

# Health Dept

Permits: 410-313-2455  
 Inspections: 410-313-1810  
 Automated Line: 410-313-3800

Howard County Building/Fire Permit Application  
 Department of Inspections, Licenses & Permits  
 3430 Court House Drive  
 Ellicott City, MD 21043

Permit Number:

B12001648

13075 612000136

Building Address: 13110 Greenberry Lane  
Clarksville MD 21029

Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_

Census Tract: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: \_\_\_\_\_

Tax Map: 28 Parcel: 403 Grid: \_\_\_\_\_

Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: 3.67 ACRES

Existing Use: Single Family Lot

Proposed Use: Single Family House

Estimated Construction Cost: \$ 240K

Description of Work: New single story house

Occupant or Tenant: owner

Was tenant space previously occupied?  Yes  No

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Property Owner's Name: Barnsley Williams

Address: 13110 Greenberry Lane

City: Clarksville State: MD Zip Code: 21029

Home Phone: 410-531-1994 Work Phone: 443-912-0001

Applicant's Name & Mailing Address, (If other than stated herein): \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Contractor Company: Birmingham Design Mgmt. Inc.

Contact Person: Vincent Birmingham

Address: P.O. Box 763

City: Westminster State: MD Zip Code: 21158

License No.: \_\_\_\_\_

Phone: 410-751-6439 Fax: 410-751-6439

Email: 410-259-0601  
birminghamdesign@comcast.net

Engineer/Architect Company: \_\_\_\_\_

Responsible Design Prof.: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

BUILDING DESCRIPTION - COMMERCIAL	
Building Characteristics	Utilities
Height:	<u>Water Supply</u>
No. of stories:	<input type="checkbox"/> Public
Gross area, sq. ft./floor:	<input type="checkbox"/> Private
	<u>Sewage Disposal</u>
Area of construction (sq. ft.):	<input type="checkbox"/> Public
	<input type="checkbox"/> Private
Use group:	Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No
	Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No
	<u>Heating System</u>
<u>Construction type:</u>	<input type="checkbox"/> Electric <input type="checkbox"/> Oil
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas
<input type="checkbox"/> Structural Steel	
<input type="checkbox"/> Masonry	<u>Sprinkler System:</u>
<input type="checkbox"/> Wood Frame	<input type="checkbox"/> N/A
<input type="checkbox"/> State Certified Modular	<input type="checkbox"/> Full
<input checked="" type="checkbox"/> <u>Roadside Tree Project Permit</u>	<input type="checkbox"/> Partial
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Other Suppression
<u>Roadside Tree Project Permit #</u>	No. of Heads:

BUILDING DESCRIPTION - RESIDENTIAL	
Building Characteristics	Utilities
<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	<u>Water Supply</u>
	<input type="checkbox"/> Public
<u>Depth</u> <u>Width</u>	<input checked="" type="checkbox"/> Private
1 <sup>st</sup> floor:	
2 <sup>nd</sup> floor:	<u>Sewage Disposal</u>
Basement:	<input type="checkbox"/> Public
<input type="checkbox"/> Finished Basement	<input checked="" type="checkbox"/> Private
<input checked="" type="checkbox"/> Unfinished Basement	Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Crawl Space	Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Slab on Grade	<u>Heating System</u>
No. of Bedrooms: <u>3</u>	<input checked="" type="checkbox"/> Electric
<u>Multi-family Dwelling</u>	<input type="checkbox"/> Oil
No. of efficiency units:	<input type="checkbox"/> Natural Gas
No. of 1 BR units:	<input type="checkbox"/> Propane Gas
No. of 2 BR units:	
No. of 3 BR units:	
Other Structure:	
Dimensions:	
Footings:	<input checked="" type="checkbox"/> <u>Roadside Tree Project Permit</u>
Roof:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> State Certified Modular	<u>Roadside Tree Project Permit #</u>
<input type="checkbox"/> Manufactured Home	

I HEREBY CERTIFY AND AGREE 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 HOWARD 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.

Applicant's Signature: [Signature] Print Name: Vincent Birmingham

Email Address: birminghamdesign@comcast.net Date: 5/11/12

Title/Company: Pres. Birmingham Design Mgmt. Inc.

