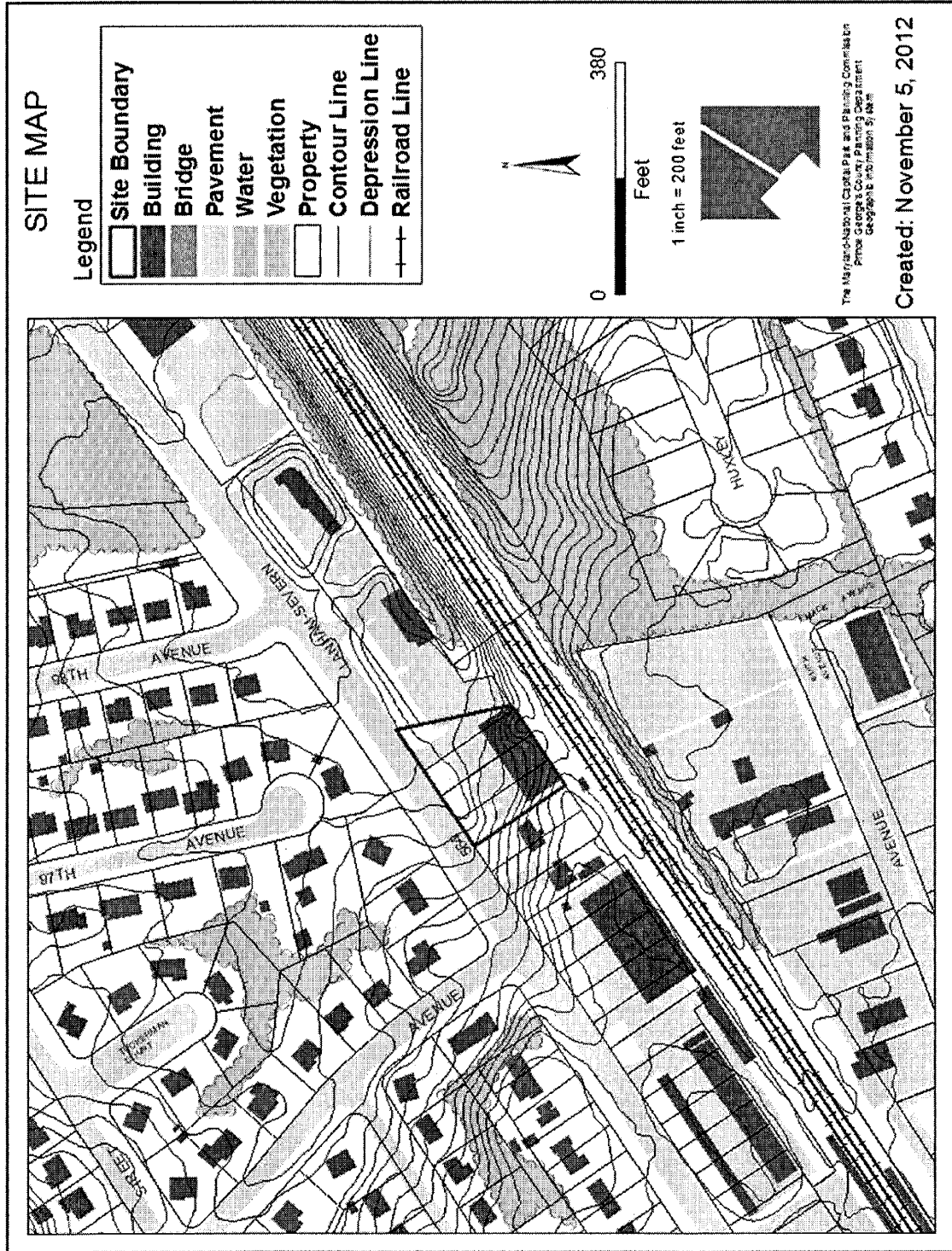
ZONING MAP



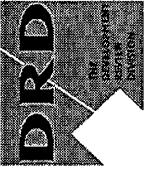
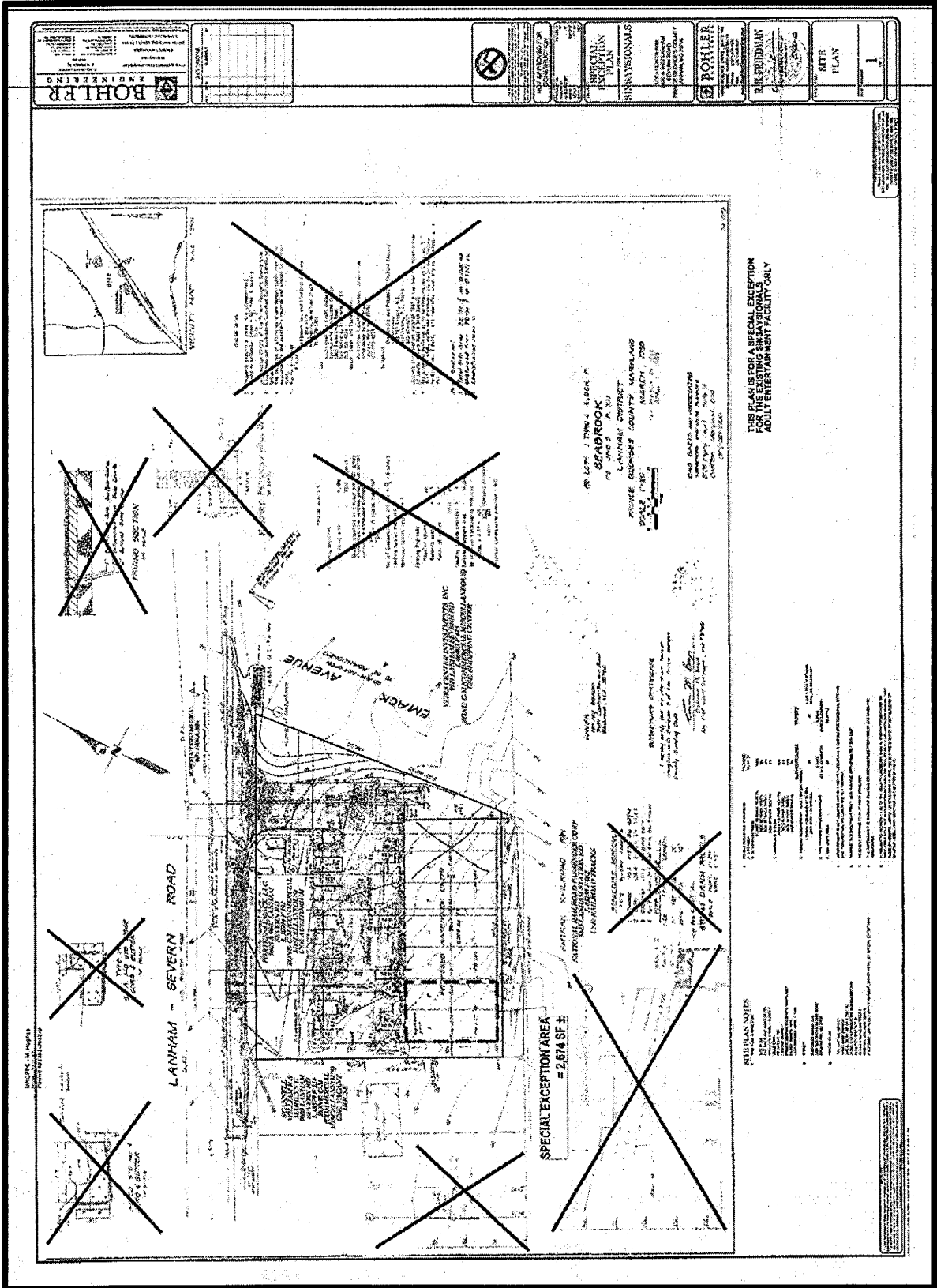
AERIAL MAP



