

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:

B12002825

Building Address: 13370 GRAY STAFFO COURT
SYKESVILLE MD

Suite/Apt. # _____ SDP/WP/BA #: _____

Census Tract: _____ Subdivision: ANNANDALE

Section: 2 Area: _____ Lot: 12

Tax Map: 9 Parcel: P10 302 Grid: 14

Zoning: RC-PED Map Coordinates: _____ Lot Size: _____

Property Owner's Name: WILLIAM E. AND LORI [unclear]
 Address: 13370 GRAY STAFFO COURT FRASERVALE, MD

City: SYKESVILLE State: MD Zip Code: 21784

Home Phone: 443-285-1737 Work Phone: _____

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

Phone: _____ Fax: _____

Email: _____

Existing Use: RESIDENTIAL SFD

Proposed Use: RESIDENTIAL SFD w/ GARAGE

Estimated Construction Cost: \$ 25,000.00

Description of Work: ADD A TWO CAR GARAGE
31X29 ATTACHED

Contractor Company: TOMLIN HOMES LLC
 Contact Person: BRIAN TOMLIN
 Address: 341 MARGARET ROAD
 City: WESTMINSTER State: MD Zip Code: 21157
 License No.: 95699
 Phone: 410-984-2075 Fax: _____

Email: _____

Occupant or Tenant: _____

Was tenant space previously occupied? Yes No

Contact Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Fax: _____

Email: _____

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>Construction type:</u>	<u>Heating System</u>
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Electric <input type="checkbox"/> Oil
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas
<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"/> Roadside Tree Project Permit	<input type="checkbox"/> Partial
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Other Suppression
Roadside Tree Project Permit #	No. of Heads:

BUILDING DESCRIPTION - RESIDENTIAL	
Building Characteristics	Utilities
<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	<u>Water Supply</u>
Depth: <u>31</u> Width: <u>29</u>	<input type="checkbox"/> Public
1 st floor:	<input checked="" type="checkbox"/> Private
2 nd floor:	<u>Sewage Disposal</u>
Basement:	<input type="checkbox"/> Public
<input type="checkbox"/> Finished Basement	<input checked="" type="checkbox"/> Private
<input 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 type="checkbox"/> Slab on Grade	<u>Heating System</u>
No. of Bedrooms:	<input 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	Roadside Tree Project Permit #
<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: BRIAN TOMLIN

Email Address: brian@tomlinhomesllc.com Date: 8-17-12

Title/Company: OWNER

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 PLEASE WRITE NEATLY & LEGIBLY
 FOR OFFICE USE ONLY

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
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? Yes No

Is Entrance Permit Required? Yes No

Historic District? Yes No

Lot Coverage for New Town Zone: _____

SDP/Red-line approval date: _____

Filing Fee	\$ 25.00
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$

M.O.

PLAN REVIEW DIVISION

SEP 04 2012

RECEIVED

To: Shari Logan

Chief of Licenses & Permits

From: Brian Tomlin

13370 Grinstead Ct.

Dear Shari,

We noticed on are Building permit submittal for permit # B12-002-825 that the dimensions are wrong on the plat we submitted earlier. We are now submitting a revision with correct dimensions for the garage addition. The new dimensions are 29'0 wide x 33'0 deep. We apologize for the error. Please contact us with any questions you may have.

Thank You,

Brian Tomlin

Tomlin Homes LLC

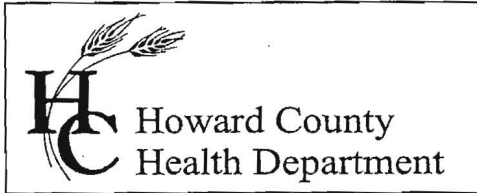
410-984-2075

CC: PTZ
DET
Heather

RECEIVED

AUG 30 2012

LICENSES & PERMITS
DIVISION



Bureau of Environmental Health
7178 Columbia Gateway Drive, Columbia MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Peter L. Beilenson, M.D., M.P.H., Health Officer

September 17, 2012

William Freeman
13370 Grinstead Court
Sykesville, MD 21784

RE: **Variance Approval**
13100 Clarksville Pike
Highland, MD 20772

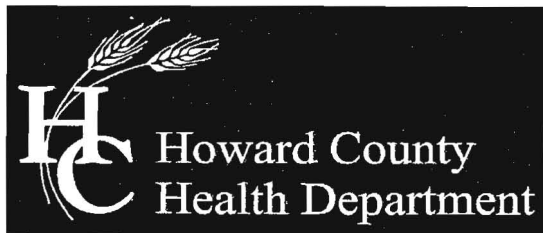
Dear Sir:

The Health Department has received your waiver request dated August 30, 2012 the above referenced property. This agency grants **approval** of the waiver to reduce the septic tank setback to six (6) feet from the proposed garage. Please be advised that it unlawful to dispose of chemical waste in the on-site sewage disposal system.