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

\*\*PLEASE WRITE NEATLY & LEGIBLY\*\*

**-FOR OFFICE USE ONLY-**

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Planning Officials	<u>5/30/12</u>	
PSZA (Zoning)		
PSZA (Engineering)		
Health		<u>[Signature]</u>
Fire Protection		

Is Sediment Control approval required for issuance?  Yes  No  
 CONTINGENCY CONSTRUCTION START  
 ONE STOP SHOP

DPZ SETBACK INFORMATION	
Front:	
Rear:	
Side:	
Side St.:	
All minimum setbacks met?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:	
SDP/Red-line approval date:	

Filing Fee	\$ <u>100.00</u>
Permit Fee	\$ <u>1254.96</u>
Tech Fee	\$ <u>125.50</u>
Excise Tax	\$ <u>6626.88</u>
PSFS	\$ <u>7582.68</u>
Guaranty Fund	\$ <u>50.00</u>
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$

Check 5776

Permits: 410-313-2455  
 Inspections: 410-313-1810  
 Automated Line: 410-313-3800

Howard County Building/Fire Permit Application  
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Census Tract: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: \_\_\_\_\_

Tax Map: **28** Parcel: **403** Grid: \_\_\_\_\_

Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: **3.67 ACRES**

Existing Use: **Single Family Lot**

Proposed Use: **Single Family House**

Estimated Construction Cost: \$ **240K**

Description of Work: **New single story house**

Occupant or Tenant: **owner**

Was tenant space previously occupied?  Yes  No

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Property Owner's Name: **Barnsley Williams**

Address: **13110 Greenberry Lane**

City: **Clarksville** State: **MD** Zip Code: **21029**

Home Phone: **410-531-1994** Work Phone: **443-812-0001**

Applicant's Name & Mailing Address, (if other than stated herein): \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Contractor Company: **Birmingham Design Mgmt. Inc.**

Contact Person: **Vincent Birmingham**

Address: **P.O. Box 763**

City: **Westminster** State: **MD** Zip Code: **21158**

License No.: \_\_\_\_\_

Phone: **410-751-6439** Fax: **410-751-6439**

Email: **410-259-0601**  
**birminghamdesign@comcast.net**

Engineer/Architect Company: \_\_\_\_\_

Responsible Design Prof.: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

BUILDING DESCRIPTION - COMMERCIAL	
Building Characteristics	Utilities
Height: _____	_____
No. of stories: _____	_____
Gross Area: _____	_____
Use: _____	_____
<input type="checkbox"/> R	_____
<input type="checkbox"/> S	_____
<input type="checkbox"/> M	_____
<input type="checkbox"/> V	_____
<input type="checkbox"/> S	_____
<p><b>Need entrance permit</b></p>	
Roadside Tree Project Permits: _____	

BUILDING DESCRIPTION - RESIDENTIAL	
Building Characteristics	Utilities
<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	<u>Water Supply</u>
Depth: _____ Width: _____	<input type="checkbox"/> Public
1 <sup>st</sup> floor: _____	<input checked="" type="checkbox"/> Private
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<input checked="" type="checkbox"/> Unfinished Basement	Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No
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<input checked="" type="checkbox"/> Slab on Grade	<u>Heating System</u>
No. of Bedrooms: <b>3</b>	<input checked="" type="checkbox"/> Electric
<u>Multi-family Dwelling</u>	<input type="checkbox"/> Oil
No. of efficiency units: _____	<input type="checkbox"/> Natural Gas
No. of 1 BR units: _____	<input type="checkbox"/> Propane Gas
No. of 2 BR units: _____	
No. of 3 BR units: _____	
Other Structure: _____	
Dimensions: _____	
Footings: _____	<input checked="" type="checkbox"/> Roadside Tree Project Permit
Roof: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> State Certified Modular	<u>Roadside Tree Project Permit #</u>
<input type="checkbox"/> Manufactured Home	

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 HOWARD 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.

Applicant's Signature: **[Signature]** Print Name: **Vincent Birmingham**

Email Address: **birminghamdesign@comcast.net** Date: **5/11/12**

Title/Company: **Pres. / Birmingham Design Mgmt. Inc.**

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY  
 \*\*PLEASE WRITE NEATLY & LEGIBLY\*\*  
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AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health		<b>[Signature]</b>
Fire Protection		

Is Sediment Control approval required for issuance?  Yes  No  
 CONTINGENCY CONSTRUCTION START  
 ONE STOP SHOP

DPZ SETBACK INFORMATION
Front: _____
Rear: _____
Side: _____
Side St.: _____
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone: _____
SDP/Red-line approval date: _____

Filing Fee	\$ <b>100.00</b>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <b>50.00</b>
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$

**Check 5776**



Exhibit A



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

[www.howardcountymd.gov](http://www.howardcountymd.gov)

FAX 410-313-3467

TDD 410-313-2323

June 13, 2012

Robert B. Williams  
8386 Court Avenue  
Ellicott City, Maryland 21043

RE: "Greenberry Lane Parcel"  
Tax Map 28, Grid 09, Parcel 403  
(the "Property")

Dear Mr. Williams:

I am writing in response to your request dated May 16, 2012, regarding the Property referenced above. You ask whether the Property is a legal "buildable lot". You submitted several deeds and plans as documentation for the creation of the Property.