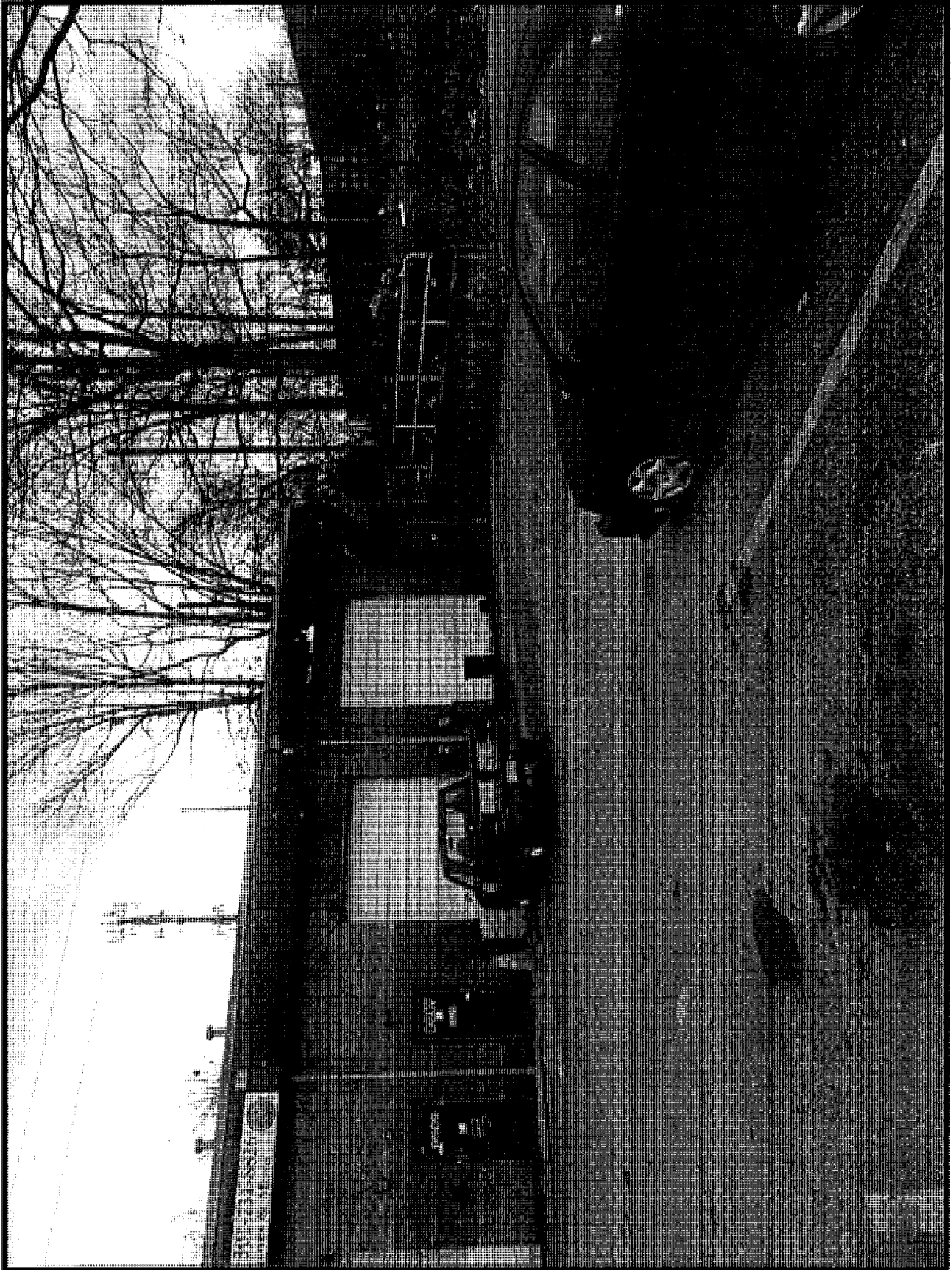
SITE MAP



SITE PLAN FROM PERMIT



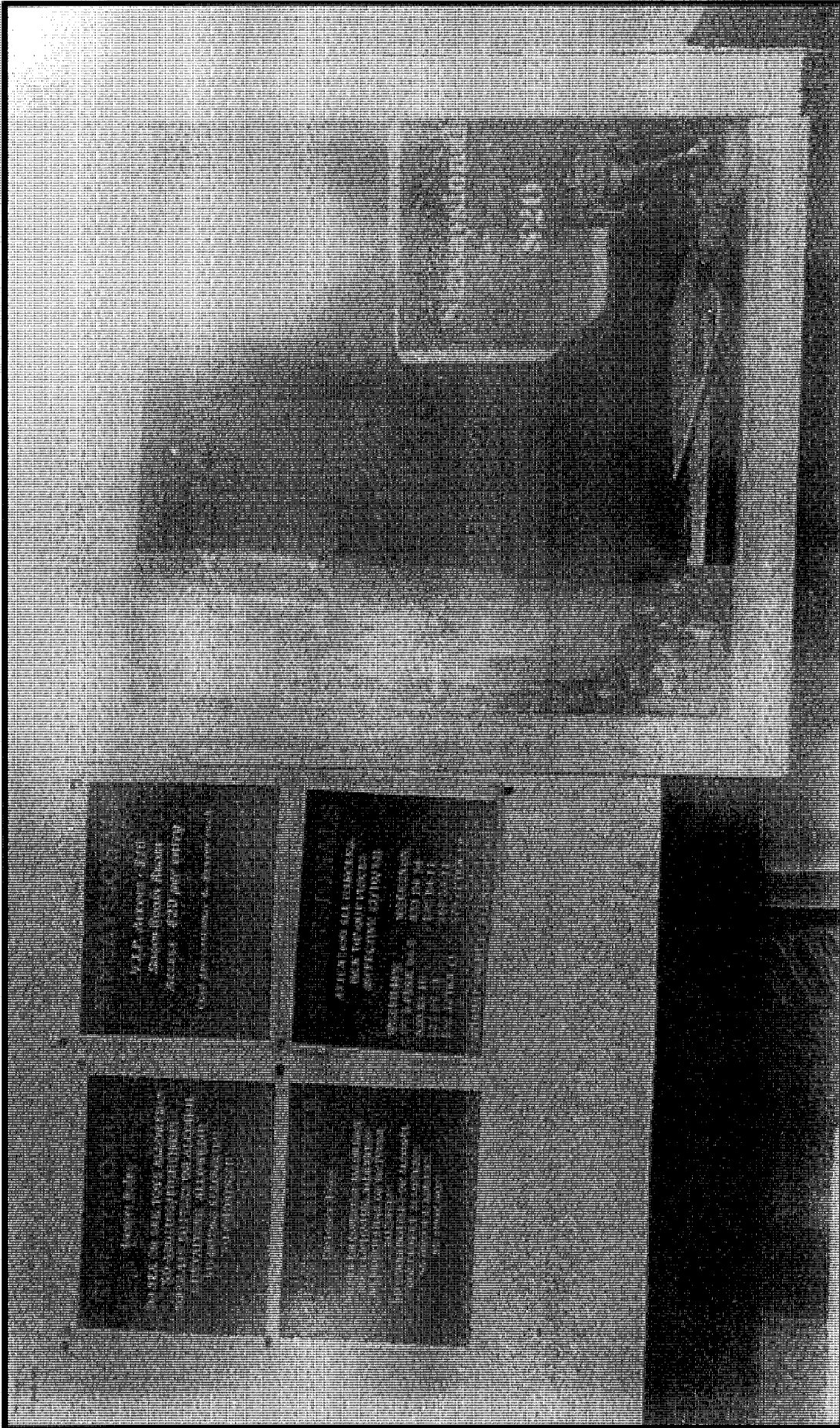
FRONT OF CLUB



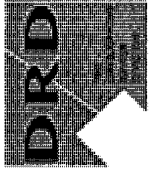
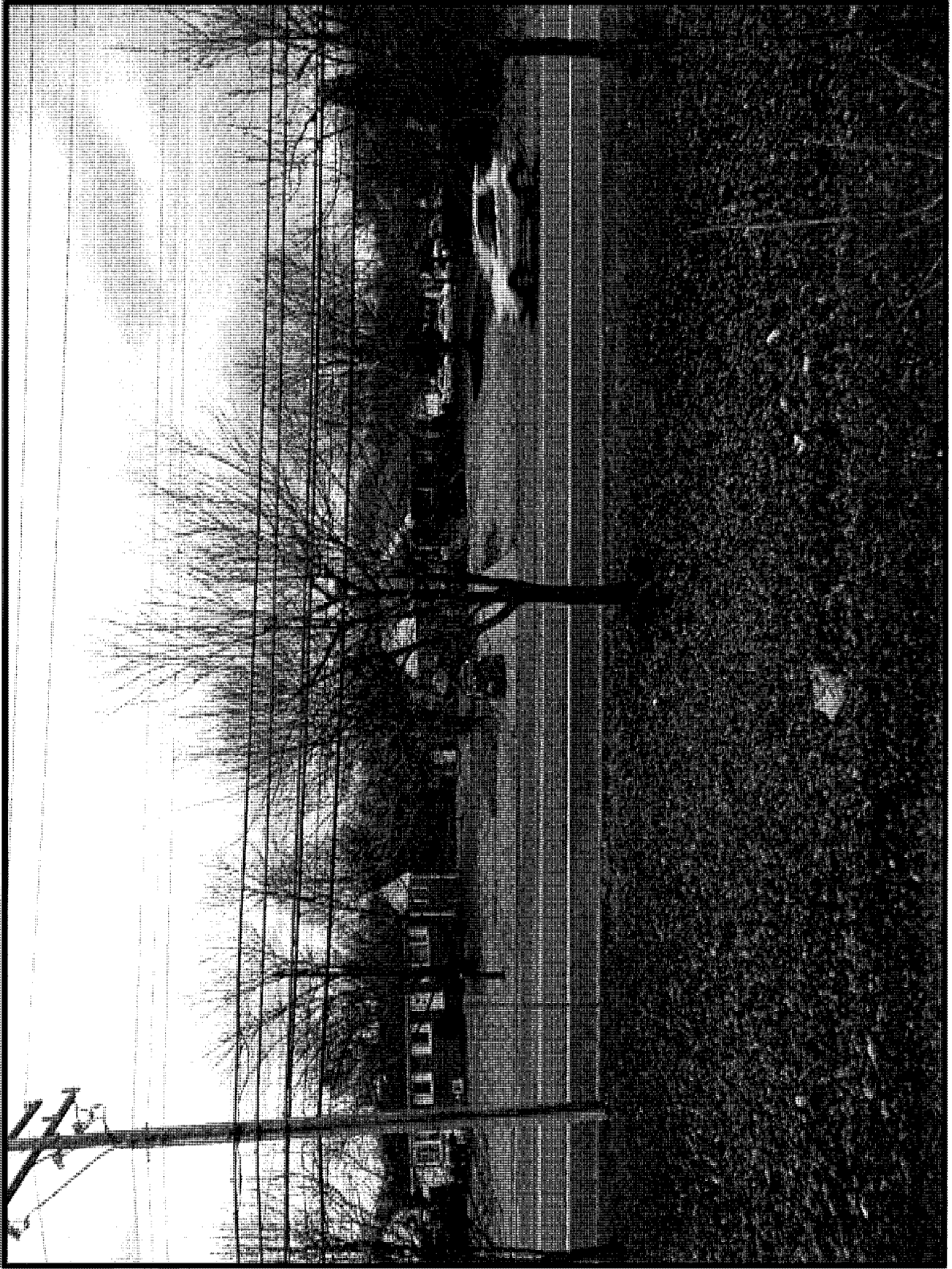
1/10/2013

Slide 8 of 13

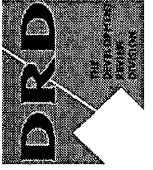
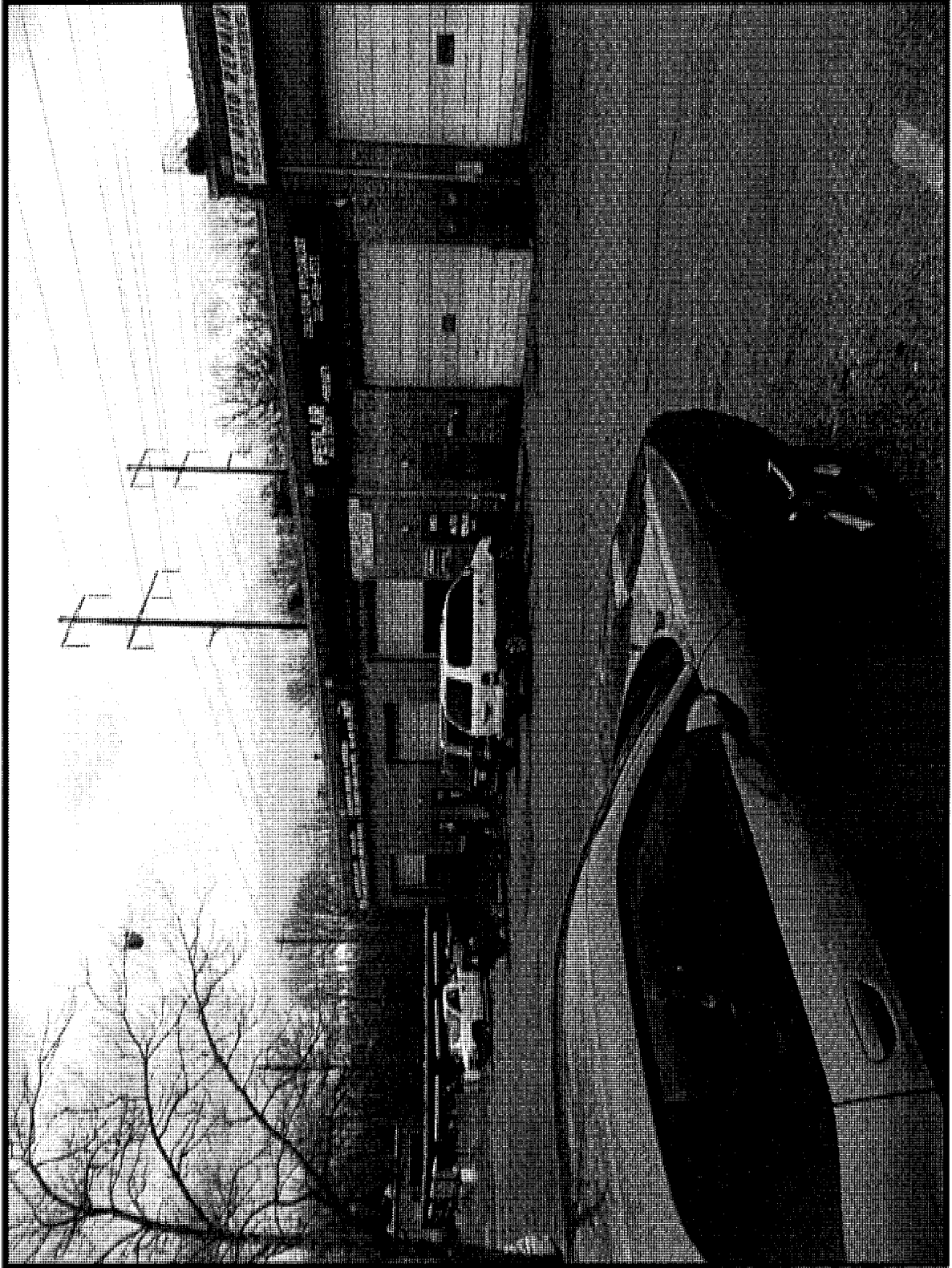
INSIDE CLUB DOOR



LOOKING NW ACROSS LANHAM SEVERN ROAD



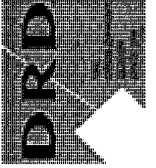
LOOKING NE ACROSS SUBJECT PROPERTY



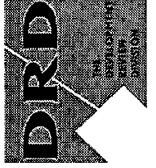
1/10/2013

Slide 11 of 13

LOOKING SE AT RAILROAD TRACKS



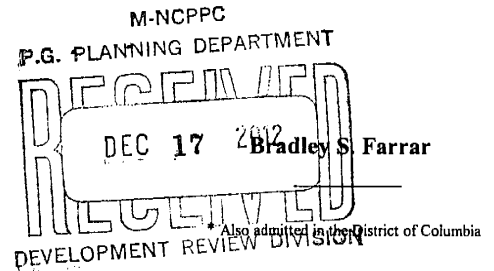
LOOKING SW ACROSS VACANT LOT



LAW OFFICES
SHIPLEY & HORNE, P.A.

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www.shpa.com

Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.



