



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: 6/30/17
 Permit No.: B170025-71

Building Address: 17741 Hardy Rd
 City: MT AIRY State: MD Zip Code: 21771
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: WOODLAND FARMS
 Section: _____ Area: _____ Lot: 25
 Tax Map: 6 Parcel: 485 Grid: 6
 Zoning: R Map Coordinates: _____ Lot Size: 3AC

Existing Use: UN DEVELOPED LOT
 Proposed Use: RESIDENTIAL HOUSE
 Estimated Construction Cost: \$ 508,700
 Description of Work: HOUSE BUILD CAR
4 Bedroom 2 1/2 Bath 3-Garage
Partial Finished Basement
 Occupant/Tenant Name: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Property Owner's Name: JOHN PIORKOWSKI
 Address: 587 W. WATERSVILLE RD
 City: MT AIRY State: MD Zip Code: 21771
 Phone: 443-956-6851 Fax: _____
 Email: john.p2@umbc.edu

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

Contractor Company: HUNT END REMODELING
 Contact Person: MIKE BIRNER #204
 Address: 2800 Longstone Lane #204
 City: Maryland State: MD Zip Code: 21104
 License No.: 7980
 Phone: 410-710-0084 Fax: _____
 Email: mike-birner@huntendremodeling.com

Engineer/Architect Company: VANMAR ASSOC
 Responsible Design Prof.: Ron Thompson
 Address: 310 S Main St.
 City: MT AIRY State: MD Zip Code: 21771
 Phone: 301-829-2890 Fax: 301-831-5603
 Email: ron@vanmar.com

a/l/19
 BRIAN HUEWE
 240.405.193

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 st floor: <u>58' x 34'</u>	2 nd floor: <u>18' x 34'</u>
Area of construction (sq. ft.):	Basement: <u>68' x 34'</u>	
Use group:	<input checked="" type="checkbox"/> Finished Basement	
Construction type:	<input type="checkbox"/> Unfinished Basement	
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Crawl Space	
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Masonry	No. of Bedrooms: <u>4</u>	
<input type="checkbox"/> Wood Frame	<u>Multi-family Dwelling</u>	
<input type="checkbox"/> State Certified Modular	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 checked="" type="checkbox"/> No	Roof:	
Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

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

Applicant's Signature: [Signature] Print Name: John Piorkowski
 Email Address: john.p2@umbc.edu Date: 6/9/17
 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>6/13/17</u>	<u>[Signature]</u>

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	\$ <u>100</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ <u>50</u>
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	# <u>227</u>

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

T:\Operations\Updated Forms\Building applmp 03.21.2017.docx

*SEE PERMISSION LETTER FROM NVR INC



Building Permit Application

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

DILP 2018 FEB 28 PM 12:5

Date Received: _____

Permit No.: B/8000673

Building Address: 17741 Hardy Rd
 City: MT Airy State: MD Zip Code: 21771
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: Woodcamp Farms
 Section: _____ Area: _____ Lot: 25
 Tax Map: 60 Parcel: 485 Grid: 60
 Zoning: _____ Map Coordinates: _____ Lot Size: 3 Acs

Existing Use: SFD
 Proposed Use: SFD w/ propane tank
 Estimated Construction Cost: \$ 8000
 Description of Work: Install 1000 gallon underground propane tank

Occupant/Tenant Name: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: owner
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Property Owner's Name: John Pirokowski
 Address: 587 W. Walkersville Rd
 City: MT Airy State: MD Zip Code: 21771
 Phone: 301-404-1113 Fax: _____
 Email: _____

Applicant's Name & Mailing Address, (If other than stated herein)
 Applicant's Name: Michelle Clancy
 Address: PO Box 310
 City: Berry Hill State: MD Zip Code: 21228
 Phone: 443-612-7514 Fax: _____
 Email: Michelle @ AppliedLandApproved.com

Contractor Company: Michel Welding / m/w propane
 Contact Person: Robert Michel
 Address: 2513 Green Road
 City: Baldwin State: MD Zip Code: 21013
 License No.: 73061
 Phone: 410-692-5416 Fax: _____
 Email: _____