This Division has evaluated the materials you submitted with your letter, and we are unable to confirm the validity of the Property from a Zoning Regulations and Subdivision and Land Development Regulations perspective. As you noted in your materials, in 1971 there were clearly two parcels; a 14.56 acre parcel and a 8.84 acre parcel as specified in a deed recorded in Liber 554 Folio 49, for a total of 23.40 acres. The 1989 Tax Map clearly labels the overall land area as 23.40 acres and provides a reference to the same deed recorded in Liber 554 Folio 49. Later in 1994, through an adjoinder transfer deed, the land area of the larger of the two parcels was increased so that it became 20.96 acres. This would have meant that at that time, the remainder would have been less than three acres, and in 1994 the minimum lot size for a non-cluster lot was three acres. Subsequent deeds did increase the size of the remainder through additional transfers, but it appears that the Property became invalid as a solely deeded parcel in 1994.

Based on this, at this time we do not consider the Property to be a buildable lot, and this Division will not grant authorization on a building permit for a single-family detached dwelling on the Property. This determination is based on the information submitted by you, and may be subject to change if additional information is provided to substantiate the legal creation of the Property. If you have additional questions, please contact me at 410-313-4344 or at [blalush@howardcountymd.gov](mailto:blalush@howardcountymd.gov).

Sincerely,

J Robert Lalush, Planning Supervisor  
Division of Public Service  
and Zoning Administration

JRL:jrl

cc: Tony LaRose  
Annette Merson

Exhibit B

To: "Lalush, Bob" <[blalush@howardcountymd.gov](mailto:blalush@howardcountymd.gov)>, "jacob hikmat" <[jacobhikmat@yahoo.com](mailto:jacobhikmat@yahoo.com)>

Date: Wednesday, June 27, 2012, 12:06 PM

Then let's start with that. Jacob, can you submit to Bob a complete deed history and diagrams of the various transfers? Following Bob's review of that we can decide if a meeting would be needed.

---

**From:** Lalush, Bob  
**Sent:** Wednesday, June 27, 2012 10:41 AM  
**To:** jacob hikmat; Hamilton, Cindy  
**Subject:** RE: 13075 Greenberry permit, Williams Property

Just so you know, I did not deny anything and certainly not a building permit. I could not conclude that the parcel is a legally created lot based on the deed records submitted to me, plus some deeds I found online. I am unsure what good a meeting is, really. A plat showing the history of the parcel and the transfers of land that happened would be much more useful.

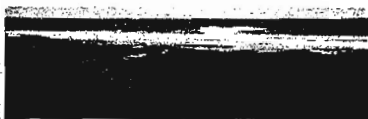
J Robert Lalush

Division of Public Service and Zoning Administration

Howard County Department of Planning and Zoning

410-313-4344

[blalush@howardcountymd.gov](mailto:blalush@howardcountymd.gov)

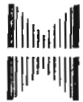


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**From:** jacob hikmat [<mailto:jacobhikmat@yahoo.com>]  
**Sent:** Wednesday, June 27, 2012 10:32 AM  
**To:** Hamilton, Cindy; Lalush, Bob  
**Subject:** 13075 Greenberry permit, Williams Property

Good morning Cindy, Bob

Exhibit C



**MILDENBERG,**

**BOENDER & ASSOC., INC.**

Engineers

Planners

Surveyors

6800 Deerpath Rd., Suite 150, Elkridge, Maryland 21075 (410)997-0296 Bk. (410)997-0298 Fax

July 6, 2012

Mr. Robert Lalush, Planning Supervisor  
Division of Public Service and Zoning Admin.  
Howard County Department of Planning and Zoning  
3430 Courthouse Drive  
Ellicott City, Maryland 21043

**RE: Greenberry Lane Parcel  
Tax Map 28, Grid 09, Parcel 403**

This letter is in response to your June 13, 2012 (and Tony La Rossa's April 19, 2012) correspondence regarding the above referenced project.

