



**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: 17010 Hardy Rd  
 City: Mt. Airy State: MD Zip Code: 21771  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Census Tract: \_\_\_\_\_ Subdivision: Poplar Heights  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 31-32  
 Tax Map: \_\_\_\_\_ Parcel: \_\_\_\_\_ Grid: \_\_\_\_\_  
 Zoning: 7 Map Coordinates: \_\_\_\_\_ Lot Size: \_\_\_\_\_

Existing Use: Bedroom + Bathroom  
 Proposed Use: Bedroom + Bathroom  
 Estimated Construction Cost: \$ 40,000  
 Description of Work: Removing Existing Bedroom + Bathroom from House / Addition was built over well. Building Master Bed + Bath.  
 Occupant or Tenant: \_\_\_\_\_  
 Was tenant space previously occupied?  Yes  No  
 Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Property Owner's Name: SARAH MATHIAS  
 Address: 17010 Hardy Rd  
 City: Mt. Airy State: MD Zip Code: 21771  
 Phone: 410-321-1261 Fax: \_\_\_\_\_  
 Email: INEX Construction @ Comcast.net

Applicant's Name & Mailing Address, (If other than stated herein)  
 Applicant's Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Contractor Company: INEX Construction LLC  
 Contact Person: DAVID MATHIAS  
 Address: 17010 Hardy Rd  
 City: Mt. Airy State: MD Zip Code: 21771  
 License No.: 94872  
 Phone: 410-259-7132 Fax: \_\_\_\_\_  
 Email: INEX Construction @ Comcast.net

Engineer/Architect Company: JONATHAN RIVERA  
 Responsible Design Prof.: John Rivera  
 Address: Morgan Station Rd  
 City: Woodbine State: MD Zip Code: \_\_\_\_\_  
 Phone: 443-226-5745 Fax: \_\_\_\_\_  
 Email: JONATHAN RIVERA.COM

Commercial Building Characteristics	Residential Building Characteristics
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories:	Depth: _____ Width: _____
Gross area, sq. ft./floor:	1 <sup>st</sup> floor: <u>1700 sq existing</u>
Area of construction (sq. ft.):	2 <sup>nd</sup> floor: _____
Use group:	Basement: _____
<b>Construction type:</b>	<input type="checkbox"/> Finished Basement
<input type="checkbox"/> Reinforced Concrete	<input checked="" type="checkbox"/> Unfinished Basement
<input type="checkbox"/> Structural Steel	<input checked="" type="checkbox"/> Crawl Space
<input type="checkbox"/> Masonry	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Wood Frame	No. of Bedrooms: <u>3</u>
<input type="checkbox"/> State Certified Modular	<u>Multi-family Dwelling</u>
	No. of efficiency units: _____
	No. of 1 BR units: _____
	No. of 2 BR units: _____
	No. of 3 BR units: _____
	Other Structure: _____
	Dimensions: _____
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings: _____
<input type="checkbox"/> Yes <input type="checkbox"/> No	Roof: _____
<input type="checkbox"/> Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Utilities
<b>Water Supply</b>
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
<b>Sewage Disposal</b>
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Gas: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Heating System</b>
<input type="checkbox"/> Electric <input checked="" type="checkbox"/> Oil
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas
<input type="checkbox"/> Other: _____
<b>Sprinkler System:</b>
<input type="checkbox"/> Yes <input checked="" 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.

David Mathias  
 Applicant's Signature

David Mathias  
 Print Name

\_\_\_\_\_  
 Email Address

2-15-17  
 Date

\_\_\_\_\_  
 Title/Company

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

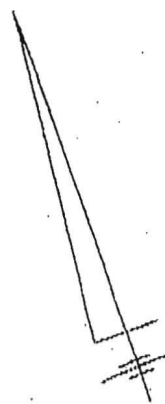
\*\*PLEASE WRITE NEATLY & LEGIBLY\*\*

-FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA ( Zoning )		
PSZA ( Engineering )		
Health	<u>2/16/17</u>	<u>H. OSWALD</u>

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	#



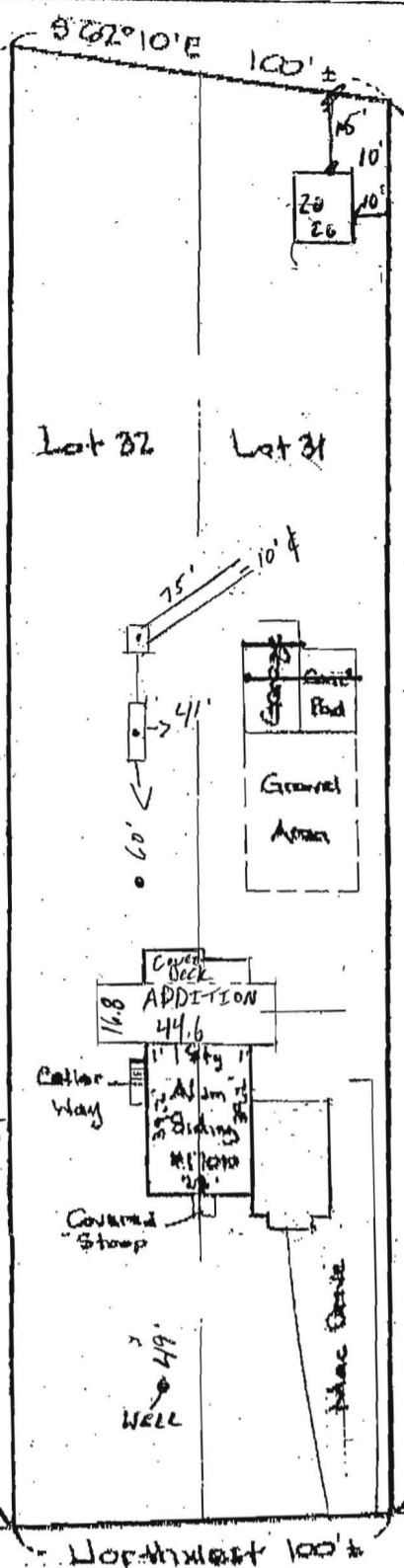
# APPROVED

## WALK-THRU BUILDING PERMIT

BP# \_\_\_\_\_ A# \_\_\_\_\_

APP. SAN H. Oswald DATE: 2/16/17

DESC. OF WORK: Remove existing bedroom & bathroom from south of house. Build new master bedroom & bathroom. Also add well during demo phase



Lot 30

Note: A boundary survey will be required to determine the exact depth of lot and to accurately locate the improvements.

# APPROVED

## WALK-THRU BUILDING PERMIT

BP# 615003728 A# \_\_\_\_\_

APP. SAN H. Oswald DATE: 9/2/15

DESC. OF WORK: 20' x 20' shed to be relocated/adjusted 10' off property line.

Northeast

400' ± Plat Field?

Southwest

# HARDY ROAD

THE LOT SHOWN HEREON IS IN FLOOD ZONE C PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL# 740044-0007B

The plat is of benefit to consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing. The plat contains a tolerance of accuracy of two feet, more or less.

*Henry J. Knoll, Jr.*

### Ertel Associates, Inc.

8425 Hallmark Circle  
Baltimore, Maryland 21234  
Phone: 410-882-0989 • Fax: 410-882-0842

### LOCATION DRAWING

17010 HARDY ROAD ; LOTS 31, 32  
"POPLAR HEIGHTS SUBDIVISION"  
HOWARD CO., MD. PLAT BOOK 3, FOLIO 26

DATE: 11/16/03	SCALE: 1" = 50'	FILE: KF
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February 16, 2017

Michael Davis  
Assistant Director, Bureau of Environmental Health  
7178 Columbia Gateway Drive  
Columbia, Maryland 21046

2/17/17  
Approved  
Michael J. Davis

Request for Waiver for Tear Down/Re-Build

Mr. Davis,

I am writing to you today requesting a waiver for a Tear down/Re-Build. When we purchased our home (17010 Hardy Road, Mt. Airy, Maryland 21771) there was an existing addition to the backside of the house. We would like to tear down this existing bedroom/bathroom and rebuild. The well is under the existing addition, which was built by previous homeowners.

When I first went to the Howard County Health Department (Winter 2016) with our drawings/plans for our preliminary walk thru, I was told by Dana at the Howard County Health Department, after she reviewed our walk thru plot plan, that she needed to come out and look at the property to see the existing structure because we would need to drill a new well. (Once again because the existing addition is over the well.) At this time, there were no concerns with our septic.

Dana came out to our home and at that time we told Dana we would drill a new well. Our new well is 3 days from completion. I went back to the Howard County Health Department to have them sign off on the well so that we could get our building permit from Howard County.

This morning I went back to the Howard County Health Department to have them sign off on the well so that we could get our building permit from Howard County. While I was at the county this morning I met with Hank and discussed moving forward with the building permit. At this time, Hank's concern was the Perc Certification Requirement. I would like to request for Variance from the Perc Certification Requirement (Howard County Code 8205).

1. Our septic was installed in November 2003 when we purchased the house. We have septic records, which show the proper maintenance has been provided to our septic system.
2. Our new well have been drilled
3. Lots 31 & 32 (Lot 32 is available for secondary drain field).