Any questions regarding this decision may be directed to the Well and Septic Program of the Howard County Health Department.

Respectfully,

Michael J. Davis, R.S.
Assistant Director
Bureau of Environmental Health



Bureau of Environmental Health

7178 Columbia Gateway Drive, Columbia, MD 21046-2147

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

Peter L. Beilenson, M.D., M.P.H., Health Officer

August 23rd, 2012

William and Lori Freeman
13370 Grinstead Court
Sykesville, MD 21784

Re: Building Permit #B12002825

Dear Mr. & Mrs. Freeman

This office has received the above referenced building permit application for a 2 car attached garage. At this time we are unable to recommend approval of your application. The following items must be addressed prior to permit approval by the Health Dept.:

- According to our records the proposed garage does not meet the setback from the existing septic tank. The required setback from a septic tank to a garage is 10 feet. The proposed garage is directly over the septic tank.

A septic permit for a tank replacement can be pulled from this office during business hours. The permit fee is \$165.00. Alternatively, please submit a revised location for the garage meeting the required setbacks.

Your building permit will remain on hold until all Health Dept. requirements are met. You may find more information regarding setback requirements on our website at www.hchealth.org under Environmental Health on the Well and Septic Program page. If you have any questions regarding this evaluation you may contact me at the Bureau of Environmental Health at 410-313-6287 or by e-mail at hscott@howardcountymd.gov.

Sincerely,

Heidi Scott, R.S.
Development Coordination Section
Well & Septic Program

Cc:
File

To: Mike Davis , Howard County Health Department

From: William Freeman
13370 Grinstead Ct
Sykesville, MD 21784

I am requesting a variance to allow placement of my new 2000 gallon septic tank 6 feet from a new garage. The new garage, existing garage, and last 24' of my house sit on a slab at ground level. The 6' distance will allow the tank to reside within my property line and be 7.5' back from the front of the new garage. The area in front of the tank sometimes gets driven over by my truck when backing my camper onto its parking spot. By setting the tank 6' from my garage wall, I can avoid ever driving over the new tank.