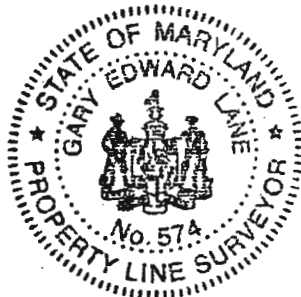
Jacob Hikmat and I met with Robert Williams regarding one of the deeds to this property (referenced in your letter) Liber 554, folio 49. Mr. Williams created this deed based on a steel chain only survey performed by him and his father in 1971. After careful review of recorded plat #18548, dated September 27, 2006 (attached) and a boundary survey (attached) performed on November 12, 2007 by Mildenberg & Boender Associates, Inc., I believe that the total area of the combined two properties is 24.23 acres. The area of Parcel 403 is 3.67 acres.

The true test of a deed is being able to "place the calls on the ground". In this case, you cannot. The referenced deed states 14.56 acres, when it should state 17.83 acres; therefore, this deed is invalid.

Should you have further questions regarding this matter, do not hesitate to contact me.

Very truly yours,  
Mildenberg, Boender & Associates, Inc.

Gary E. Lane, R.P.L.S.  
Surveyor





HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

[www.howardcountymd.gov](http://www.howardcountymd.gov)

FAX 410-313-3467

TDD 410-313-2323

July 19, 2012

Robert B. Williams  
13110 Greenberry Lane  
Clarksville, Maryland 21029

RE: "Greenberry Lane Parcel"  
Tax Map 28, Grid 09, Parcel 403  
(the "Property")

Dear Mr. Williams:

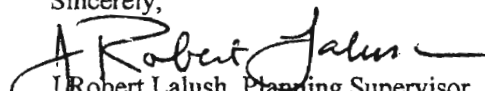
This is an updated response to your original request dated May 16, 2012, regarding the Property referenced above. You asked whether the Property is a legal "buildable lot". You submitted several deeds and plans as documentation for the creation of the Property.

In our original response this Division was unable to confirm the validity of the Property from a Zoning Regulations and Subdivision and Land Development Regulations perspective. As you had noted in your original materials, in 1971 there were two parcels; a 14.56 acre parcel and a 8.84 acre parcel as specified in a deed recorded in Liber 554 Folio 49, for a total of 23.40 acres. Later in 1994, through an adjoinder transfer deed, the land area of the larger of the two parcels was increased so that it became 20.96 acres. As we had concluded in our original response, in this case the remainder would have been less than three acres, and because the minimum lot size for a non-cluster lot was three acres that would have invalidated the remainder as a deeded lot.

On July 6, 2012, we received updated surveying information related to the Property in a letter from Gary E. Lane of Mildenberg, Boender & Associates, Inc. In this letter, Mr. Lane explained that the original surveying method used to arrive at the acreage for the two properties was inexact, and that the acreage for the larger of the two parcels was actually supposed to be 17.83 acres. This means that when the larger of the two parcels was increased in 1994, the remainder would still have been greater than three acres. Mr. Lane included a survey plat of the properties with his letter, and this indicates that the area of the Property is currently 3.67 acres. Based on this new information, we consider the Property to be a valid lot for which this Division will grant authorization on a building permit for a single-family detached dwelling, but only if the dwelling fully complies with the current bulk regulations for the RR District.

The Property may still be subject to access or plan approval requirements before a building permit may be issued. A building permit application for a single-family detached dwelling on the Property will not be given zoning authorization unless a copy of this letter is submitted with the application. If you have additional questions, please contact me at 410-313-4344 or at [blalush@howardcountymd.gov](mailto:blalush@howardcountymd.gov).

Sincerely,

  
J. Robert Lalush, Planning Supervisor  
Division of Public Service  
and Zoning Administration

JRL:jrl

cc: Annette Merson

*Law Offices*  
**WILLIAMS AND HANSON**

8386 COURT AVENUE

ELLICOTT CITY, MARYLAND 21043

ROBERT B. WILLIAMS  
JAMES S. HANSON

TELEPHONE  
(410) 465-5366  
FAX  
(410) 750-3592

Call 443 745-0388  
Home 410-531-3237

July 25, 2012

Shari Logan,  
Acting Chief,  
Department of Inspections, Licenses and Permit  
George Howard Building  
3430 Courthouse Drive  
Ellicott City, MD 21043

RE: Building Permit #B 12001648  
Grading Permit #G 12000136  
13075 Greenberry Lane, formerly  
13110 Greenberry Lane

Dear Ms. Logan,

Please be advised that I represent Barnsley C. Williams. He is also my son. I devised to Barnsley a lot on Greenberry Lane, Clarksville, MD., and Barnsley applied for a permit to build his home. This lot is adjacent to our family farm.

Midway thru this process the Department of Planning and Zoning sent me a letter in which the size and history of the lot was questioned. See copy of letter attached hereto and marked Exhibit A. Mr. LaLush was contacted and per email Marked Exhibit B, he said that the permit was not denied and additional information was needed.