4. Fyock Septic (Mr. Don) has completed proper maintenance to the septic since it was installed in 2003.

In order to move forward with our new well we need to abandon our existing well, (no access) which is located under the existing addition. Allan from Fogle's was contacted and will abandon well upon completion of demo. Tom Huskins, local Howard County inspector, was also contacted about the demo. We need the Health Department to sign off on the building permit before we can tear down the existing addition. **This is a Tear Down/Re-Build of the existing structure.**

In conclusion, we are requesting that the county grant us variance from the Perc test. Our system is new, we have defined reserve area at the rear of the house, and we will be building our new addition, which will not interfere with the septic or the defined reserve area.

I thank you for your time and your prompt attention to this matter. As stated at the beginning of this letter we are trying to receive our building permit to start the demo (tear down/re-build) but cannot do so without variance from Howard County for the Perc test.

I look forward to hearing from you. You can call me directly at 410.371.1261 with any additional questions.

Sincerely,

David W. Mathias

Cc: Hank Oswald, Licensed Environmental Health Specialist, Bureau of Environmental Health

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: DAVID MATHIAS	File No.: HARDY10
Property Address: 17010 HARDY ROAD	Case No.: FHA#241-9190882/20-03457573
City: MOUNT AIRY	State: MD
Lender: NATIONSTAR MORTGAGE, LLC / HUD	Zip: 21771-3219



FRONT VIEW OF  
SUBJECT PROPERTY

Appraised Date: MAY 12, 2010



REAR VIEW OF  
SUBJECT PROPERTY



STREET SCENE

SUBJECT PHOTOS

Borrower: DAVID MATHIAS  
Property Address: 17010 HARDY ROAD  
City: MOUNT AIRY  
Lender: NATIONSTAR MORTGAGE, LLC / HUD

File No.: HARDY10  
Case No.: FHA#241-9190882/20-03457573  
State: MD  
Zip: 21771-3219



ADDITIONAL FRONT VIEW  
OF SUBJECT PROPERTY



ADDITIONAL REAR VIEW  
OF SUBJECT PROPERTY



ADDITIONAL STREET SCENE

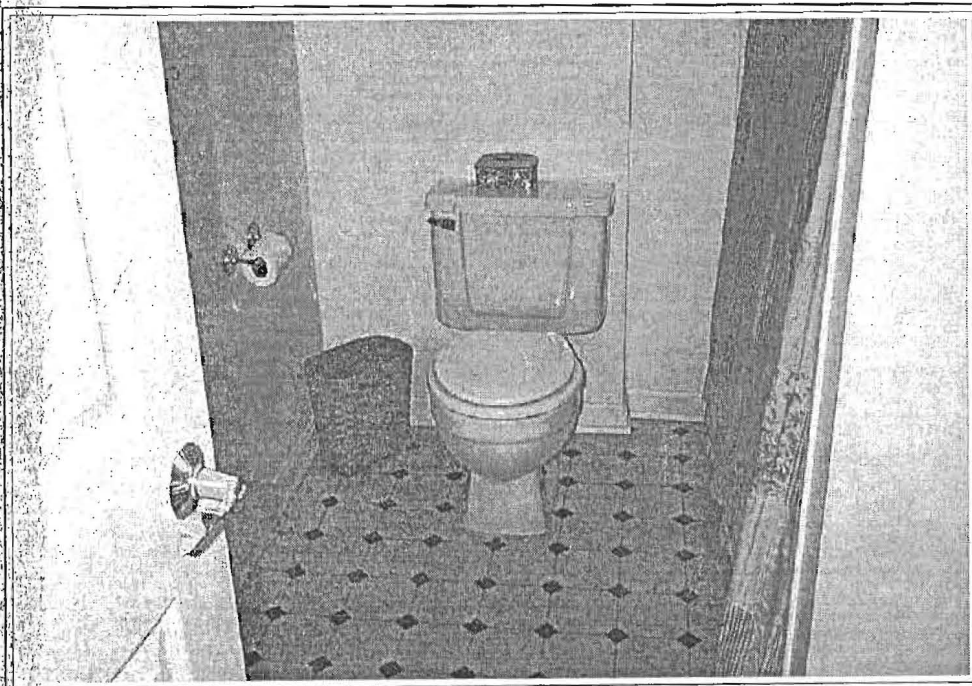
SUBJECT INTERIOR PHOTOS

Borrower: DAVID MATHIAS  
Property Address: 17010 HARDY ROAD  
City: MOUNT AIRY  
Lender: NATIONSTAR MORTGAGE, LLC / HUD

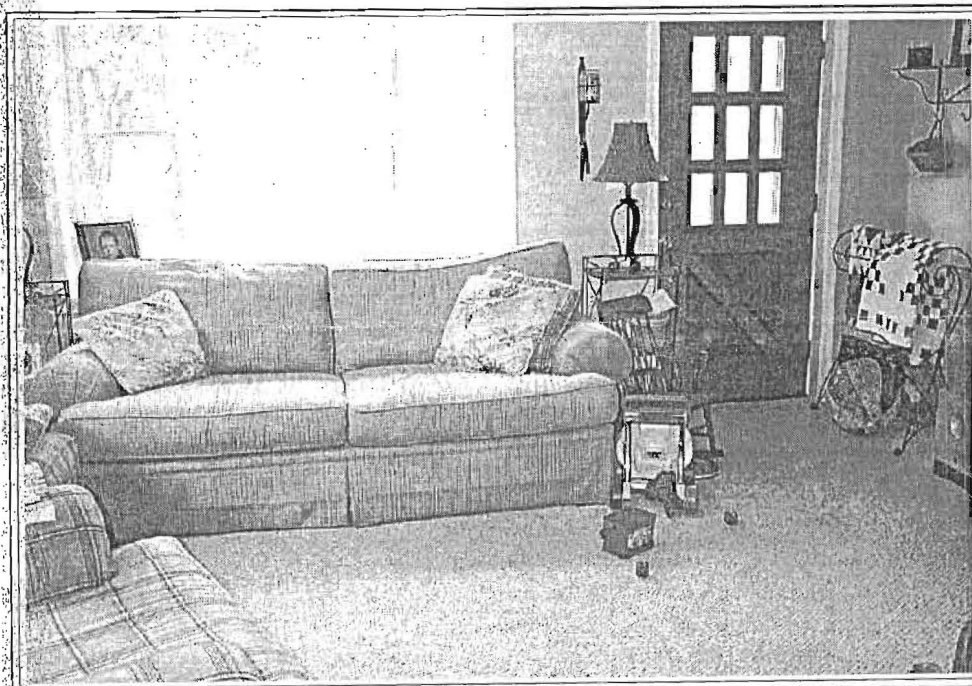
File No.: HARDY10  
Case No.: FHA#241-9190882/20-03457573  
State: MD  
Zip: 21771-3219