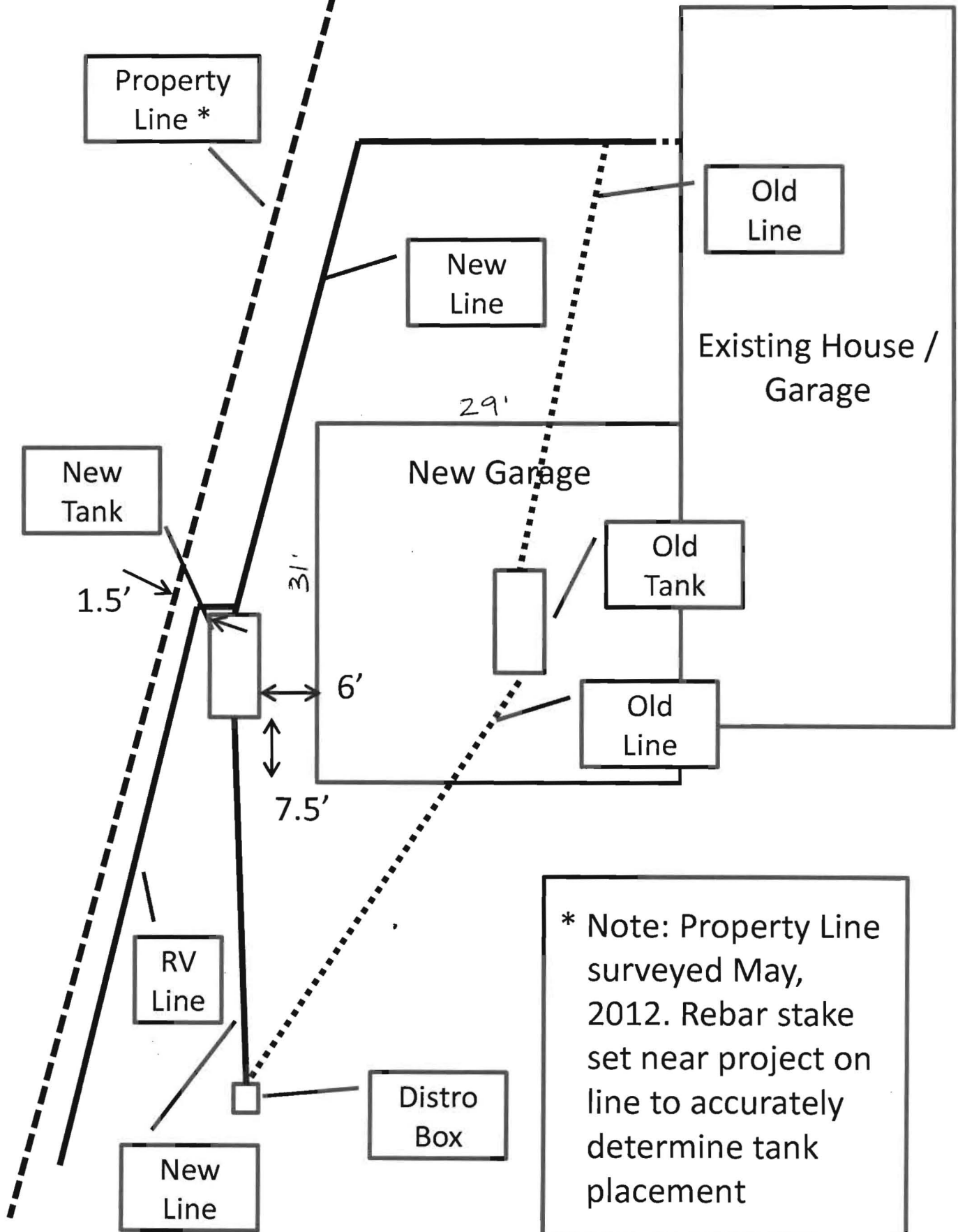
Thanks for your consideration.