November 26, 2012

Via Hand Delivery

Elizabeth M. Hewlett, Chairperson
Prince George's County Planning Board
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

PRINCE GEORGE'S COUNTY PLANNING BOARD
OFFICE OF THE CHAIRMAN
RECEIVED 12-13-2012 LOG NO. C12-121305
DISTRIBUTION EMH-FUT
to: Planning-FA
CA: JT

RE: Request for Stay of Planning Board Proceedings for
Special Exception 4720, Sinsaysionals

Prince George's County Planning Department
Office of the Director
Rec'd DEC 14 2012 Log No. same
Distribution FP, AD, LOG
original to DRD - aa

Dear Chairperson Hewlett:

I am writing to you on behalf of my client, Maages Auditorium, regarding its application for special exception for adult entertainment (i.e. SE-4720). The aforementioned special exception application was filed with The Maryland-National Capital Park and Planning Commission ("M-NCPPC") on or about May 23, 2012. The property subject to the special exception application is located at 9605 & 9607 Lanham Severn Road, Lanham, Maryland (the "Property"). The Property has operated as an "Auditorium" since 2003 with a valid use and occupancy permit (Permit No. 18348-2002-00). Due to the fact certain components of the existing business meet the definition for "adult entertainment" as defined in §27-107.01 of the Zoning Ordinance, the applicant has been compelled to seek approval of the above referenced special exception. Moreover, §27-461(b) of the Zoning Ordinance contains footnote 58 which states that all existing adult entertainment establishments, in either the C-S-C zone or the C-M zone with a valid use and occupancy permit for an auditorium, may continue upon approval of a special exception application filed and accepted on or before June 1, 2012. Please be advised that the applicant had the instant special exception filed and accepted by M-NCPPC on or before June 1, 2012.

It has come to my attention that the Planning Board desires to schedule a public hearing for review of the instant special exception application in January, 2013. To this end, it is critical to note that the applicant has filed for a new use and occupancy permit with the Prince George's County Department of Environmental Resources on or about October 18, 2012. The purpose for filing this new use and occupancy permit is to begin the application process for obtaining approval of a legal non-conforming use pursuant to the Zoning Ordinance. Again, the subject auditorium use has legally existed since 2003, and sufficient evidence exists to demonstrate that the adult entertainment use at the premises was never abandoned by the operator. Thus, my client intends to first proceed with the

N:\Irving_Daniel\Sinsaysionals - NCULtr to Ms. Hewlett 11.20.12.dot

November 26, 2012

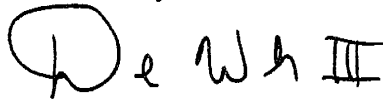
Page 2

processing of its legal non-conforming use application and respectfully requests that the above referenced special exception matter be stayed until final disposition of the non-conforming use matter.

To further bolster the necessity for this request, the Maryland Court of Appeals has held that the approval of a special exception use (regardless of whether or not said approval is actually implemented on a property) extinguishes previous non-conforming uses. *See Purich v. Draper Properties*, 395 Md. 694 (2006). It should be noted that the applicant only submitted a special exception application request in order to comply with the deadline requirement set forth in §27-461(b), footnote 58, requiring special exception applications to be filed and accepted prior to June 1, 2012 for existing adult entertainment establishments. By filing a special exception application, my client did not intend to extinguish its right to seek certification of its legal non-conforming use. Given this situation my client should have every opportunity to first obtain certification of its legal non-conforming use prior to proceeding with its special exception application.

Thank you in advance for your attention to this matter. If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Handwritten signature of Dennis Whitley, III in black ink.

Dennis Whitley, III

RJA/ah

cc: Mr. Jimi Jones

Mr. Tom Lockard

Lockard, Thomas

From: Jones, Jimi
Sent: Tuesday, October 16, 2012 12:38 PM
To: dwhitley@shhpa.com
Cc: Hirsch, Alan; Ferrante, John; Lockard, Thomas
Subject: Adult Entertainment uses

Mr. Whitley,

I have been advised by Edward Holley in our applications office that your special exception application materials have been returned to you for revisions. Please let me know if or when you will have these materials corrected and resubmitted. We will issue staff reports without this information if we must, but we would prefer to do a more thorough review of your application. As you are aware, we refer your application to several departments and agencies for review. We would like to have your revised application to send to these agencies with a reasonable deadlines for their response. The Planning Board review dates for these cases are rapidly approaching. Your cooperation is much appreciated. Thank you.

Jimi Jones. Supervisor. Zoning Section

Development Review Division
14741 Governor Oden Bowie Dr.
Upper Marlboro, MD 20772
301-952-3411

Lockard, Thomas

From: Jones, Jimi
Sent: Friday, October 12, 2012 3:33 PM
To: dwhitley@shhpa.com
Cc: Hirsch, Alan; Ferrante, John; Lockard, Thomas; Mills, Matthew
Subject: Adult Entertainment Use SE Applications

Mr. Whitley,

Per our phone conversation earlier today you have been advised that your Special Exception applications for adult entertainment uses are scheduled for review on December 6, 2010 (for SE-4721 and SE-4719) and January 10, 2013 (for SE-4718 and SE-4720). I have been advised by the reviewers assigned to these cases, that there are some outstanding documents and/or site plans that have deficiencies that should be addressed. While it would be helpful to have this information, we will move forward with our review nonetheless. Of course we will be available to discuss or meet with you if you need any addition information or assistance from us. Thank you.

Jimi Jones. Supervisor. Zoning Section

Development Review Division
14741 Governor Oden Bowie Dr.
Upper Marlboro, MD 20772
301-952-3411

APPLICATION FORM

DO NOT WRITE IN THIS SPACE:

SE-4720

Application No.(s): _____ Planning Board Review Planning Director Review
 Acceptance Date: 5/31/12 70-day limit _____ Limit waived-2nd 70-day limit _____
 Posting Waived NO Posting Date: _____ No. of Signs Posted: 1 Agenda Date: _____
 Filing Fee: \$ 5,500.00 Posting Fee: \$ 30.00 Case Reviewer: TOM LOCKAED
 Subdivision Development Review Committee Date: _____
 Referral Mail-Out Date: _____ Referral Due Date: _____
 Date of Informational Mailing: 4/10/12 Date of Acceptance Mailing: _____

APPLICATION TYPE: <u>Special Exception</u> <input type="checkbox"/> Revision of Case # _____ <small>(See page 2 for a list of applications)</small>	
PROJECT NAME: <u>Sinsaysionals (SE-4720)</u>	
Geographic Location (give distance related to or near major intersection): _____	
Address (if applicable) <u>9605 and 9607 Lanham Severn Road, Lanham MD 20706</u>	
Companion Case(s): <u>None</u>	
Total Acreage: <u>.74</u>	Planning & Policy Analysis Areas: <u>70/252F70</u> Election District: <u>20</u>
Tax Map/Grid: <u>44-E1</u>	Current Zone(s): <u>C-M</u> Council District: <u>3</u>
200 Sheet: <u>208NE08</u>	Existing Lots/Blocks/Parcels: <u>Lots 1-4, Block P</u> Dev. Review District: _____
COG TAZ: <u>252F 1131</u>	PG TAZ: <u>2349</u> Aviation Policy Area: _____
Plat Book/Page: <u>A20-1114</u>	Municipality(ies): _____ Is development exempt from grading permit pursuant to 32-127.(a)(6)(A) : <input type="checkbox"/> Y <input type="checkbox"/> N
General Plan Tier (check one): <input type="checkbox"/> Developed <input checked="" type="checkbox"/> Developing <input type="checkbox"/> Rural	

Proposed Use of Property and Request of Proposal: <u>Adult Entertainment</u>	Please list and provide copies of resolutions of previously approved applications affecting the subject property: <u>None</u>
---	--

Applicant Name, Address & Phone: <u>Maages Auditorium</u> <u>9605 & 9607 Lanham Severn Road,</u> <u>Seabrook MD 20706</u> Owner Name, Address & Phone: <small>(if same as applicant, please indicate)</small> <u>Fortress EMACK LLC</u> <u>2824 Solomons Island Road, Edgewater, MD 21037</u>	Consultant Name, Address, Phone, & Fax: <u>Dennis Whitley, III</u> <u>Shiple & Home, P.A.</u> <u>1101 Mercantile Lane, Suite 240, Largo MD 20774</u> <u>301-925-1800 (P) 301-925-1803 (F)</u> Contact Person, Phone Number, Fax & E-Mail: <u>Dennis Whitley, III</u> <u>301-925-1800 (P) 301-925-1803 (F) dwhitley@shhpa.com</u>
--	---