VIEW OF KITCHEN



VIEW OF BATH



VIEW OF LIVING ROOM

SUBJECT INTERIOR PHOTOS

Borrower: DAVID MATHIAS

File No.: HARDY10

Property Address: 17010 HARDY ROAD

Case No.: FHA#241-9190882/20-03457573

City: MOUNT AIRY

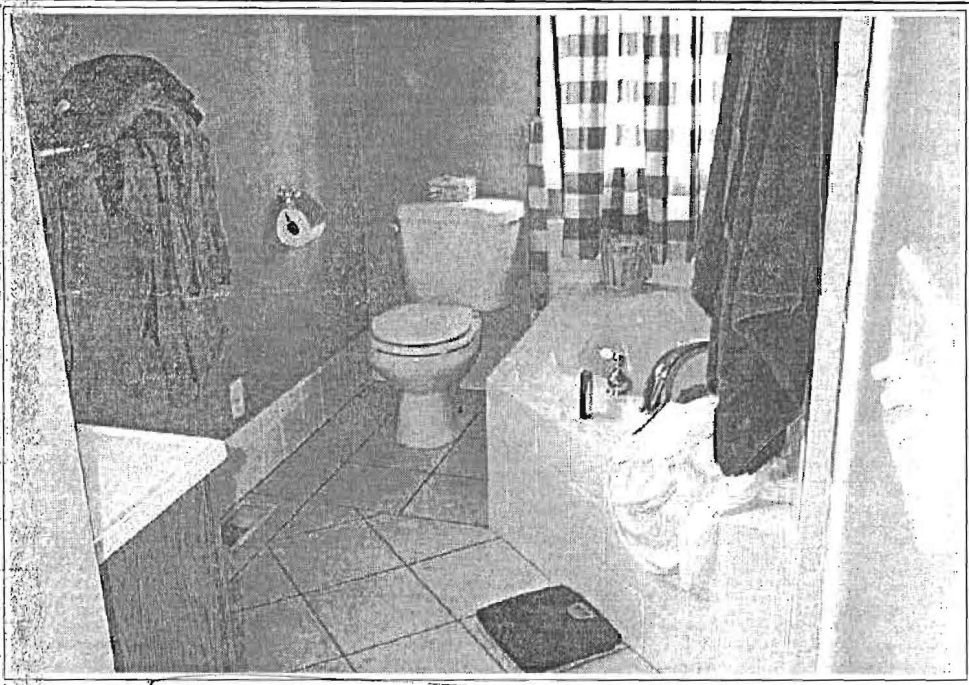
State: MD

Zip: 21771-3219

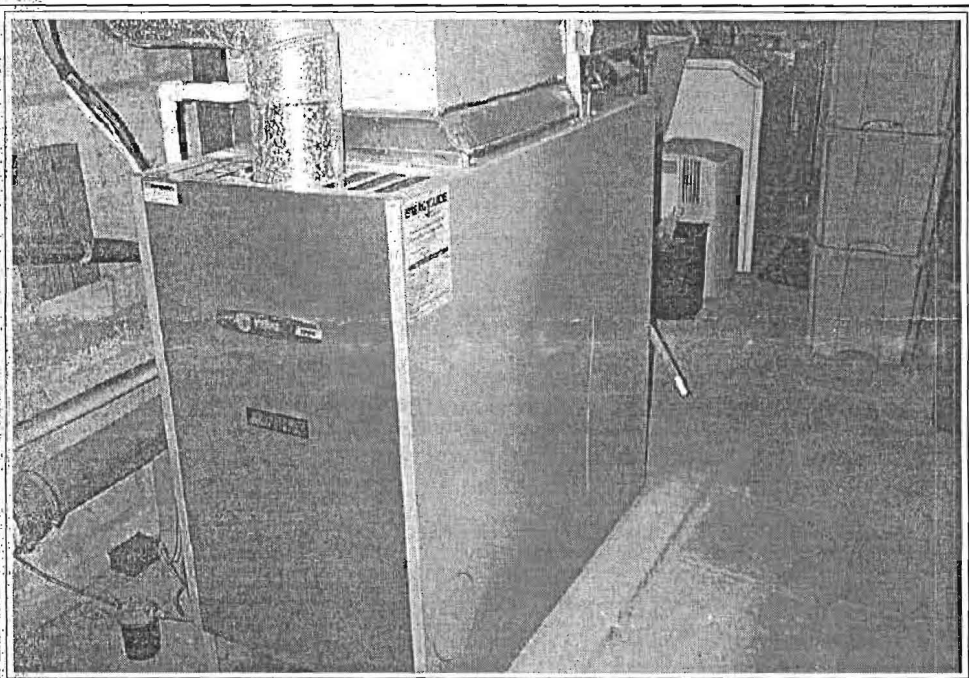
Lender: NATIONSTAR MORTGAGE, LLC / HUD



VIEW OF BEDROOM



VIEW OF BATH



UTILITIES

SUBJECT INTERIOR PHOTOS

Borrower: DAVID MATHIAS

File No.: HARDY10

Property Address: 17010 HARDY ROAD

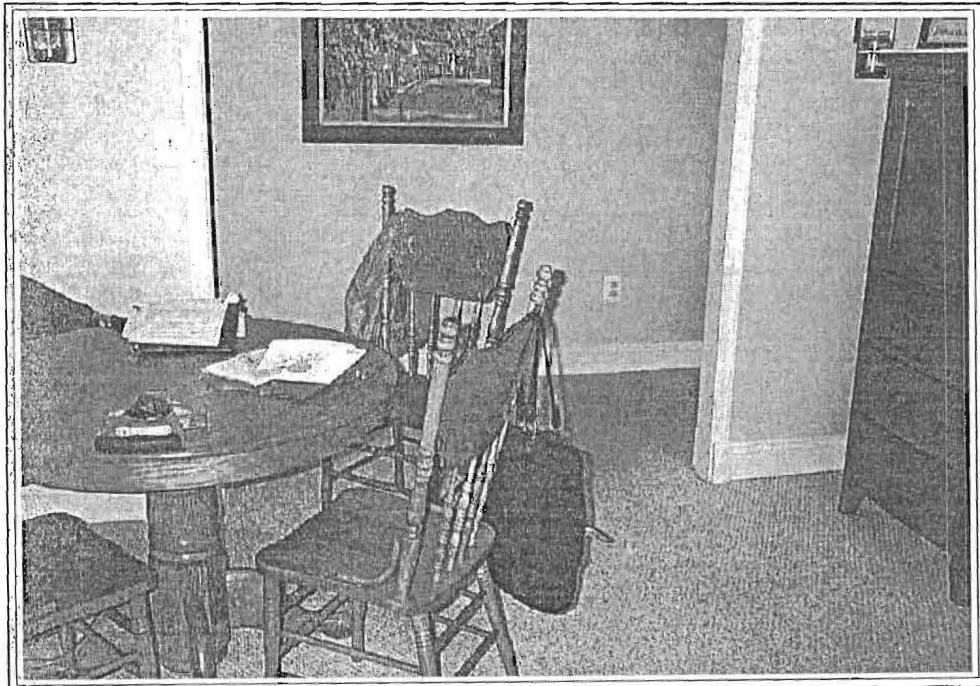
Case No.: FHA#241-9190882/20-03457573

City: MOUNT AIRY

State: MD

Zip: 21771-3219

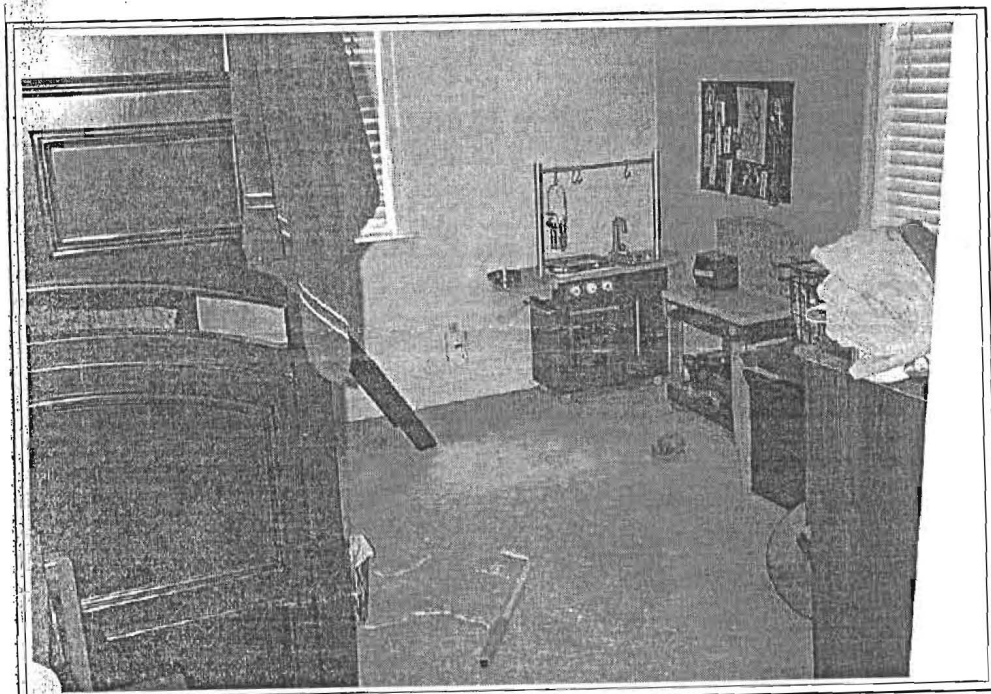
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VIEW OF DINING ROOM