At this time for reasons unknown the permit was cancelled or revoked by your Department.

I then retained a Mildenberg Boender and Associates to research and reply to letter, marked Exhibit A, from Planning and Zoning.

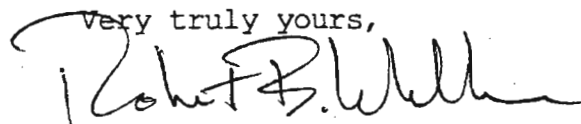
Gary E. Lane, R.P.S.L. investigated the matter and determined that the lot contained 3.67 acres and met the requirements of a buildable lot. See attached letter from Mildenberg Boender to Planning and Zoning, marked Exhibit C.

As a result of this letter Planning and zoning has now

determined that the lot is buildable. See attached original letter from J. Robert LaLash.

Therefore, I am now requesting that the Permit referred to above be reinstated. I submit that Planning and zoning never determined that the lot was nonconforming or unbuildable, but only wanted more information.

If you have any questions in this regard please don't hesitate to contact me.

Very truly yours,  
  
ROBERT B. WILLIAMS,

Enc.

Cc: Barnsley Williams



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

[www.howardcountymd.gov](http://www.howardcountymd.gov)

**RECEIVED**

FAX 410-313-3467  
TDD 410-313-2323

June 8, 2012

JUN 12 2012

Robert B. Williams  
8386 Court Avenue  
Ellicott City, Maryland 21043

**LICENSES & PERMITS  
DIVISION**

RE: "Greenberry Lane Parcel"  
Tax Map 28, Grid 09, Parcel 403  
(the "Property")

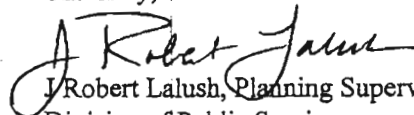
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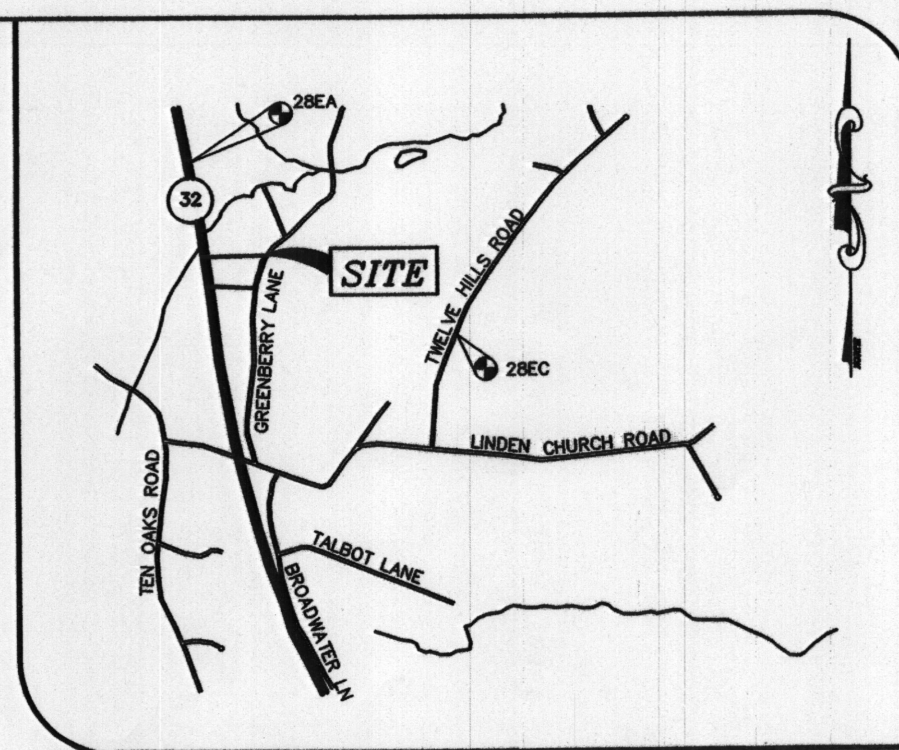
Based on this, at this time we do not consider the Property to be a buildable lot, and this Division will not grant authorization on a building permit for a single-family detached dwelling on the Property. This determination is based on the information submitted by you, and may be subject to change if additional information is provided to substantiate the legal creation of the Property. If you have additional questions, please contact me at 410-313-4344 or at [blalush@howardcountymd.gov](mailto:blalush@howardcountymd.gov).