SIGNATURE (Sign where appropriate; attach additional signatures if necessary)

<u>Fortress Emack LLC</u> Owner's Signature	<u>VP Pres</u> Date <u>5/7/12</u>	 Applicant's Signature
_____	_____	_____
Owner's Signature	Date	Contract Purchaser's Signature
_____	_____	_____
Owner's Signature	Date	Date

ZONING CASES:

Details of Request: Special Exception for Adult Entertainment	Zoning Ordinance Section(s): 27-107.01(7.1) 27-473(b) 27-475.06.06 27-317 27-459
Number of Dwelling Units: Attached _____ Detached _____ Multifamily _____	Gross Floor Area (Commercial/Industrial Only):

SUBDIVISION CASES – PRELIMINARY PLAN/CONSERVATION SKETCH PLAN:

Type of Application: (Check all that apply)			
Conventional <input type="checkbox"/>	Comprehensive Design <input type="checkbox"/>	Conservation Sketch Plan <input type="checkbox"/>	Pre-Preliminary Plan <input type="checkbox"/>
Overlay Zone: Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, provide name:			
Variation Request Required: Yes <input type="checkbox"/> No <input type="checkbox"/>		Justification Statement Attached: Yes <input type="checkbox"/> No <input type="checkbox"/>	
Sewer and Water Service Categories: Existing: Sewer _____ Water _____ Proposed: Sewer _____ Water _____			
TOTAL NUMBER OF PROPOSED:			
Lots:	Outlots:	Parcels:	Outparcels:
Number of Dwelling Units: Attached _____ Detached _____ Multifamily _____		Gross Floor Area (Non-residential only):	
AREAS OF DEDICATION:			
Total Parkland:	Homeowners:	Street ROW:	Other:
OWNER:			
Last Recorded Conveyance: Grantor:		Grantee:	
Date of Conveyance:		Land Records Reference: Liber _____ folio _____	
Legal Restrictions/Encumbrances Liber/folio:			

SUBDIVISION CASES – FINAL PLAT:

Water/Sewer: DER <input type="checkbox"/> Health Dept. <input type="checkbox"/>	Number of Plats:
Conceptual Stormwater Management Approval No.	WSSC Authorization No.:
CSP/DSP/SDP No.:	Approval Date of CSP/DSP/SDP:
Preliminary Plan No.:	Approval Date of Preliminary Plan:
I hereby certify that the submitted final plats are in conformance with the above-referenced SP/SDP.	
_____ <i>Signature of Surveyor, Authorized Representative</i>	

URBAN DESIGN CASES:

Number of Dwelling Units: Attached _____ Detached _____ Multifamily _____	Gross Floor Area: (Commercial or Industrial use only)
Nature of Revision:	

LAW OFFICES
SHIPLEY & HORNE, P.A.

1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
Telephone: (301) 925-1800
Facsimile: (301) 925-1803
www.shhpa.com

Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

Bradley S. Farrar

* Also admitted in the District of Columbia

July 9, 2012

VIA HAND DELIVERY

Mr. Tom Lockard, Reviewer
Zoning Section, Maryland-National Capital
Park & Planning Commission
County Administration Building
Upper Marlboro, MD 20772

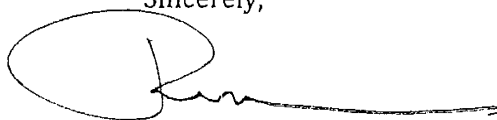
RE: **Sinsaytionals - Special Exception 4720**

Dear Tom:

I am writing to you on behalf of our client, Maages Auditorium, regarding the above-referenced Special Exception for adult entertainment. As you are aware, said application was formally accepted by the Maryland-National Capital Park & Planning Commission on or before June 1, 2012. Notwithstanding the acceptance of this application, this letter is meant to respectfully request that the processing of the instant Special Exception be placed on hold until and after the applicant has the opportunity to request and process a forthcoming application for certification of a nonconforming use. As you may be aware, the subject property operated as an auditorium (with adult entertainment) pursuant to a valid Use & Occupancy permit issued by Prince George's County. As such, the applicant is entitled to continuation of its current legal use pursuant to Article 28 of the Maryland Annotated Code and the Maryland Constitution.

As the nonconforming use application is processed, please do not hesitate to contact me with any questions or comments regarding the same. Thank you in advance for your continued assistance with this matter.

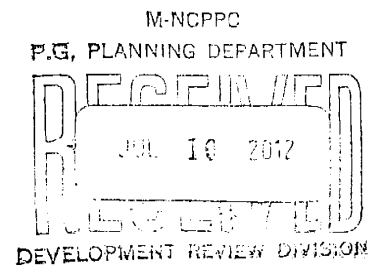
Sincerely,



Robert J. Antonetti, Jr.

cc: Dennis Whitley, III, Esq.
Mr. Jimi Jones
Mr. Edward Holley
Mr. Daniel Irving

N:\Irving_Daniel\Sinsaysionals\07.09.12-lockard.ltr.dot



18348-2002-UW-01
 100-13039-2002-UW
 301-952-2500



Prince George's County
 Department of Environmental Resources
 PERMITS & REVIEW DIVISION
 Permits Office • 9400 Peppercorn Place, Suite 600, Largo, MD 20774
 (301) 883-5900 or (301) 883-5776 • FAX: (301) 883-7138



Developing Tier (Please Do NOT Write in the Shaded Areas.)

APPLICATION FOR PLAN EXAMINATION AND PERMIT

Case Number: 18348-2002-UW-01	Year: 2012	Type: UO	Rev: 00	Date: 10/18/12
Site Information: Land Tax Account: 2174209	Election District: 20	Lot: 1-4	Block: P	Parcel: Tax Map: 44
Address: 9605 Lanham Severn Rd.	Suite/Unit:	Liber: 5258	Folio: 062	Grid: E1 Zone: C-M
City/Town/State/ZIP: Lanham, MD 20706	Subdivision: Seabrook	Referenced Permit Number:		

WORK DESCRIPTION	EXISTING SITE USE
Non-conforming use for auditorium	auditorium
	PROPOSED USE
	auditorium

PROPERTY OWNER INFORMATION	WORK SIZE DESCRIPTION & TOTAL AREA		
Company Name: Fortress Emack Associate	Height (ft)	Width (ft)	Depth or Length (ft)
Name:	Total Site Area	Disturbed Area	Floor Area
Address: 2824 Solomons Island Rd. 9605 Lanham Severn Rd.	Est. Construction Cost: \$		
City/State/ZIP: Edgewater MD 21405	Water Services	<input type="checkbox"/> WSSC	<input type="checkbox"/> Well <input type="checkbox"/> City
Telephone: Home/Office Cell FAX	Sewer Services	<input type="checkbox"/> WSSC	<input type="checkbox"/> Septic <input type="checkbox"/> City
E-mail:			

U&O OCCUPANT'S INFORMATION	CONTRACTOR'S INFORMATION
Company Name: Maages Auditorium	License Type & Number:
Trade Name:	Company Name:
Name:	Owner's Name:
Address: 9605 & 9607 Lanham Severn Rd.	Address:
City/State/ZIP: Seabrook MD 20706	City/State/ZIP:
Telephone: Office Cell FAX	Telephone: Office Cell FAX
E-mail:	E-mail:

APPLICANT'S INFORMATION	ARCHITECT'S/ENGINEER'S INFORMATION
Company Name: Shipley & Horne, PA.	Company Name:
Name: Dennis Whitley, Esq.	Name:
Address: 1101 Mercantile Ln., Ste. 240	Address:
City/State/ZIP: Largo MD 20774	City/State/ZIP:
Telephone: Office Cell FAX: 301 925 1800 301 925 1803	Telephone: Office Cell FAX:
E-mail: dwhitley@shpa.com	E-mail:

FOR OFFICE USE ONLY			
Reviewer	Date	Reviewer	Date
M-NCPPC		Fire Eng.	
DPW&T		Site Eng.	
Structural Eng.		Mechanical Eng.	
Electrical Eng.		Issuance	

I hereby certify that I have the authority of the property owner to make this application and that the information is complete and correct, and if a permit is issued, the construction and/or use will conform to the Building Code, the Zoning Ordinance, municipal and local covenants, homeowners' civic association regulations, and other applicable laws and regulations including private building restrictions, if any, which relate to the property.