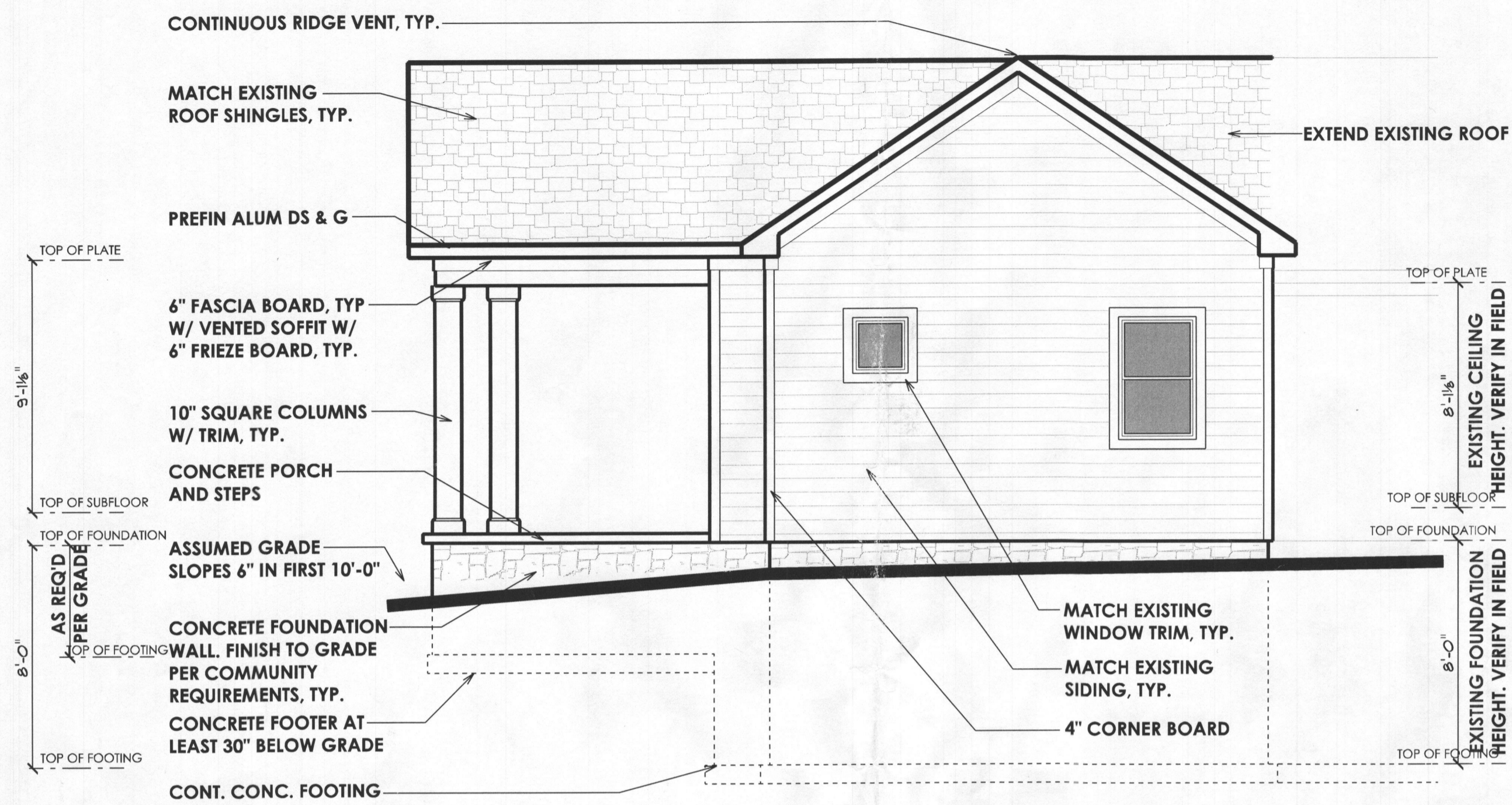
VIEW OF BEDROOM



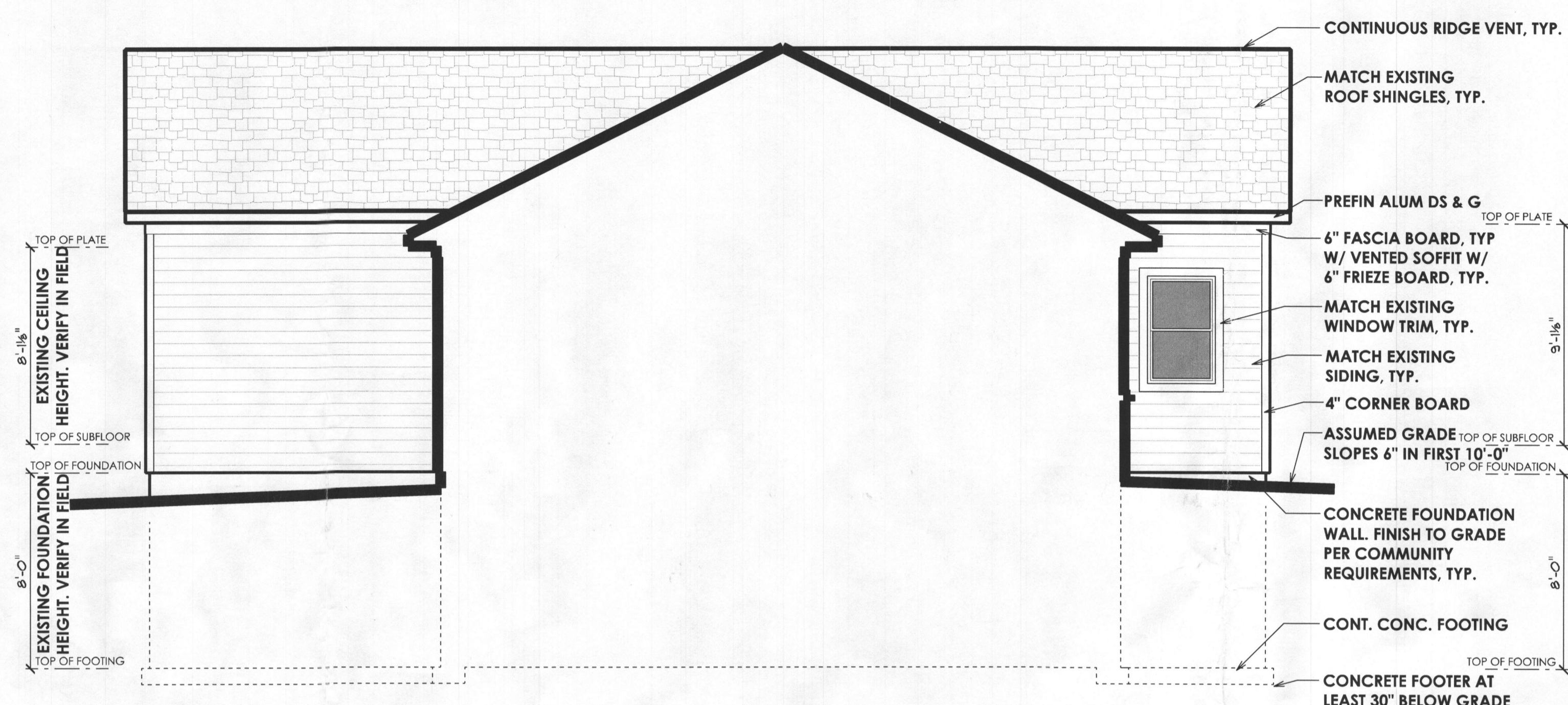
VIEW OF BEDROOM

PROFESSIONAL CERTIFICATION  
 I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland.  
 License Number #14478  
 Expiration Date: 6/30/2016.

**Mathias Residence**  
 PROPOSED ADDITION  
 17010 Hardy Rd, Mount Airy, MD 21771



**LEFT ELEVATION**

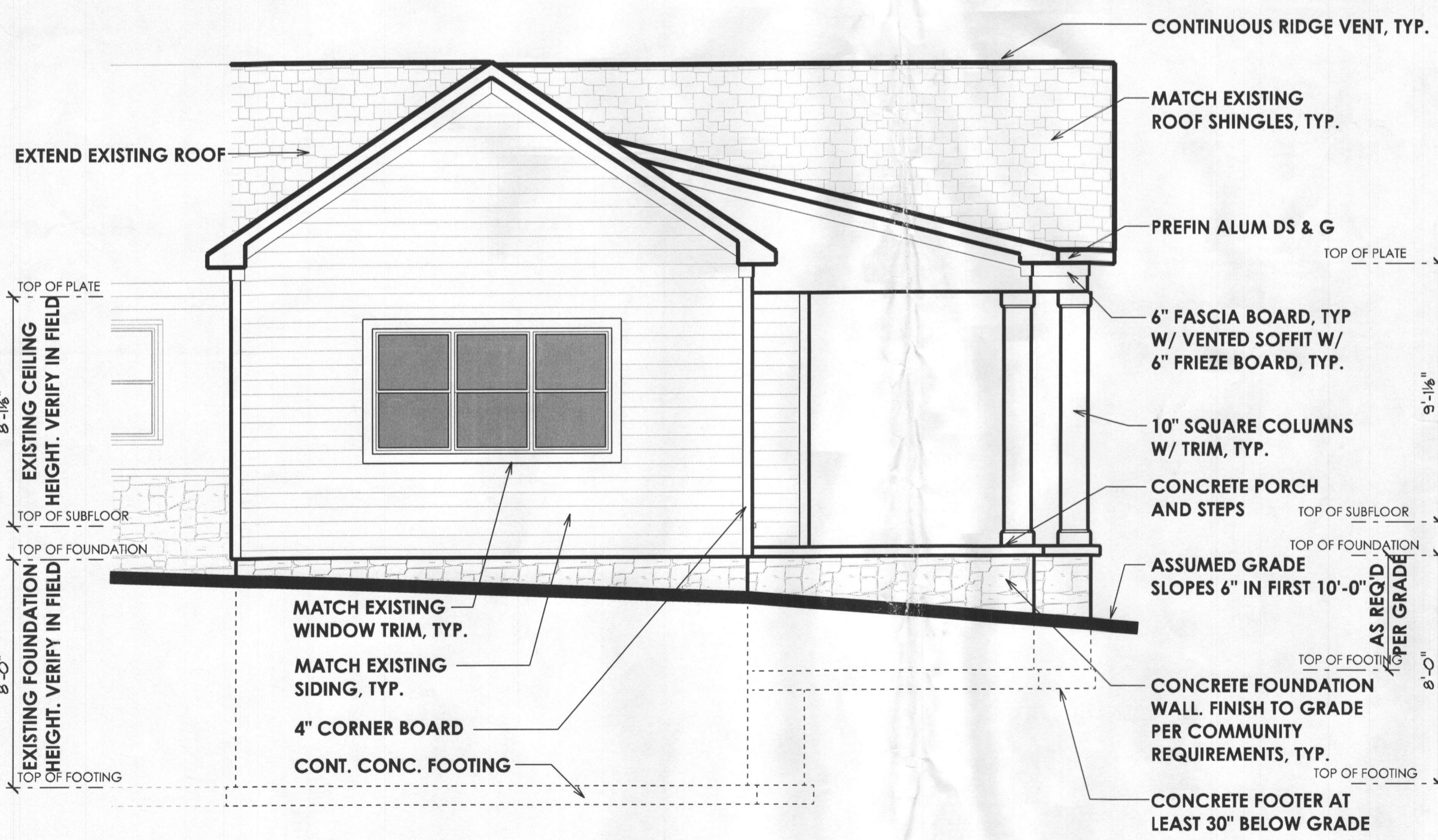


**FRONT ELEVATION**

NOTE:  
 STAIRS WITH 2 OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.

PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIA SPHERE.



**RIGHT ELEVATION**



**REAR ELEVATION**

**REVISIONS**

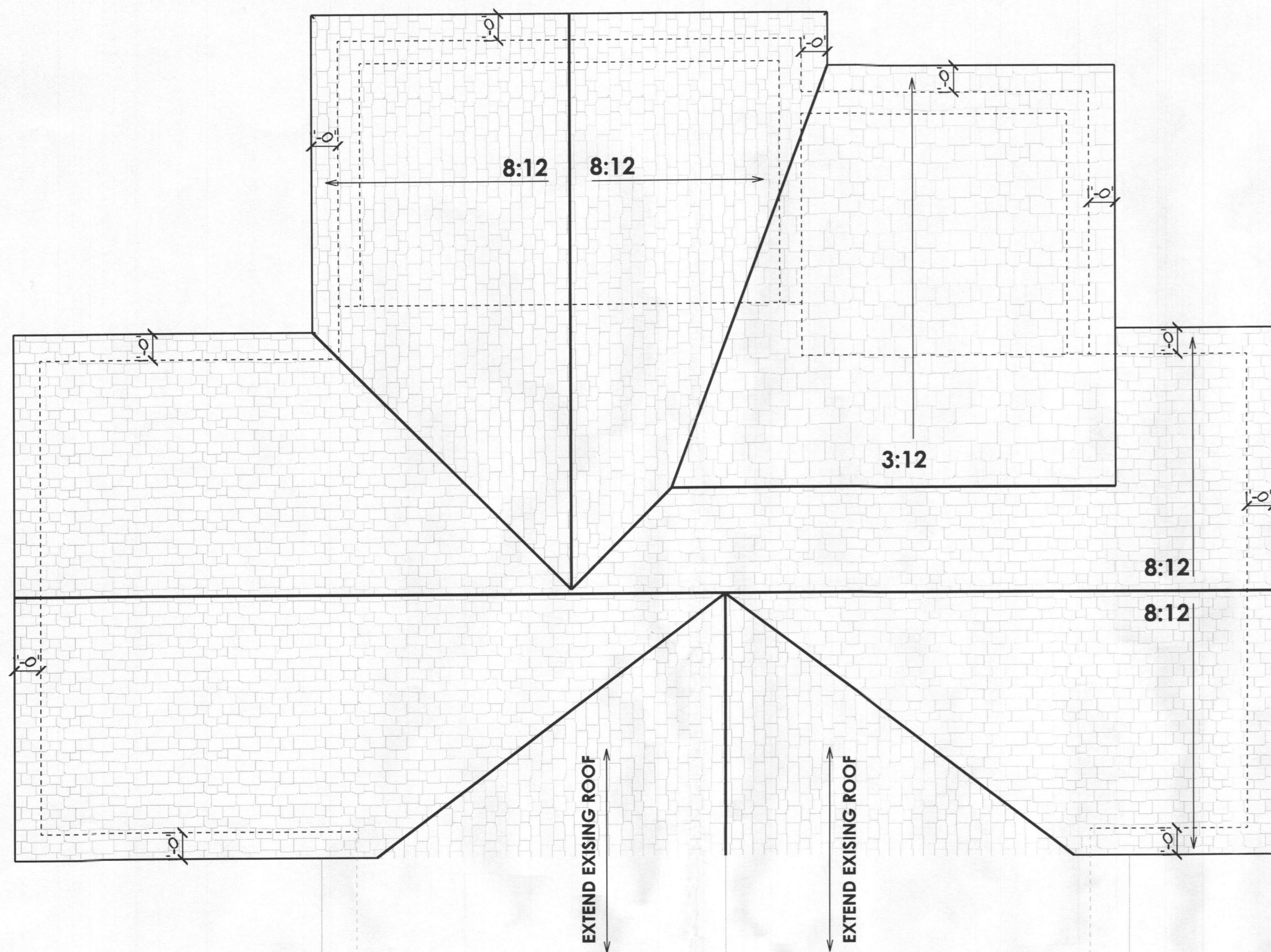
1	4-29-16	REVIEW
2		
3		
4		
5		
6		

**ISSUE DATES:**

6-29-16	REVIEW
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SCALE: 1/4" = 1'-0"  
 ELEVATIONS  
**1.01**  
 PRINT DATE:  
 Thursday, February 02, 2017

**Mathias Residence**  
PROPOSED ADDITION  
17010 Hardy Rd, Mount Airy, MD 21771

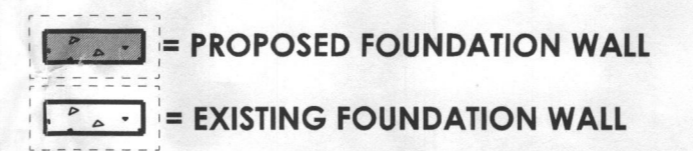


CONTRACTOR MAY SUBSTITUTE ENGINEERED FLOOR JOISTS PER MANUFACTURER SPECIFICATIONS IN PLACE OF 2x FLOOR SYSTEM

- FRAMING NOTES**
1. ALL BEAMS ARE TO BE DROPPED BELOW FLOOR AND ROOF FRAMING UNLESS NOTED UPSET. BEAMS ARE TO BEAR FULL DEPTH OF POSTS.
  2. PROVIDE DOUBLE WALL STUD POST UNDER ALL BEAMS, HEADERS, TRIMMERS AND MULTIPLE JOISTS BEARING ON STUD WALLS, UNLESS NOTED OTHERWISE. PROVIDE SAME STUD POST IN STUD WALLS BELOW UNDER ALL POSTS TO PROVIDE SOLID SUPPORT TO FOUNDATION. BLOCK SOLID BETWEEN FLOOR JOISTS AT FLOOR LEVELS. SEE GENERAL NOTES FOR JAMB STUDS AT BEARING WALL OPENINGS.
  3. PROVIDE METAL HANGERS AT ALL FLUSH CONNECTIONS.
  4. PROVIDE 3-2x10 WALL HEADER AT ALL EXTERIOR STUD WALL OPENINGS UNLESS NOTED OTHERWISE.