Sincerely,

  
Robert Lalush, Planning Supervisor  
Division of Public Service  
and Zoning Administration

JRL:jrl

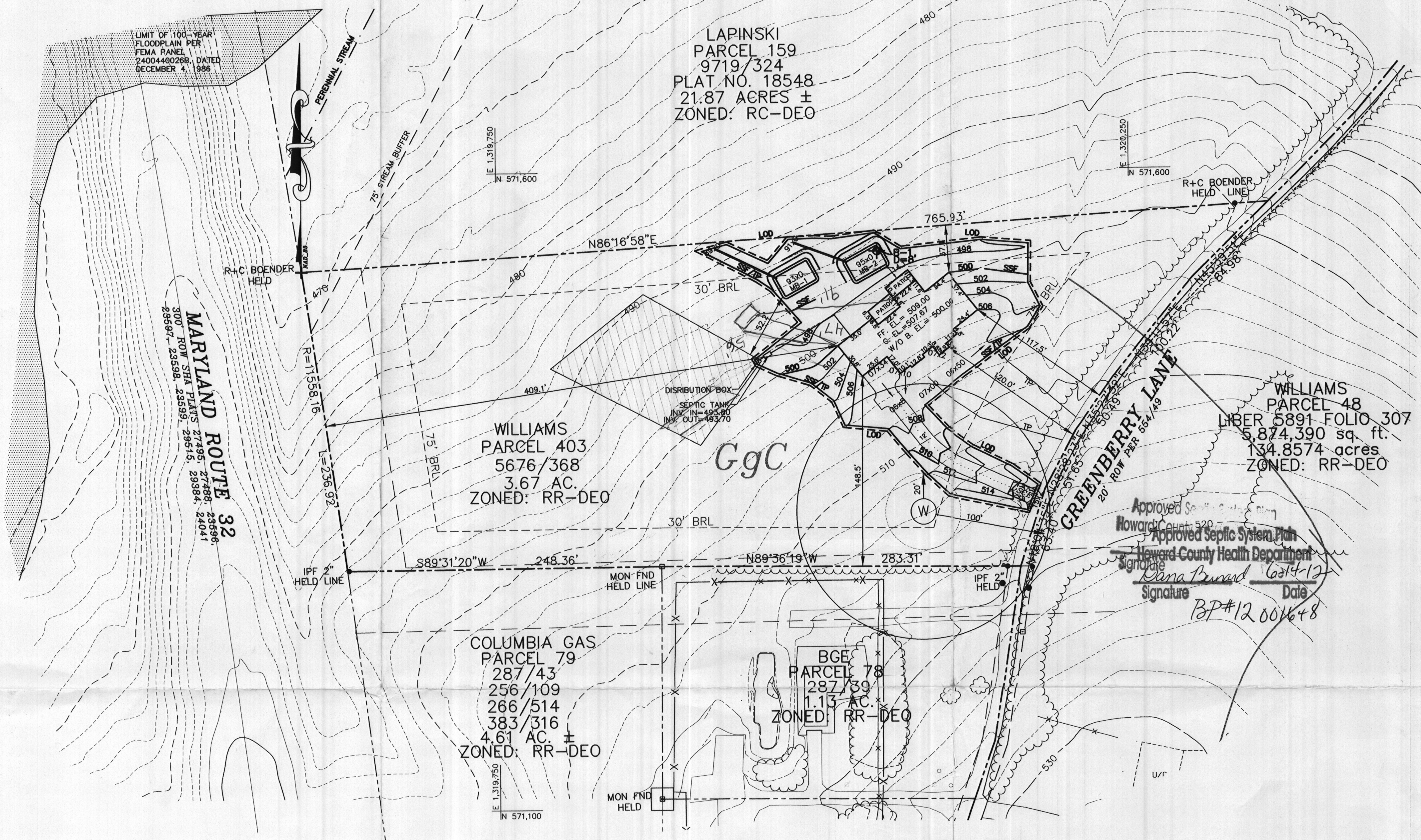
cc: Tony LaRose  
Annette Merson



VICINITY MAP  
 SCALE: 1" = 2000'