Applicant Signature: W. W. III Date: 10/18/12 Permit Specialist: [Signature]

PRINCE GEORGE'S COUNTY
Department of Environmental Resources
Permits and Review Division

CERTIFICATE OF OCCUPANCY

EFFECTIVE DATE: 5/1/01

CASE NUMBER: 8329110-2000-00

PERMISSION IS HEREBY GRANTED TO OCCUPY :

9605 LANHAM SEVERN RD LANHAM-SEABROOK, MD 20706

OWNERSHIP
USE GROUP :
CONST. TYPE .
TAX MAP : 044
ZONE : /CM/

PARKING SPACES :
SPECIAL EXCEPTION :
LOT :
BLOCK :
PARCEL :

P

USE (DER PROPOSED)
AUDITORIUM

LIMITATIONS (UP TO) :

PROPERTY OWNER
FORTRESS EMACK 2824 SOLOMONS ISLAND AVE EDGEWATER, MD 20711

OCCUPANT
SINSAYONALS INDOOR THEATER 9605 LANHAM SEVERN RD SEABROOK, MD 20706 TRADE NAME :

CERTIFICATE IS TO BE CONSPICUOUSLY DISPLAYED AND NOT REMOVED FROM THE PREMISE FOR WHICH IT WAS ISSUED.
IT IS NOT TRANSFERABLE.



BUILDING CODE OFFICIAL

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PERMIT REVIEW SECTION

Permit Reviewer: Mary Hampton 8329110-2000-U
Telephone Number: (301) 952-5411 December 14, 2000
Fax Number: (301) 952-4141

The following comments were generated from permit review. Any questions or concerns regarding the following should be directed to the reviewer at the phone number provided above. *Further comments may be generated when the appropriate information has been submitted.*

APPROVED 2/22/01 (MPH)

1. ~~The applicant proposes the use of a theater and auditorium. The applicant must submit in writing specifically how this use will operate. 2/1/01 - Received letter from applicant. The use appears to an auditorium use and a recreational establishment of a commercial nature. 2/22/01 - Mr. Holly submitted a revised letter. The use will operate as an auditorium.~~
2. ~~The applicant must submit the overall "Parking Analysis" site plan that incorporates the adjacent property, Parcel A, with the subject property. The subject property was constructed in 1984 pursuant to permit 3645-84-CGU. Then Parcel A was developed in 1989 pursuant to permits 51389-88-CGU, 1959 and 1960-88-CGU. Theses two properties share common access and parking with one another. This overall site plan was prepared by Cas Bazis and Associates and was used in the approval of the buildings on Parcel A as well as with prior occupancy permits for the subject property. 2/1/01 - Ok per revised plans.~~
3. ~~The site plan must clearly indicate the unit that this use will operate in. 2/1/01 - OK per revised plans.~~
4. ~~What is the square footage of this use? 2/1/01 - 4011 square feet.~~
5. ~~An updated parking and loading schedule of all uses on the property must be provided. An auditorium of 60 seats will required 15 parking spaces. 2/1/00 - Applicant has provided an updated schedule of uses on the property. He must submit a floor plan so that the patron area can be calculated at a rate of 1 parking space for every 80 square feet. Called Mr. Holley and left a message. 2/22/01 - Mr. Holly submitted a revised letter describing how his use will operate. He will not operate dance contests/dancing, therefore the use is a auditorium.~~

Called and left a message for Reginald Holley.

12/14/00 - Faxed comments to Reginald Holley at 301-731-6999.

12/15/00 - Reginald Holley called and went over comments.

PRINCE GEORGE'S COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES PERMIT APPLICATION

FOR OFFICE USE ONLY

FEB 28 2002

(PLEASE PRINT OR TYPE)

FOR OFFICE USE ONLY

Permit Number: 6015-2002-U Rev: U Date: 02-25-02

- New Residential
- Use & Occupancy
- Misc. Residential
- Temp U & O
- New Commercial
- Fire
- Misc. Commercial
- Found./Bldg.
- Grading
- Stormdrain
- Sign
- Spec./Other

Location: 9609 LANHAM SAGEBROOK RD

SEABROOK MD

Tax I.D. #: 217420-9

Tax Map Grid

Lot 14 Block P Parcel A

Work Description

Libor/Folio: _____ Plat: _____ Zoning C-M

Subdivision 208NE8

Existing Use NONE

Condemned? Yes No

Proposed Use

RECREATIONAL ESTABLISHMENT OF A COMMERCIAL NATURE
ENTER TOWN OF SEABROOK
ENTER NATURE
Auditorium

Est. Sales Cost \$ _____ Est. Comp. Date _____

The Maryland National Park and Planning Commission MPH

APPROVED 3/18/02

PERMIT # 6015-2002-U

Electric Co.

Water

Sewer

- PEPCO
- WSSC
- WSSC
- B.G.E.
- WSSC
- WSSC
- SMECO
- WELL
- SEPTIC

Prop. Owner Fortress Emac Llc

Occupant

OK for recreational establishment of a commercial nature, dance hall,

Prop. Owner Address 9609 LANHAM SAGEBROOK RD

Contractor N/A

Contractor License # _____

Contractor Address N/A

Applicant RICHARD WELCH

Applicant Phone # (301) 260-2221

Applicant Address 13049 CRIMSON LN SILVER SPRING MD 20904

I HEREBY CERTIFY THAT I HAVE AUTHORITY OF THE PROPERTY OWNER TO MAKE THIS APPLICATION, THAT THE INFORMATION IS COMPLETE AND CORRECT, AND THAT IF A PERMIT IS ISSUED, THE CONSTRUCTION AND/OR USE WILL CONFORM TO THE BUILDING CODE, THE ZONING ORDINANCE AND OTHER APPLICABLE LAWS AND REGULATIONS INCLUDING PRIVATE BUILDING RESTRICTIONS, IF ANY, WHICH RELATE TO THE PROPERTY.

Richard Welch
Applicant Signature

02-25-02
Date

Permit Specialist
DT

FOR OFFICE USE ONLY FOR OFFICE USE ONLY FOR OFFICE USE ONLY FOR OFFICE USE ONLY FOR OFFICE USE ONLY

<input type="checkbox"/> ENG	REVIEWER _____	DATE _____	<input type="checkbox"/> FIRE	REVIEWER _____	DATE _____
<input type="checkbox"/> M-NCPPC	REVIEWER _____	DATE _____	<input type="checkbox"/> HEALTH	REVIEWER _____	DATE _____
<input type="checkbox"/> DPW&T	REVIEWER _____	DATE _____	<input type="checkbox"/> MISC.	REVIEWER _____	DATE _____
<input type="checkbox"/> WSSC	REVIEWER _____	DATE _____	<input type="checkbox"/> PERMITS	REVIEWER _____	DATE _____

- CSD INSPECTOR _____ DATE _____

PAS 299

FROM : DR. AUTO

FAX NO. : 3013452582

Mar. 18 2002 12:21PM P1

3/15/02

TO: Park and Planning

FROM: Reginald Holley
Entertainment Center

SUBJ: Obtaining Use and Occupancy License - Permit #6015-2002-00

The proposed use of the space will be to hold Cabarets (public dance night w/ticketed admission) Fashion & Hair Shows, Comedy night, Amateur Night, Poetry Readings, Wedding Receptions, & Talent Shows. The facility is 1377 square feet. Thank you for your consideration, and feel free to call @ 301-731-8826 for any questions or comments.