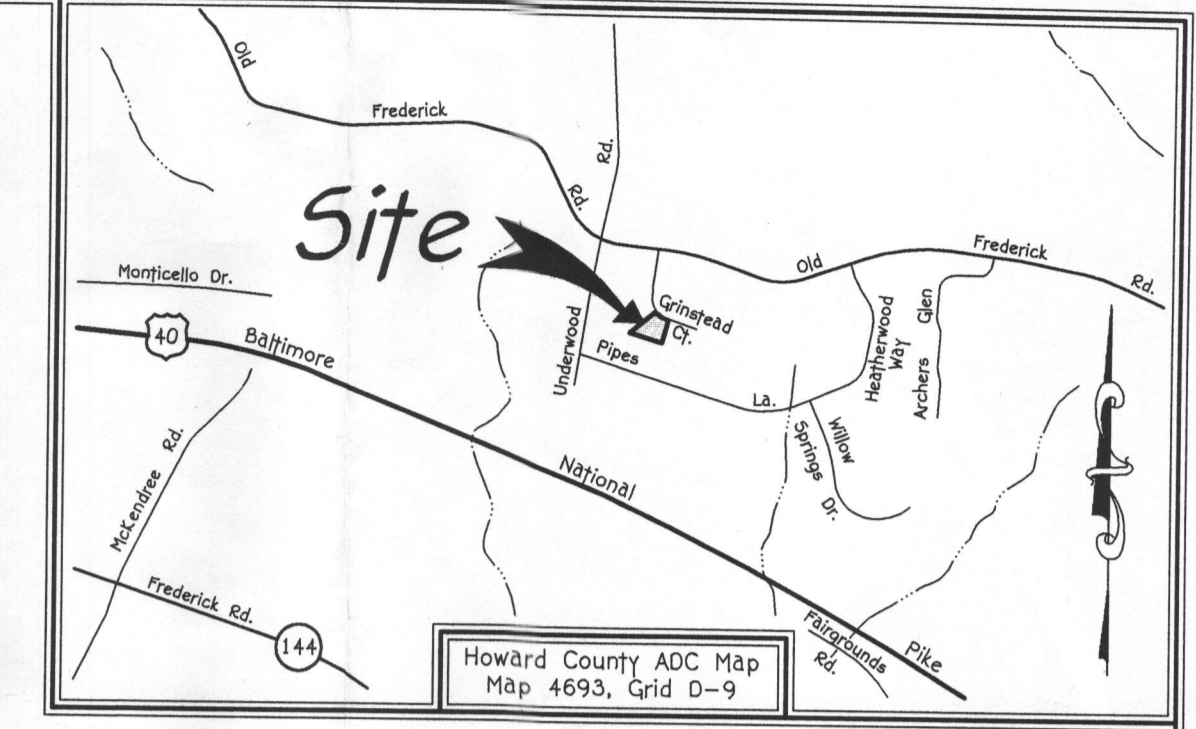


8/30/2012

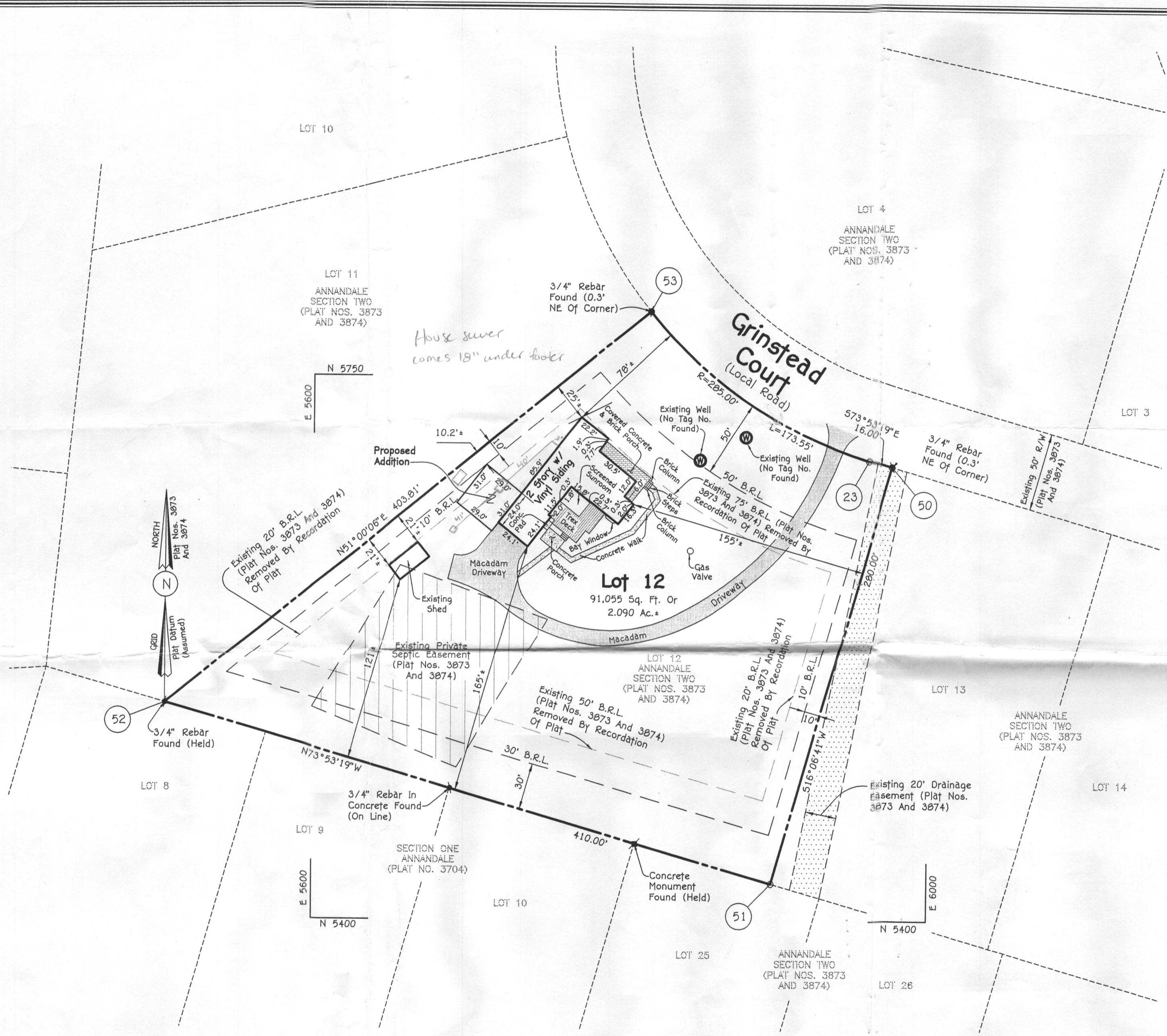
William E. Freeman.

