



Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: _____

Permit No.: _____

Building Address: 12330 POINT RIDGE DRIVE
 City: FULTON State: MD Zip Code: 20759
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: HIGHLAND RESERVE
 Section: _____ Area: _____ Lot: 2
 Tax Map: 34 Parcel: _____ Grid: 34-24
 Zoning: _____ Map Coordinates: _____ Lot Size: _____
 Existing Use: SFD
 Proposed Use: SFD W/14X23 OPEN PORCH & 16X53 DECK/STEPS
 Estimated Construction Cost: \$50,000.00
 Description of Work: CONSTRUCT 16X53 DECK WITH STEPS TO GRADE.
CONSTRUCT 14X23 OPEN PORCH ON DECK.
 Occupant or Tenant: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Property Owner's Name: ROBERT & CONNIE BOWMAN
 Address: 12330 POINT RIDGE DRIVE
 City: FULTON State: MD Zip Code: 20759
 Phone: 443-864-8907 Fax: _____
 Email: CTBWMC81@AOL.COM
 Applicant's Name & Mailing Address, (If other than stated herein)
 Applicant's Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____
 Contractor Company: PROBUILT CONSTRUCTION, INC.
 Contact Person: EDWARD PACYLOWSKI
 Address: 13330 CLARKSVILLE PIKE
 City: HIGHLAND State: MD Zip Code: 20777
 License No. : MHIC 20247
 Phone: 301-854-0821 Fax: _____
 Email: CHRISTINA@PROBUILTCONSTRUCTION.COM
 Engineer/Architect Company: _____
 Responsible Design Prof.: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

| Commercial Building Characteristics | Residential Building Characteristics | |
|---|---|--------------|
| Height: | <input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse | |
| No. of stories: | <u>Depth</u> | <u>Width</u> |
| Gross area, sq. ft./floor: | 1 st floor: | |
| | 2 nd floor: | |
| Area of construction (sq. ft.): | Basement: | |
| | <input type="checkbox"/> Finished Basement | |
| Use group: | <input type="checkbox"/> Unfinished Basement | |
| | <input type="checkbox"/> Crawl Space | |
| Construction type: | <input type="checkbox"/> Slab on Grade | |
| <input type="checkbox"/> Reinforced Concrete | No. of Bedrooms: | |
| <input type="checkbox"/> Structural Steel | Multi-family Dwelling | |
| <input type="checkbox"/> Masonry | No. of efficiency units: | |
| <input type="checkbox"/> Wood Frame | No. of 1 BR units: | |
| <input type="checkbox"/> State Certified Modular | No. of 2 BR units: | |
| | No. of 3 BR units: | |
| | Other Structure: <u>DECK & PORCH</u> | |
| | Dimensions: <u>16X53 / 14X23</u> | |
| <input checked="" type="checkbox"/> Roadside Tree Project Permit | Footings: <u>CONCRETE</u> | |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Roof: <u>RAFTERS</u> | |
| Roadside Tree Project Permit # | <input type="checkbox"/> State Certified Modular | |
| | <input type="checkbox"/> Manufactured Home | |

| Utilities | |
|---|--|
| Water Supply | |
| <input type="checkbox"/> Public | |
| <input checked="" type="checkbox"/> Private | |
| Sewage Disposal | |
| <input type="checkbox"/> Public | |
| <input checked="" type="checkbox"/> Private | |
| Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| Heating System | |
| <input type="checkbox"/> Electric <input type="checkbox"/> Oil | |
| <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas | |
| <input type="checkbox"/> Other: | |
| Sprinkler System: | |
| <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| Grading Permit Number: | |
| Building Shell Permit Number: | |

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.

Christina Pacylowski
 Applicant's Signature
 CHRISTINA@PROBUILTCONSTRUCTION.COM
 Email Address
 OWNER
 Title/Company

EDWARD PACYLOWSKI
 Print Name
 JULY 22, 2016
 Date

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>7/25/16</u> | <i>H. Oswald</i> |

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

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

Distribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA



APPROVED

12338 Point Ridge Dr. Fulton, MD

WALK-THRU BUILDING PERMIT
A#

REGAN PROPERTY
PRELIMINARY SITING LOT 2

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS

ENGINEERING, INC.