M-NCPPC - BUILDING PERMIT(S) APPLICATION CHECK SHEET

PERMIT NO. 6015-2002-4

USE: Entertainment Center


DATE REC'D 2/27/02

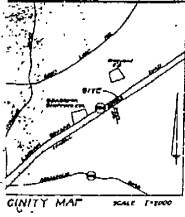
REMARKS:

3645-04-CG4
LOTS 1-4

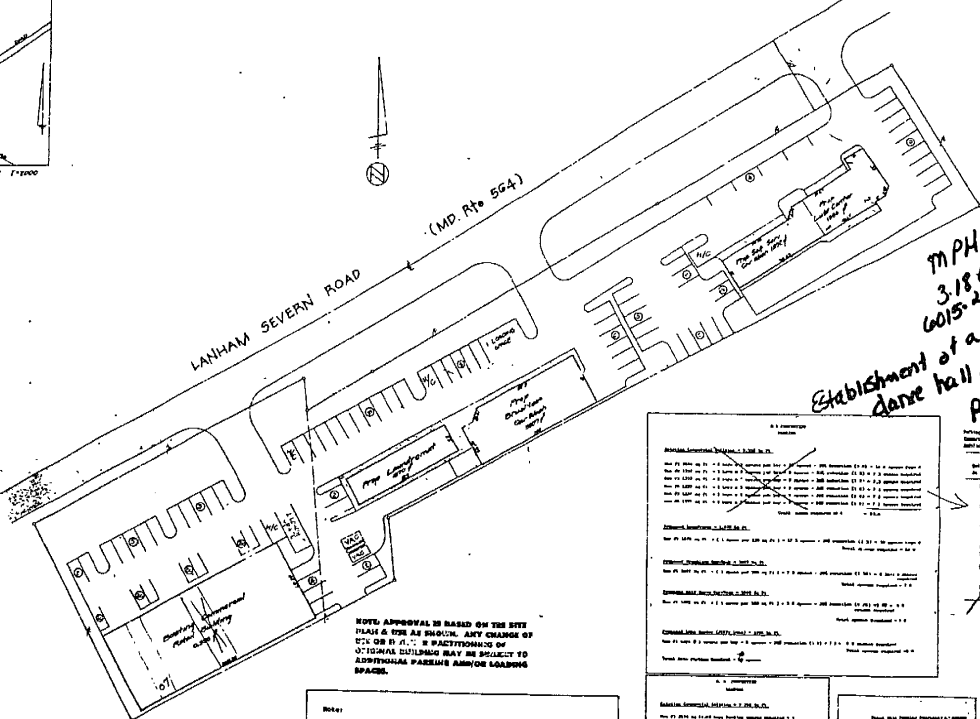
1762-92-4
*8329110-
2000-4

Parcel A 1959, 60, & 51309-08-CG4

DIVISION	COMMENTS	ACTION
SUBDIVISION Prelim# 4- _____ Date: _____ Yes No APF Test		DATE _____ NAME _____ Plat Date _____
TRANSPORTATION		DATE _____ NAME _____
URBAN DESIGN SP# _____ SDP# _____		DATE _____ NAME _____
		DATE _____ NAME _____
SHA		DATE _____ NAME _____
ENVIRONMENTAL PLANNING		DATE _____ NAME _____
PROPERTY ADDRESS		DATE _____ NAME _____
PERMITS 	OK for recreation establishment of a commercial nature and auditorium (maximum 40 seats) per 3645-04-CG4, & 1959, 60, & 51309-08-CG4	DATE <u>3/18/02</u> NAME <u>MPH</u>



LANHAM SEVERN ROAD (MD. Rte 564)



*MPH
3.18.02
6015.2002-01 OK for Recreation
Establishment of a commercial nature
dance hall, and 600-seat Auditorium
for years 04-05, 1959
1960, & 51389-83
CSU*

NOTE: APPROVAL IS BASED ON THE SITE PLAN & ERE AS SHOWN. ANY CHANGE IN USE OR IN N. OF CHARACTERISTICS OF EXISTING BUILDINGS MAY BE SUBJECT TO ADDITIONAL PARKING ABOVE LOADING SPACES.

Note:
Landscaping shall be provided per (landscape plan U.S. Proposal) for areas on building site with commercial building, affected by the use construction and landscaping plan P.S. Provisions. Existing site with commercial building, Landscaping plan has been approved per permit number 11641-0222

M N O P P C M Klumpstein
APPROVED 11/18/02
PERMIT # 0387-14-0 OK for 1959
Date: Paper and Landscaping
Scale per 1959 1/16" = 00'-00"

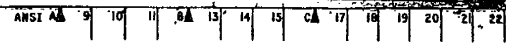


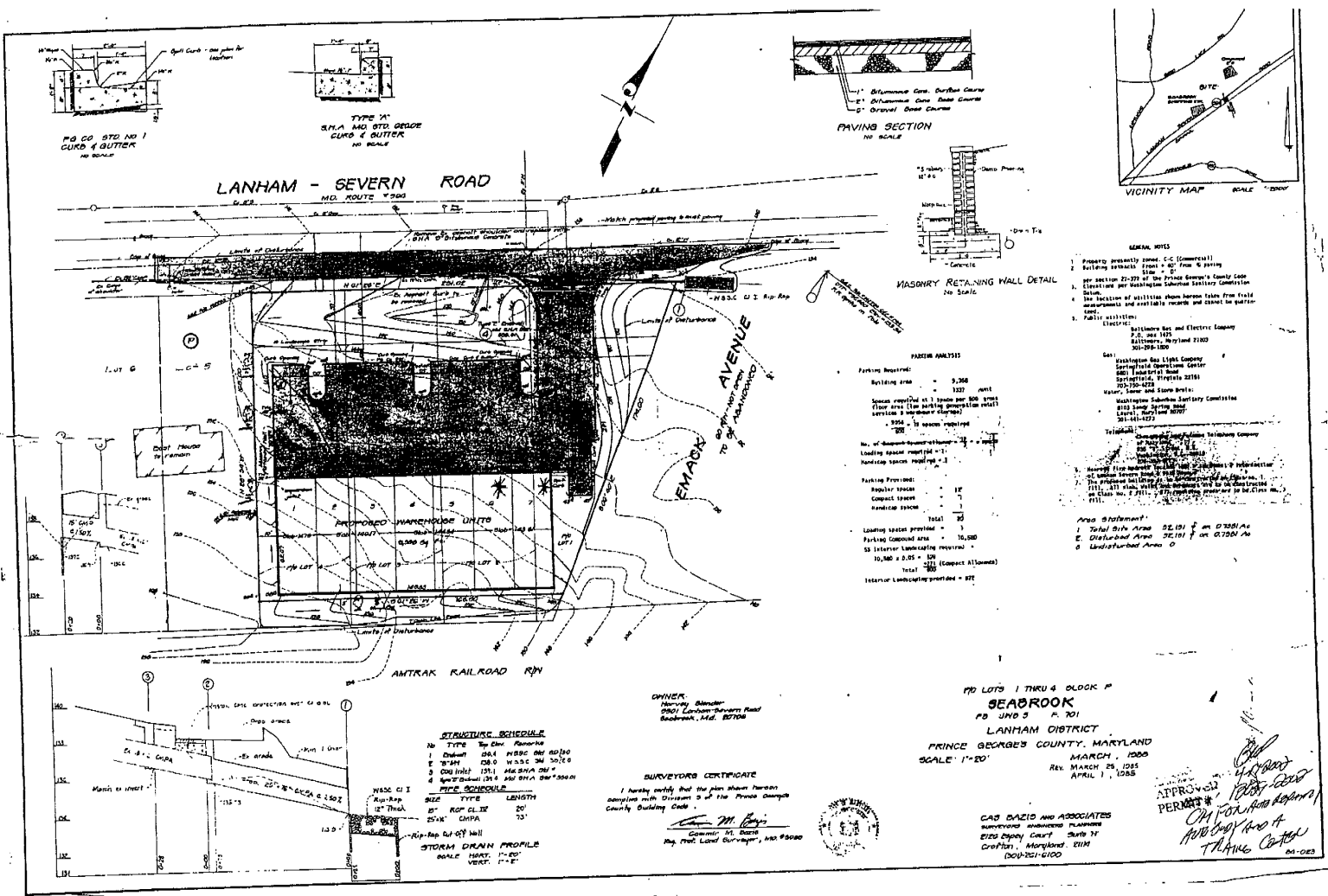
TABLE 1: *(Table content is illegible due to image quality)*

TABLE 2: *(Table content is illegible due to image quality)*

SHEET 1A-10
PARKING ANALYSIS
SLABROOK AND
"H.B. PROPERTIES"
LANHAM, DISTRICT
PRINCE GEORGES COUNTY, MD
DATE: MARCH, 1999
REV: 01-02-00
CAR DAZIS & ASSOCIATES
SURVEYORS & ENGINEERS, P.L.L.C.
2255 LEWIS DRIVE, SUITE 300
GREENSBORO, MARYLAND 21768
TEL: 301-320-2000