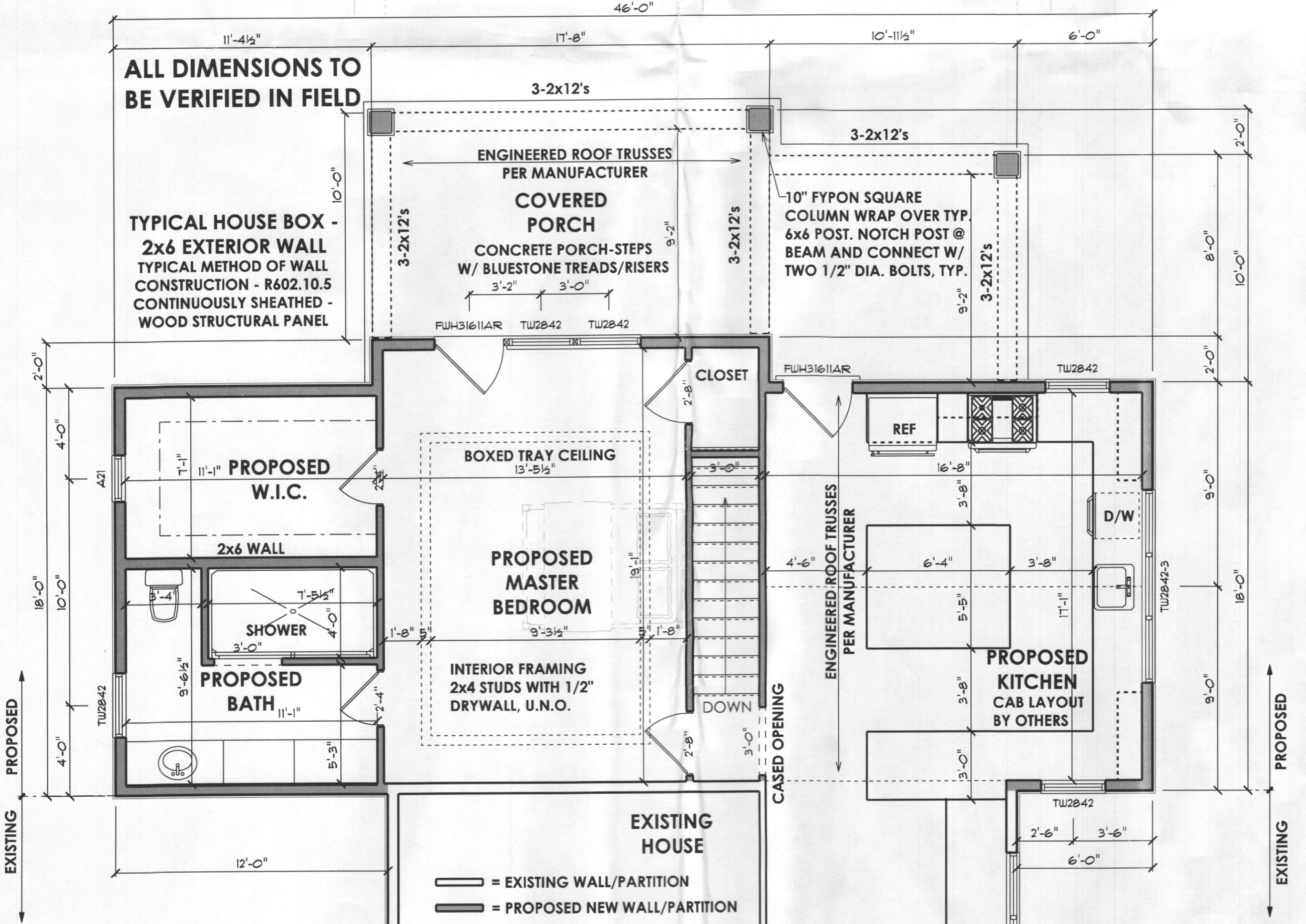
**PROPOSED ROOF PLAN**

**TYPICAL 8'-0" HOUSE BOX ADDITION FOUNDATION WALL**  
MIN. 8" REINFORCED CONCRETE FOUNDATION WALL (THICKNESS & REINFORCING PER SOIL & GRADE CONDITIONS & CODE)  
MIN. 8"x16" CONTINUOUS FOOTING

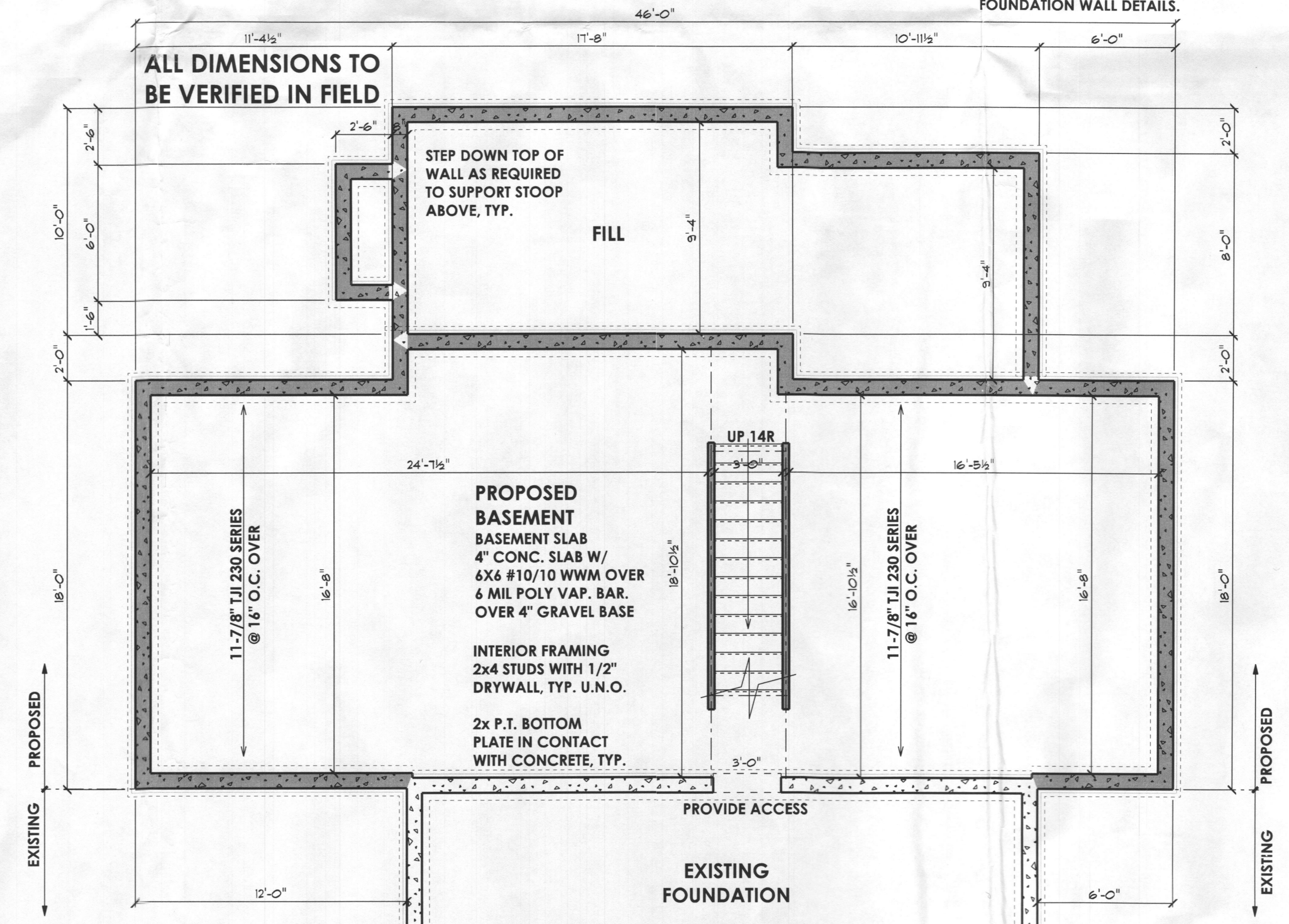


**FOUNDATION NOTES**

- 1) 2000 PSF MIN SOIL BEARING CAPACITY ASSUMED
- 2) BEAMS, JOISTS, HEADERS & RAFTERS TO BE SPF #1/#2 OR EQ. TYP THRUOUT U.N.O.
- 3) BASEMENT WINDOW AND DOOR LOCATIONS TO BE DETERMINED AT PRECON.
- 4) ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, H/W/H, A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
- 5) FOUNDATION WALL MIN. THICKNESS 8" or 10" WHERE STEM WALL AT BRICK LEDGE EXCEEDS 12" HIGH
- 6) VERIFY SIZE AND LOCATION OF WINDOWS PER GRADE & BUILDER
- 7) MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 7" INTO CONC. SHALL BE SPACED AT 4' O.C. AND LOCATED 4" TO 12" FROM EACH END OF ALL SILL PLATE PIECES.
- 8) REFER TO WALL SECTION(S) FOR FOUNDATION WALL DETAILS.



**PROPOSED FIRST FLOOR PLAN**



**PROPOSED FOUNDATION**

**REVISIONS**

NO.	DATE	REVISION
1	6-29-16	REVIEW
2		
3		
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7		
8		
9		
10		