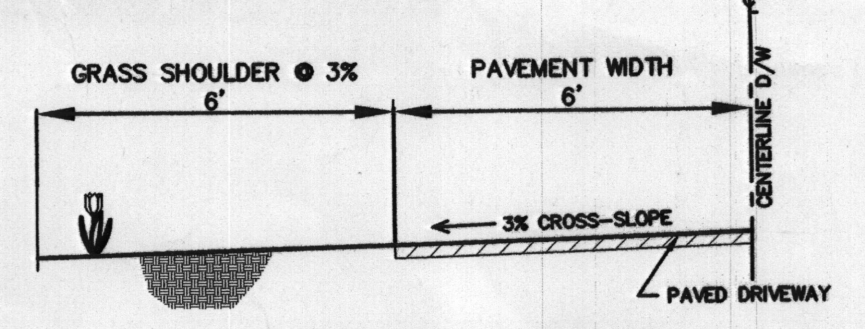
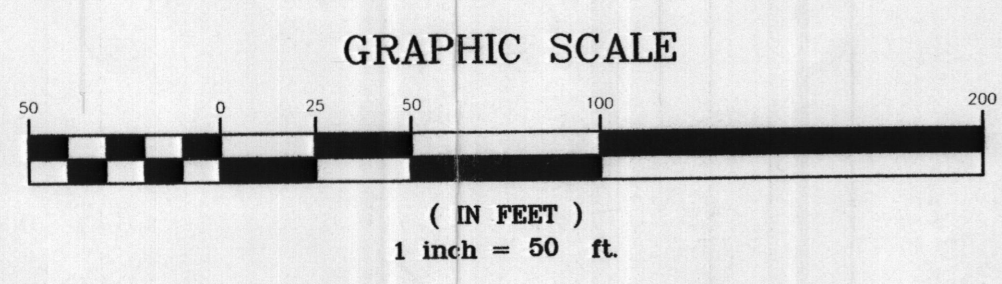
**NOTES:**

1. SITE ANALYSIS DATA:  
 LOCATION: TAX MAP: 28 PARCEL: 403  
 ELECTION DISTRICT: FIFTH  
 ZONING: RR-DEO  
 TOTAL AREA: 3.67 AC.±  
 LIMIT OF DISTURBED AREA: 0.69 AC.±  
 PROPOSED USE FOR SITE: RESIDENTIAL  
 TOTAL NUMBER OF UNITS: 1  
 TYPE OF PROPOSED UNIT: SFD  
 DEED REFERENCE: 5676/368
2. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 28EA & 28EC  
 STA. No. 28EA N 57158.9652 E 1319400.6816 EL. 485.012  
 STA. No. 28EC N 570757.1270 E 1322274.7252 EL. 533.838
3. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (COUNCIL BILL 45-2003). DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING/GRADING PERMIT.
4. SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON THESE LOTS.
5. THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 RESIDENTIAL INFILL DEVELOPMENT OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPERS OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
6. PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH, 2007 BY GREGORY SCOTT SHANABARGER
7. TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED ON OR ABOUT MARCH, 2007 BY GREGORY SCOTT SHANABARGER
8. THIS PROJECT IS EXEMPT FROM THE FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE.
9. THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
10. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW PAVING OR STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
11. THE EXISTING WELL(S) SHOWN ON THIS PLAN (IDENTIFIED WITH THE ATTACHED WELL TAG NUMBER EX (10-95-249)) HAS BEEN LOCATED BY MILDENBERG, BOENDER AND ASSOCIATES, INC. PROFESSIONAL LAND SURVEYOR AND IS ACCURATELY SHOWN.