William Freeman
13370 Grinstead Ct





Vicinity Map
Scale: 1" = 2000'



Legend

- Existing Private Sewerage Easement (Plat Nos. 3873 And 3874)
- Existing 20' Drainage Easement (Plat Nos. 3873 And 3874)

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELIJAH CITY, MARYLAND 21042
(410) 461 - 2895

Plan to Accompany Building Permit
Lot 12
Annandale
Section Two
(Plat Nos. 3873 And 3874)
(Liber 7783 At Folio 274)

Owner
William E. Freeman And
Lori M. Freeman
13370 Grinstead Court
Sykesville, Maryland 21784
443-285-1737

Zoned: RC-DEO
Tax Map: 9 Parcel: P/O 302 Grid: 14
Third Election District - Howard County, Maryland
Scale: 1"=50' Date: June 5, 2012 Sheet 1 of 1

U.S. Equivalent Coordinate Table

POINT	NORTH	EAST
23	5697.5372	5960.7365
50	5693.1177	5976.0990
51	5424.1149	5898.3974
52	5537.8922	5504.5005
53	5792.0119	5818.3308

The Requirements 5-3-108; The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Consulted With:

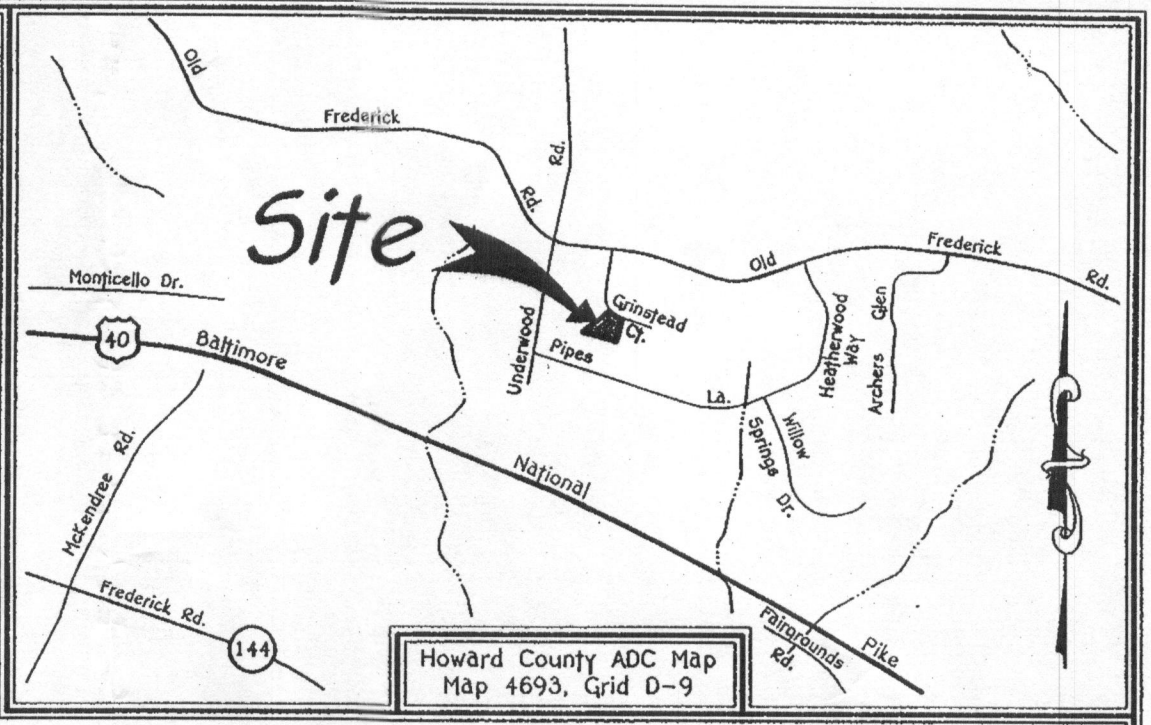
August W. Glass 5/29/12
August W. Glass, L.S. #21514
(Registered Land Surveyor)
Date