**ISSUE DATES:**  
6-29-16 REVIEW

**SCALE:** 1/4" = 1'-0"

**FLOOR PLANS**

**2.01**

PRINT DATE:  
Thursday, February 02, 2017

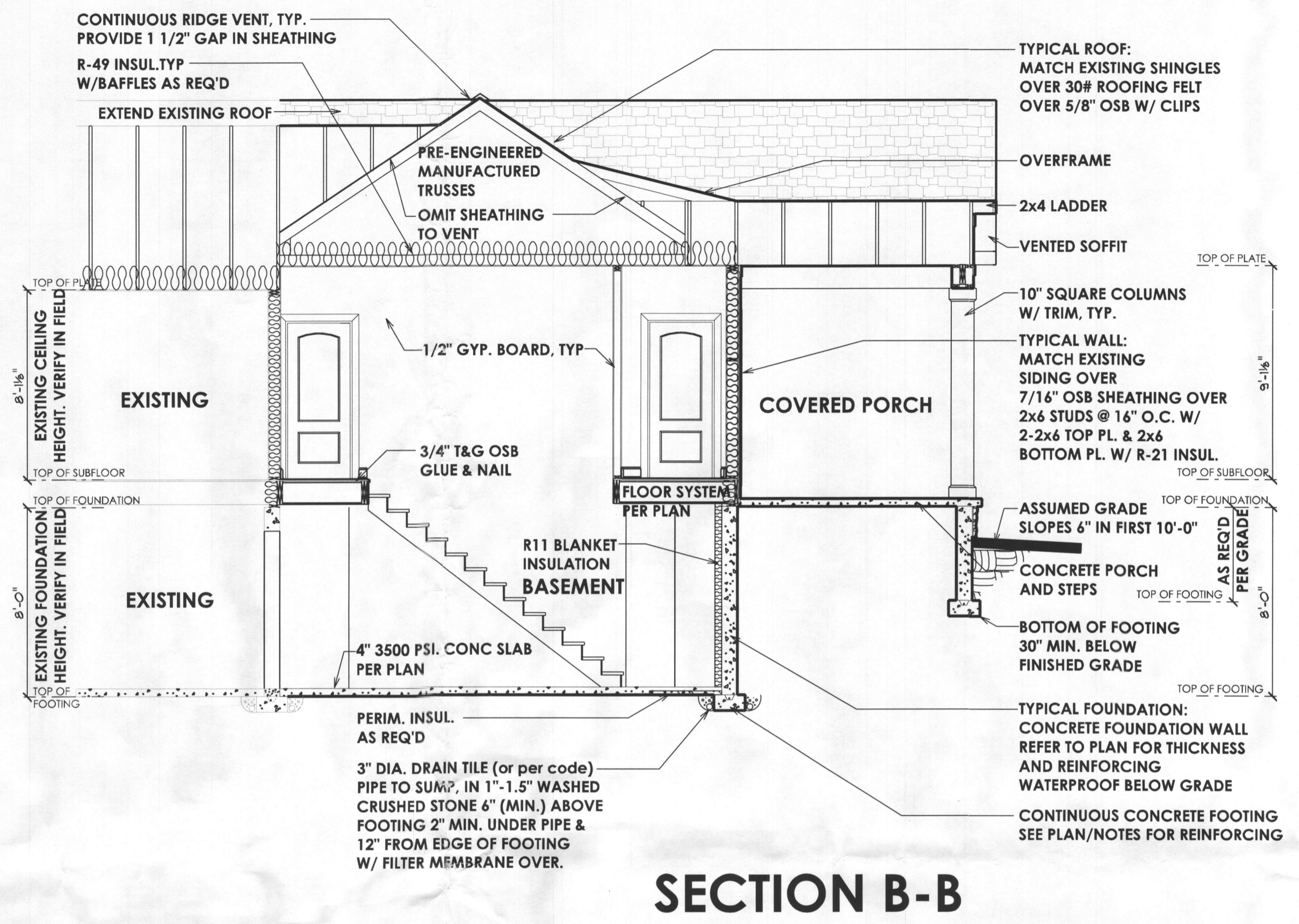
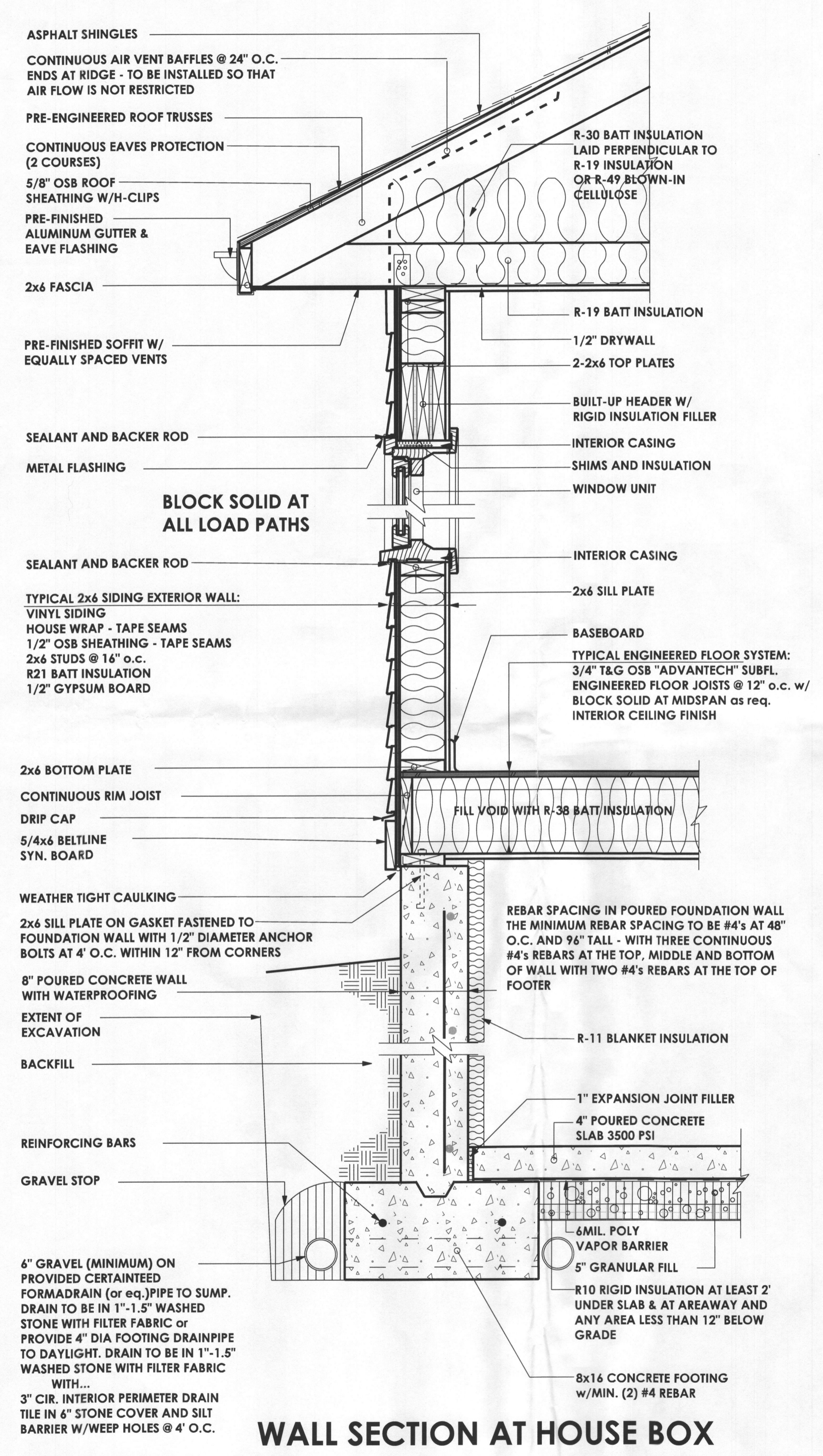
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**REVISIONS**

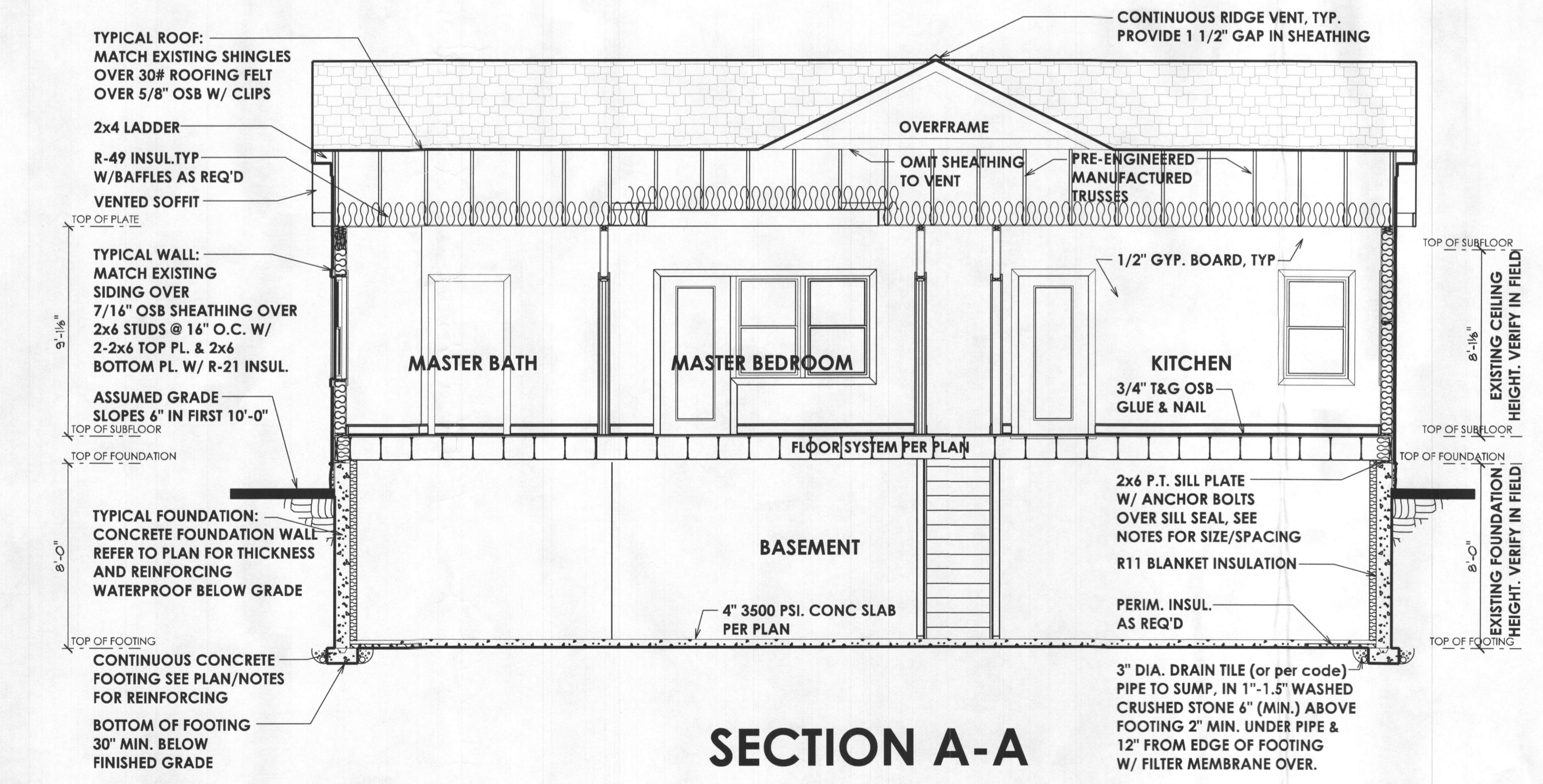
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**ISSUE DATES:**