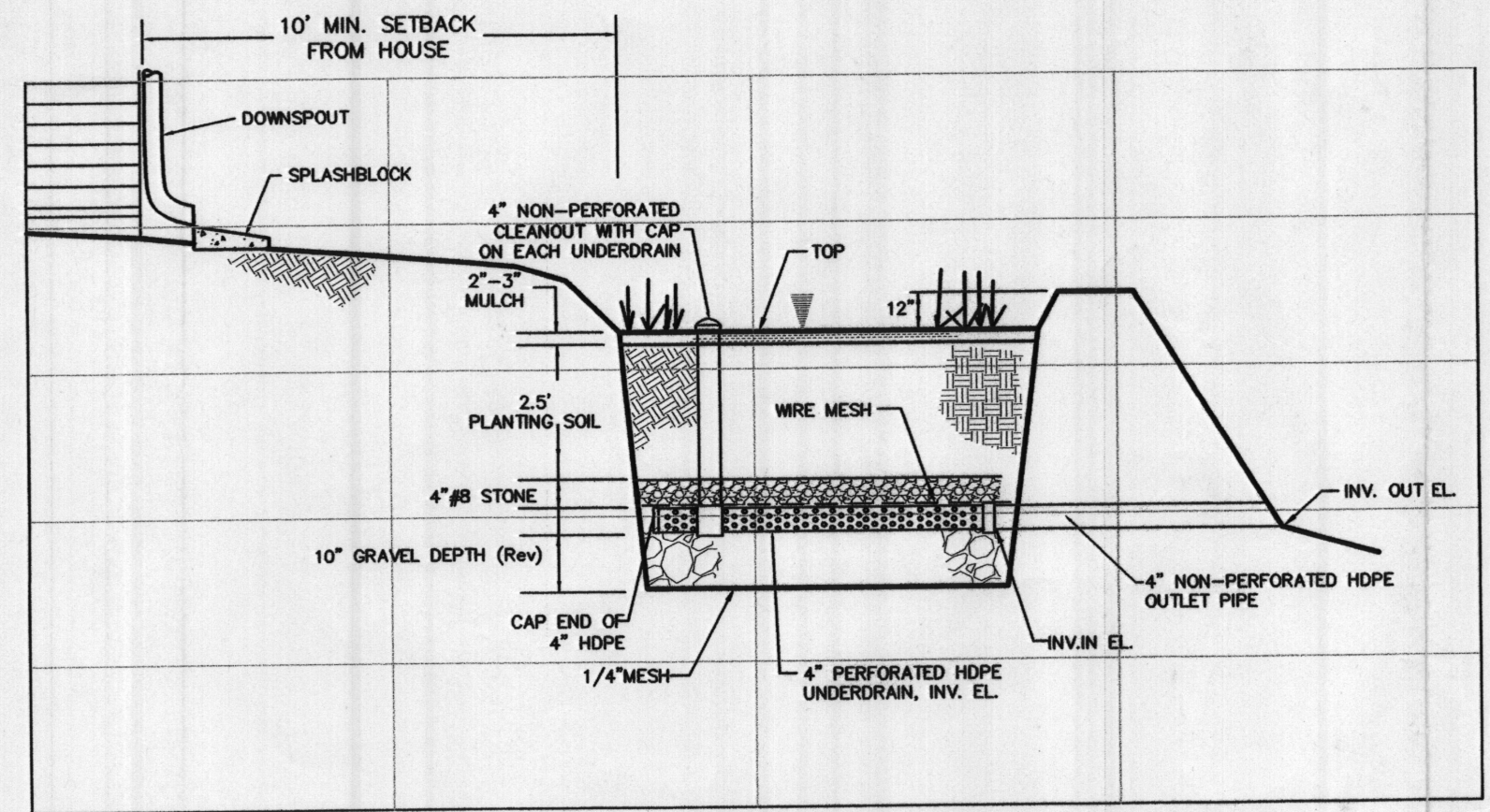
Approved Septic System Plan  
 Howard County Health Department  
 Signature: *Sana Boud* Date: *6/14/12*  
 BP#12001648

THE ENTIRE PROPERTY IS LOCATED WITHIN FLOODZONE 'C' PER FEMA PANEL 2400440026B, DATED DECEMBER 4, 1986.



DRIVEWAY CROSS SECTION TREATED BY NON ROOFTOP DISCONNECTION  
 NTS

NOTE: THE TOTAL AREA OF DISTURBANCE EQUALS 29,900 SQ.FT. THE LOT IS MORE THAN 2 ACRES, AND IS NOT PART OF A SUBDIVISION OF MORE THAN 4 LOTS, THEREFORE THE STANDARD SEDIMENT CONTROL PLAN WILL BE UTILIZED.



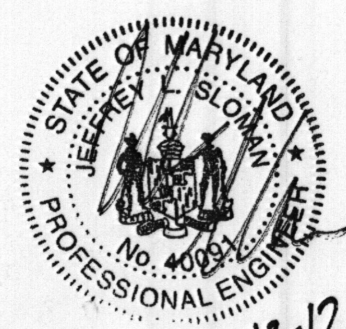
TYPICAL MICRO-BIORETENTION PROFILE

**SOILS DESCRIPTION**

GgC (B) ENTIRE SITE IS GLENELG LOAM 8% TO 15% SLOPES

**MICRO-BIORETENTION SCHEDULE**

FACILITY	TOP EL. (A)	TOP OF BERM (B)	INV. IN (C)	INV. OUT (D)
MB-1	493.00	494.00	489.75	489.00
MB-2	495.00	496.00	491.75	491.00



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40091, EXP DATE 2/13/13.

**OWNER**  
 ROBERT B. WILLIAMS  
 13110 GREENBERRY LANE  
 CLARKSVILLE, MD 21029  
 (410) 531-1994

WILLIAMS PROPERTY

TAX MAP 28 - PARCEL 403  
 HOWARD COUNTY, MARYLAND  
 FIFTH ELECTION DISTRICT

PILOT PLAN

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 6800 Deerpath Road, Suite 150, Elkridge, MD 21075  
 (410) 997-0236 Balt. (410) 997-0238 Fax