PERMITS:
1. 1959-14-0 OK for 1959
2. 1960-14-0 OK for 1960
3. 51389-83 OK for 1959-83
4. 11641-0222 OK for 1959-83
5. 11641-0222 OK for 1959-83
6. 11641-0222 OK for 1959-83
7. 11641-0222 OK for 1959-83
8. 11641-0222 OK for 1959-83
9. 11641-0222 OK for 1959-83
10. 11641-0222 OK for 1959-83





PARKING ANALYSIS

Building area = 3,360 sq ft
 Sealed area (1) = 122 sq ft
 Floor area (1) = 300 sq ft
 (See parking specification sheet)
 (See parking specification sheet)

Number of spaces required = 1
 Loading space required = 1
 Handicap space required = 1

Parking Provided:
 Regular spaces = 12
 Compact spaces = 7
 Handicap spaces = 1

Total = 20
 Loading spaces provided = 1
 Parking provided area = 10,000 sq ft
 50 Interior Landscaping required = 10,000 sq ft (Compact Allowed)

Total = 20
 Interior Landscaping provided = 20

GENERAL NOTES

- Property presently zoned C-1 (Commercial)
- Building setbacks shall be 10' from & setting per Section 22-101 of the Prince George's County Code
- Site plan shall be submitted to the Planning Commission for review
- The location of utilities shown herein taken from field measurements and available records and shown in quarter section
- Public utilities:
 Electric: Baltimore Gas and Electric Company
 2200 Mt. Vernon Rd.
 Baltimore, Maryland 21202
 301-955-1500
 Gas: Washington Gas Light Company
 Springfield Operations Center
 6851 Lakeside Blvd.
 Springfield, Virginia 22151
 703-756-9523
 Water, Sewer and Storm Drain: Washington Suburban Sanitary Commission
 8100 Long Green Road
 Gaithersburg, Maryland 20877
 301-441-4272

Area Statement:
 1. Total Site Area 22.00 ± ac @ 0.7281 Ac
 2. Disturbed Area 22.00 ± ac @ 0.7281 Ac
 3. Undisturbed Area 0

STRUCTURE SCHEDULE

No.	TYPE	Top Elev.	Remarks
1	Driveway	264'	NBDC 041 RD/20
2	W/S	250.0	W/S 20' ON NOTES
3	CONCRETE	125.1	MA SNA ON "
4	ASPH/CONCRETE	124.8	MA SNA ON " 20'00"

PIPE SCHEDULE

SIZE	TYPE	LENGTH
12" DIA	ASPH/CON	20'
24" DIA	CONCRETE	73'

STORM DRAIN PROFILE
 HORIZ. 1"=20'
 VERT. 1"=2'

OWNER:
 Stanley
 2901 Lanham-Severn Road
 Seabrook, MD 20706

SURVEYORS CERTIFICATE
 I hereby certify that the plan shown herein complies with Division 3 of the Prince George's County Building Code.

William M. Davis
 William M. Davis
 Reg. Prof. Land Surveyor, No. 9300

PD LOTS 1 THRU 4 BLOCK P
SEABROOK
 PD JNO 3 P. 701
 LANHAM DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND
 SCALE 1"=20'
 REV. MARCH 25, 1985
 APRIL 1, 1988

CAS BAZIO AND ASSOCIATES
 SURVEYORS AND ENGINEERS PLANNERS
 8120 EPOCH COURT SUITE 17
 CROFTON, MARYLAND 21114
 (301) 921-6100

APPROVED
 PERMIT #
 ON FOR HAS REPORT
 ADVISORY AND 4
 TRADING CENTER

M-NCPPC - REVISED BUILDING PERMIT(S) APPLICATION CHECK SHEET

PERMIT # 18348-2002

DATE REC'D 7-29-02

SION # 02

DIVISION	COMMENTS	ACTION
SUBDIVISION Prelim# 4- _____ Date: _____		DATE _____ NAME _____ Plat Date _____
TRANSPORTATION		DATE _____ NAME _____
URBAN DESIGN SP# _____ SDP# _____		DATE _____ NAME _____
		DATE _____ NAME _____
SHA		DATE _____ NAME _____
ENVIRONMENTAL PLANNING		DATE _____ NAME _____
PROPERTY ADDRESS		DATE _____ NAME _____
PERMITS APPROVED PERMIT #	OK fo. change from Uto to CUW for 60 seat auditorium Ref. # 8329110-2000	DATE _____ NAME <u>BEE</u>

Regional-National Capital
Building Commission





(PLEASE PRINT IN BLACK OR BLUE INK OR TYPE)

PRINCE GEORGE'S COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES - PERMITS SECTION
9400 PEPPER CORN PLACE, SUITE 800, LARGO, MD. 20774
APPLICATION FOR PLAN EXAMINATION AND PERMITTING

CASE # 1891802102

DATE 5/30/2002

ACTIVITY: (Circle option for permit desired)
Addition Fire Alarm
Alteration/Repair Fire Damage
Demolition Fire Suppression/Equipment

Central Interior/Exterior
 Grading/Rough/Final
 Installation
 Logging
 Mechanical
 New

New Building (Residential)
New Building (Non-Residential)
Rehabilitation

Sign (Building)
Sign (Ground)
Sprinkler

Use & Occupancy (Temporary)

Other: _____

Specify Type of Structure (i.e., Deck, Fence, Garage, Pool, Roof, Shed, Tank):

SITE USE:
(i.e., Apartment, Bank, Car Wash, Church, Office, etc.)

Warehouse

SITE INFORMATION:

9405-9407 Lanham St
Site Address
Seabrook Md 20706
City/Town

Lot: _____ Block: _____ Parcel: _____
Unit: _____ Bid: _____
20706
Zip Code

Project/Trade Name
Subdivision
Land Property Tax Account #: 2174209

Est. Cont. Cost: \$ 180.00
Existing Use: Warehouse
Proposed Use: Warehouse
Height: _____ (ft) Width: _____ (ft)
Depth: _____ (ft) Fl. Area: _____ (sq/ft)
Total Site Area: _____ [acres / square feet]
Disturbed Area: _____ [acres / square feet]

OWNER:
Name: Faithless Contract Associates

OCCUPANT:
Name: Raymond Holly

CONTRACTOR:
Name: Raymond Holly

ENG./ARCH:
Name: _____

Company Name: 2294 Blomons Island

Company Name: Magers Suckerman

Company Name: Mary L Cuddeback

Company Name: _____

Address: 2294 Blomons Island

Address: 9405-9407 Lanham St

Address: 9405 Lanham St

Address: _____

City, State, Zip: 418 890 0197

City, State, Zip: 301 731 8826

City, State, Zip: 301 731 7199

City, State, Zip: _____

Phone #: _____

Phone #: _____

Phone #: _____

Phone #: _____

Phone #: _____

Phone #: _____

Phone #: _____

Phone #: _____

Phone #: _____

Phone #: _____

Phone #: _____

Phone #: _____

APPLICANT: Raymond Holly

APPLICANT: Magnum Builders

APPLICANT: Raymond Holly

APPLICANT: _____

Signature: _____

Signature: _____

Signature: _____

Signature: _____

APPROVED PERMIT # _____
Date: 5/20/02

DATE: 5/20/02
DATE: 5/20/02

M-NCPPC - BUILDING PERMIT(S) APPLICATION CHECK SHEET

PERMIT NO. 18348-2002

USE: U+O - Warehouse

DATE RECV'D 6-3-02

REQUIREMENTS:

DIVISION	COMMENTS	ACTION
SUBDIVISION Prelim# 4- _____ Date: _____		DATE _____ NAME _____ Plat Date _____
TRANSPORTATION		DATE _____ NAME _____
URBAN DESIGN SP# _____ SDP# _____		DATE _____ NAME _____
		DATE _____ NAME _____
SHA		DATE _____ NAME _____
ENVIRONMENTAL PLANNING		DATE _____ NAME _____
PROPERTY ADDRESS		DATE _____ NAME _____
PERMITS	The Maryland-National Capital Park and Planning Commission APPROVED OK U+O For PERMIT # warehouse - auditorium for 60 seats	DATE _____ NAME <u>BAP</u>