6-29-16	REVIEW
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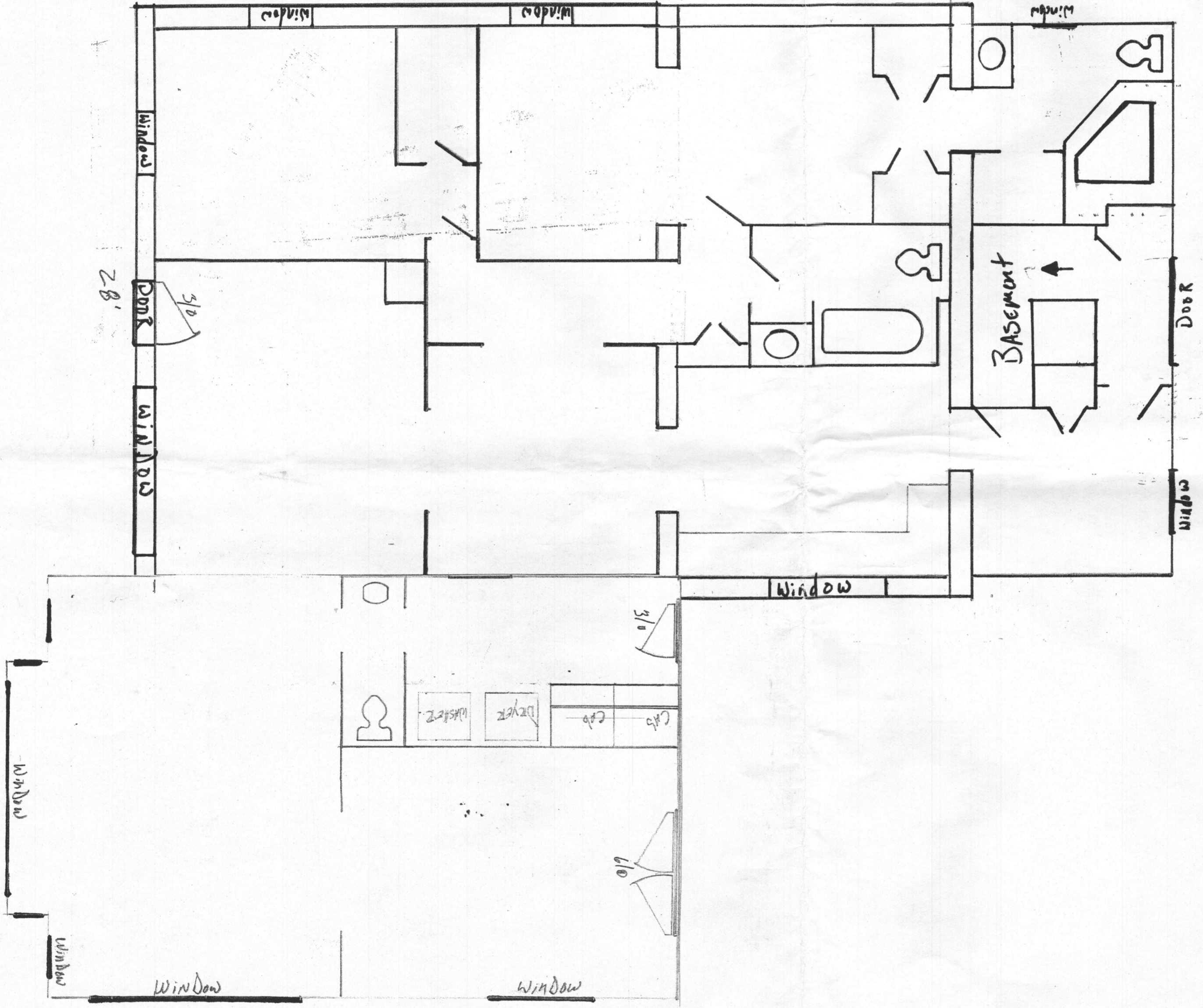


- SECTION NOTES**
- 2000 PSF MIN SOIL BEARING CAPACITY ASSUMED
  - BEAMS, JOISTS, HEADERS & RAFTERS TO BE SPF #1/#2 OR EQ. TYP THRUOUT U.N.O.
  - BASEMENT WINDOW LOCATIONS TO BE DETERMINED AT PRECON.
  - ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, H/W/H. A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
  - FOUNDATION WALL MIN. THICKNESS 10" WHERE STEM WALL AT BRICK LEDGE EXCEEDS 16" HIGH
  - VERIFY SIZE AND LOCATION OF WINDOWS PER GRADE & BUILDER
  - MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 7" INTO CONC. SHALL BE SPACED AT 4' O.C. AND LOCATED 4" & 12" FROM EACH END OF ALL SILL PLATE PIECES.

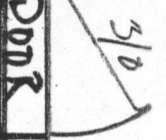


40'

20'



28'



Door

Window

Window

Window

Window

Window

Door

Window

Window

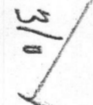
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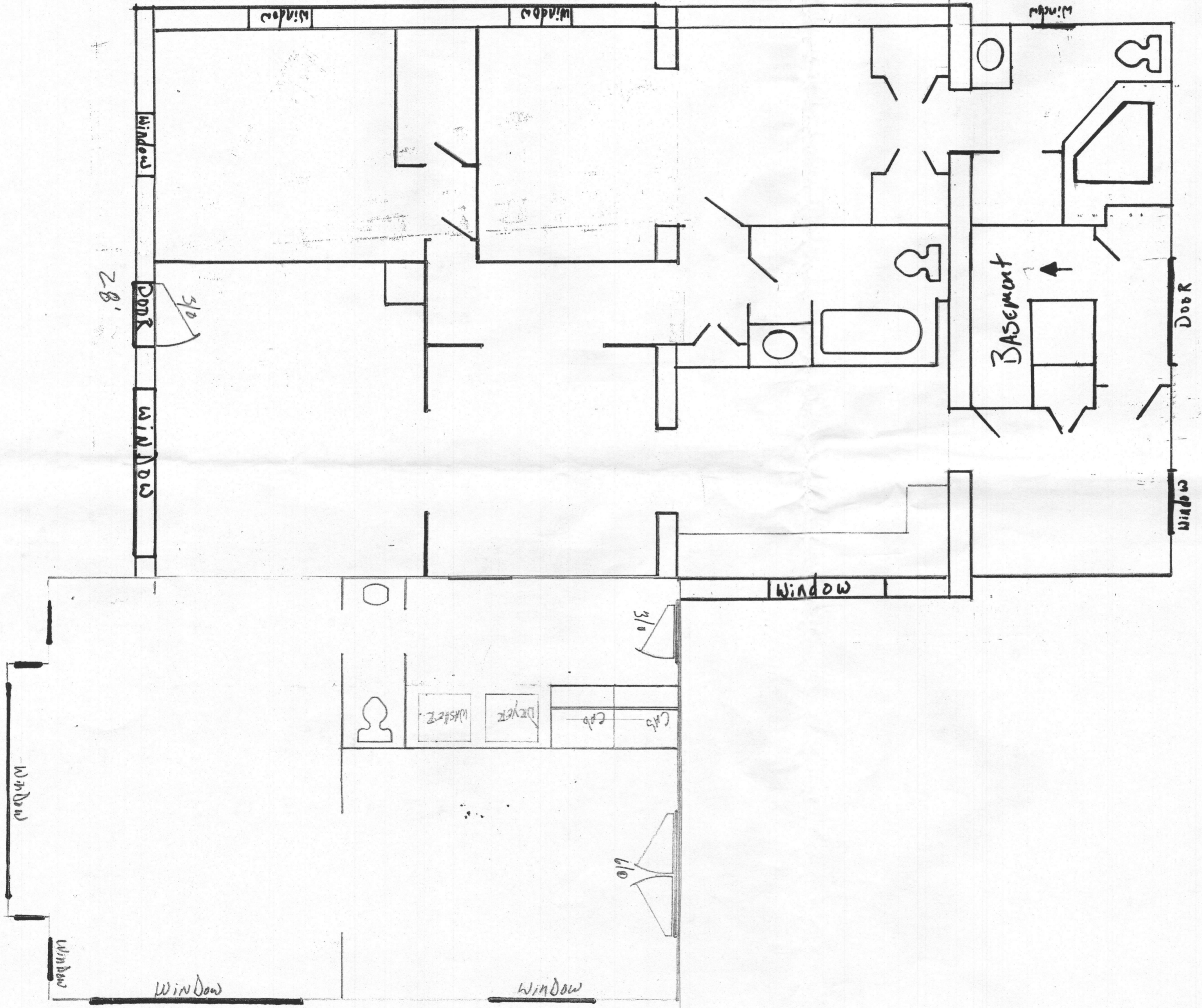
Window

30'



40'

20'



30