William E. Freeman 5/29/12
William E. Freeman, Owner
Date

Lori M. Freeman 5/29/12
Lori M. Freeman, Owner
Date

Curve Data Tabulation

Curve No.	Radius	Arc Length	Delta	Tangent	Bearing & Distance
53-23	285.00'	173.55'	34°53'24"	89.56'	S 56°26'35" E 170.88'



General Notes Continued:

21. This Area Designates A Private Sewerage Easement Of At Least 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal (COMAR 26.04.03). Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into The Private Sewerage Easement. Recordation Of A Modified Sewerage Easement Shall Not Be Necessary.

General Notes:

- Subject Property Zoned RC-DEO Per The 02/02/04 Comprehensive Zoning Plan And The Comp-Lite Zoning Amendments Dated 07/28/06.
- This Plat And The Coordinates Shown Hereon Are Based On Plats Entitled "Annandale, Section Two" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 3873 And 3874.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cap "F.C.C. 106".
- ⊙ Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Cap "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet (16 Feet Serving More Than One Residence);
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1 - 1/2" Minimum);
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Or Their Buffers And Forest Conservation Easement Areas.
- All Lot Areas Are More Or Less (+/-).
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
- Previous Department Of Planning And Zoning File Numbers: VP-77-61 And F-78-036.
- This Plat Is Exempt From The Forest Conservation Requirements Because It Is A Revision Plat That Does Not Create Any New Lots In Accordance With Section 16.1202(b)(1)(vii) Of The Howard County Code.
- This Property Is Located Outside The Metropolitan District.
- There Is An Existing Dwelling/Structure Located On Lot 12 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling/Structure Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit.
- Water And Sewer For This Site Is Private.
- No Historic Structures Are Located On This Site And The Site Is Not Adjacent To A Designated Scenic Road.
- This Plat Is Exempt From The Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because It Is A Revision Plat That Does Not Create Any New Lots/Parcel Divisions.



Legend

- Existing Private Sewerage Easement (Plat Nos. 3873 And 3874)
- Existing 20' Drainage Easement (Plat Nos. 3873 And 3874)

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.090 Ac.±
TOTAL AREA OF OPEN SPACE LOT TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	2.090 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	2.090 Ac.±

Owner And Developer
William E. Freeman And
Lori M. Freeman
13370 Grinstead Court
Sykesville, Maryland 21784
443-285-1737

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2225

APPROVED: For Private Water And Private Sewerage Systems
Howard County Health Department.

Bradley P. Bielewicz 6/27/12
Howard County Health Officer *gw* Date *7/10*

APPROVED: Howard County Department Of Planning And Zoning.

William E. Freeman 7/3/12
Chief, Development Engineering Division *WY* Date

Kristen Schaefer 7/10/12
Director *SW* Date

OWNER'S CERTIFICATE

William E. Freeman And Lori M. Freeman, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 29TH Day Of MAY, 2012.

William E. Freeman
William E. Freeman, Owner

Lori M. Freeman
Lori M. Freeman, Owner

August W. Glass
Witness

August W. Glass
Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Fully Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All The Land Conveyed By Brad Kanack To William E. Freeman And Lori M. Freeman By Deed Dated July 21, 2003 And Recorded In The Land Records Of Howard County In Liber No. 7783 Folio 274, And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

August W. Glass 5/29/12
August W. Glass, Professional Land Surveyor No. 21514
Expiration Date: July 14, 2013 Date

Purpose Statement

The Purpose Of This Plat Is To Revise The Building Restriction Lines (B.R.L.) On Lot 12, As Shown On Plats Entitled "Annandale, Section Two", Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 3873 And 3874, To Conform To The Current RC-DEO Zoning Regulations.