SAN J. OSWALD DATE: 7/25/16

FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DESC. OF WORK: Construct 14x53'

SCALE: 1" = 50' DATE: 7-21-16

done w/ steps to grade. Construct 14'x23'

Oswald, Hank

From: Williams, Jeffrey
Sent: Monday, July 25, 2016 11:03 AM
To: Christina
Cc: Oswald, Hank; Wolf, Kevin
Subject: RE: 12330 Point Ridge Drive

Austin was just here. The problem is that the plot plan seems to be accurate according to our records and shows the tank to be only 2.5' from the stairs. That is the official plan we approve for the building permit and the setbacks have to be shown as being met and accurate according to the proposal on that plan. Your other option is to create a new plot plan with a different scale such as 1-20 or 1-30 showing that you are meeting the setback

From: Christina [mailto:Christina@probuiltconstruction.com]
Sent: Friday, July 22, 2016 5:23 PM
To: Williams, Jeffrey
Subject: RE: 12330 Point Ridge Drive

Thank you Jeff. I did a floorplan drawing with the "as-built" dimensions provided to us from your department in reference to the deck, porch, and steps. See attached. It's hard to draw it on the site plan because the scale is 1"=50', but the entire project sits outside of the 5' setback easement of the tank.

I'm going to have Austin come in on Monday with this document, along with the site plan.

Thank you for your assistance! Oh, also, I did try the online search for the site plan for this house, but it wasn't up yet. We do work with this builder, so I was able to obtain it from them, but even so, it wasn't the updated document. But, I'm glad the engineer was able to use your notes to put in the tank! That worked out great (for once! Haha)

Have a great weekend-

Christina

Christina Speiden

PROBUILT
CONSTRUCTION, INC.

13330 Clarksville Pike
Highland, MD 20777

Ph: [REDACTED]
[REDACTED]
[REDACTED]
www.probuiltconstruction.com
www.facebook.com/probuiltconstruction

From: Williams, Jeffrey [mailto:jeff@probuiltconstruction.com]
Sent: Friday, July 22, 2016 1:50 PM
To: Christina <Christina@probuiltconstruction.com>
Subject: RE: 12330 Point Ridge Drive

We have a rotation of staff who work the front counter, so it may very well be a different person each time people come in. Your people don't have to wait until DILP walk through days to come to our office for approval. We can see people every business day between 8-12 and 1-5. If we approve, we would sign the permit and plot plan for you to take to DILP on their walk-through days.

Like your other project, it is pretty typical for the actual tank location to be slightly different from what was on the design plan. It's good to use the as-built if it is in the file as the true location of components. If you go to our website on the well & septic page, we have a link to a public file search where most property files can be searched before coming to us. If it's not there, we may have a record, but you would have to ask us for it via a PIA request.

For this property, it's hard to tell on the computer whether the deck stairs are less than 5' from the BAT tank and to double check the tank location off the as-built. If they are less, you could ask for a waiver, but we would like to see any footer locations on the plan. If the footers are over 5', but a portion of the stairs is slightly less than 5', you could have the homeowner sign a simple waiver request letter asking for a reduced setback. If the scaled plot plan shows it all to be over 5' from the tanks, just come in with that for our review/approval.

From: Christina [mailto: [REDACTED]]
Sent: Thursday, July 21, 2016 5:22 PM
To: Williams, Jeffrey
Subject: 12330 Point Ridge Drive

Hi Jeff,

Today Austin from ProBuilt stopped by in an attempt to walk thru a deck permit – I'm not sure if he worked with you or someone else – he didn't get a name (which is now a lesson learned for him! Haha). The reviewer indicated that the site plan we were using was not the "latest" showing the location of the tanks, and he provided Austin with an "as-built" diagram showing where the tanks were located. I reached out to Benchmark Engineering when he got back to the office to see if they had an updated plan, giving him the "as built" diagram, and the engineer quickly added in the tanks into the drawing and sent it back over to me for use (yay!). See attached.

I know Austin is going to have to walk this through next Wednesday, but I was wondering if we might be able to save a step by sending it to you for your (or the reviewer he was working with) review and sign-off via email? Is that allowed? Or, if it works that you can review and sign off on it and he can pick it up before he goes to the permit office, that works too. Just let me know if that's okay.

Thank you for your help. Sorry to be such a bother lately! I guess I've been working with some customers on well and septic more than usual, and of course, they all can't be "easy" – haha. But I really do appreciate your help.

Christina

Christina Speiden



13330 Clarksville Pike
Highland, MD 20777

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