RECORDED AS PLAT No. 21993 ON 7/13/12
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

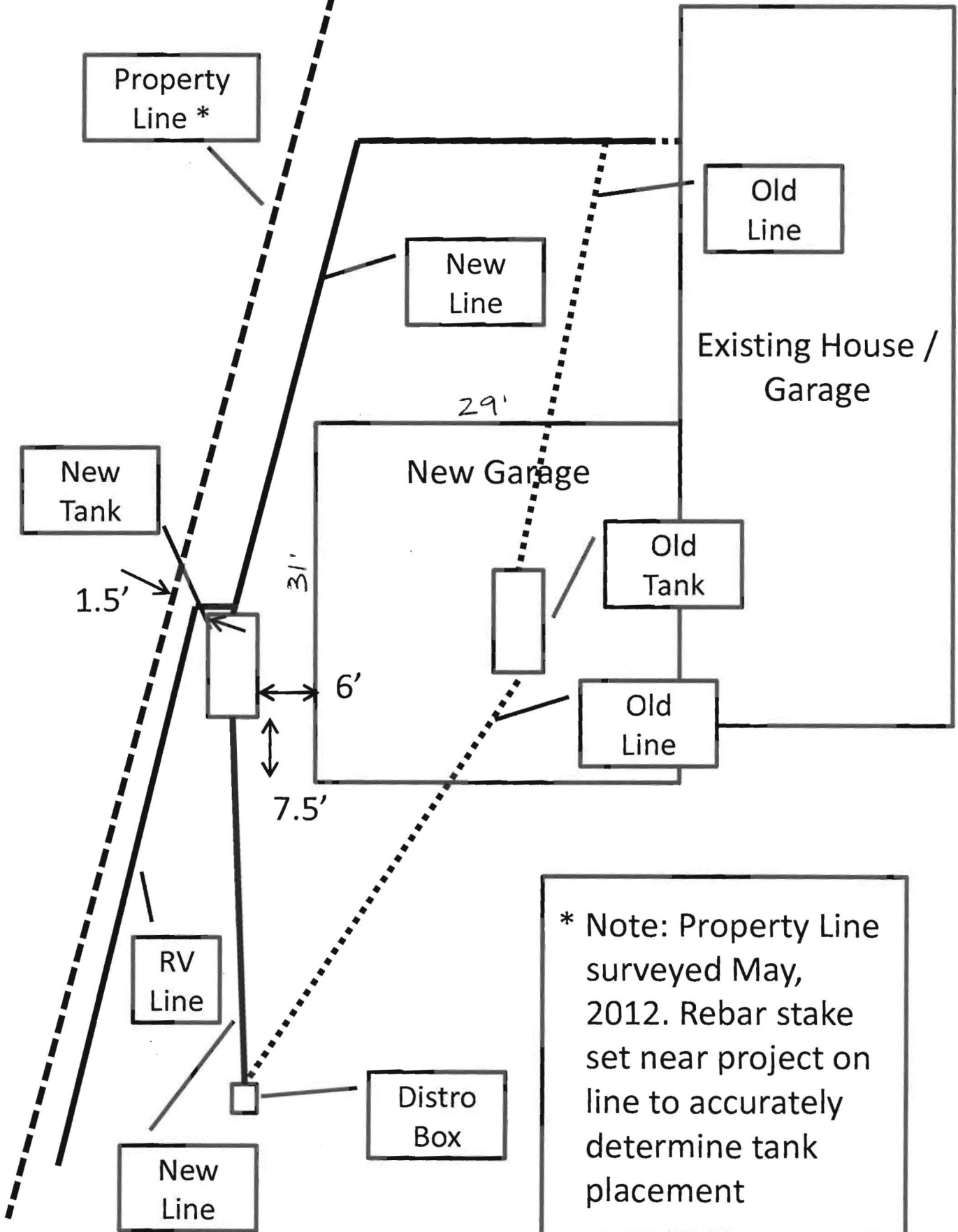
Revision Plat
Annandale
Section Two, Lot 12

Being A Revision To Lot 12, As Shown On A Plat Entitled "Annandale, Section Two" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 3873 And 3874

Zoned: RC-DEO
Tax Map: 9 Parcel: P/O 302 Grid: 14
Third Election District - Howard County, Maryland
Scale: 1"=50' Date: May 29, 2012 Sheet 1 of 1

F-12-097

William Freeman
13370 Grinstead Ct



* Note: Property Line surveyed May, 2012. Rebar stake set near project on line to accurately determine tank placement