Engineer/Architect Company: _____
 Responsible Design Prof.: _____
 Address: contractor
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

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

Utilities	
Electric: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Water Supply	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Sewage Disposal	
<input type="checkbox"/> Public	
<input type="checkbox"/> Private	
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:	

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Applicant's Signature: _____
 Email Address: Michelle @ AppliedLandApproved.com
 Title/Company: _____

Print Name: Michelle Clancy
 Date: 2/26/18

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>2/28/18</u>	<u>[Signature]</u>

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	\$	<u>110</u>
Permit Fee	\$	
Tech Fee	\$	
Excise Tax	\$	
PSFS	\$	
Guaranty Fund	\$	
Add'l per Fee	\$	
Total Fees	\$	
Sub- Total Paid	\$	
Balance Due	\$	
Check	#	<u>6551</u>

Oswald, Hank

From: Oswald, Hank
Sent: Wednesday, July 26, 2017 9:26 AM
To: 'MIKE_BIRNER@HUNTSENDREMODELING.COM'
Subject: B17002571_17741 Hardy Road_Floor Plan Inquiry

Hello Mr. Birner:

Good morning. The floor plan for 17741 Hardy Road has been reviewed with the following comments:

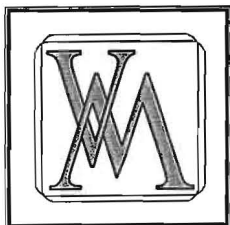
- 1.) The floor plan shows a total of 5 bedrooms with all of the options (Basement office with window & FB, 1st floor - 3 BR's and a 2nd floor Bonus room w/ FB) but the septic plan is only sized for 4 BR's. Please provide clarification on the floor plan or revise the floor plan or OSDS plan to match.
- 2.) Is the bump out in the rear, a covered porch, a patio or an extension of the house foundation?

Thanks in advance.

Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
410.313.2648 (Fax)



VANMAR
ASSOCIATES, INC.

Engineers • Surveyors • Planners

310 South Main Street, P.O. Box 328, Mount Airy, Maryland 21771

(301) 829-2890

(301) 831-5015

(410) 549-2751

(301) 695-0600

Fax (301) 831-5603

October 26, 2017

Mr. Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
8930 Stanford Blvd.
Columbia, MD 21045

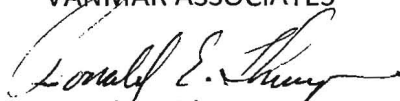
RE: Woodcamp Lot 25
17741 Hardy Road

Enclosed is an updated Onsite Sewage Disposal System Design Plan per your October 24th email comments. Please note the following:

1. The septic tank location has been revised to be 20-feet from the house.
2. The home owner will be eliminating a wall in the basement to eliminate a future bedroom in the basement. Therefore, the septic system remains a 4-bedroom system.
3. The covered porch will be on footers and will not be part of the wall check.

Please contact me with any additional comments or questions you may have.

Thank you,
VANMAR ASSOCIATES


Ronald E. Thompson, P.E.

Ron Thompson

From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Tuesday, October 24, 2017 11:02 AM
To: Ron Thompson
Cc: MIKE_BIRNER@HUNTSENDREMODELING.COM
Subject: B17002571_17741 Hardy Road

Hi Ron:

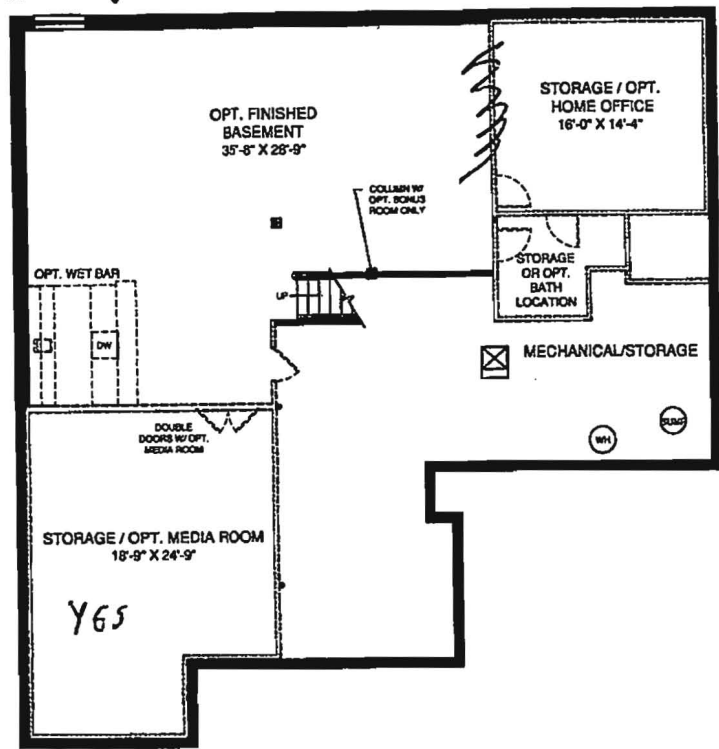
Good morning. I received a call from John P. who wanted to know about the status of the building permit for 17741 Hardy Road. I tried returned his phone call and left a brief message. At this point, we still need a revised OSDS plan showing the tank meeting the 20 foot setback to the house foundation. Also, there is a potential for a future bedroom in the basement so it might prove useful to size the septic system for 5 bedrooms (instead of 4). Lastly, I informed Mike awhile back that if the wall check included the covered porch as part of the foundation outline, we would not be able to issue the septic permit because the well box does not meet the 30 foot setback (I was looking for confirmation from him on this part of the project).

Anyway, as soon as we have the revised OSDS plan and issued the basement bedroom memo, we should be able to approve the BP. Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
410.313.2648 (Fax)



- o No ~~stor~~ HOME OFFICE
- o BATHROOM CAN BE POWDER ROOM
- o

HEALTH

B17002571

LETTER OF TRANSMITTAL

AGENCY CLIENT FILE ACCT. CORR. OTHER

VanMar Associates, Inc.
 Engineers ~ Surveyors ~ Planners
 310 South Main Street, P.O.Box 328, Mt. Airy, MD 21771
 301-829-2890 301-831-5015 301-695-0600
 410-549-2751 (FAX) 301-831-5603

<p>TO: Howard County Department of Environmental Health 8930 Stanford Boulevard Columbia, Maryland 21045</p> <p>Attn: Sarah Collins, L.E.H.S.</p>	<p>DATE: 6/7/17</p> <p>PROJECT: Woodcamp Farms, Lot 25</p> <p>VMA#: b75621</p> <p>COUNTY#:</p>
--	--

ENCLOSED:

COPIES	DATE	DESCRIPTION
3	6/5/17	Revised percolation Certification Plan, Lot 25 Woodcamp Farms
3	6/7/17	Revised on Site Sewage Disposal System Design Plan Lot 25 Woodcamp Farms

REMARKS: Hi Sarah, plans revised to reflect your comments, submitted for review and approval. Thank you!

COPIES TO (ADDRESS: John Piorkowski, 587 West Watersville Road, Mt. Airy, Maryland 21771

SUBMITTED BY: dkv	glenr b7 5621 hd rev perc cert 7 OSS plan 6.7.178
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Oswald, Hank

From: Mike - Hunts End Remodeling <mike_birner@huntsendremodeling.com>
Sent: Wednesday, July 26, 2017 3:41 PM
To: Oswald, Hank
Cc: Matt Hanratty
Subject: Re: B17002571_17741 Hardy Road_Floor Plan Inquiry

Hi Hank,

I discussed these with the homeowner and comments are as follows:

1. We will not be constructing the optional home office. The basement bathroom will be constructed but the closet and the dividing wall towards the large finished area will not be built.
2. The rear bump out is a covered deck/porch on post footings.

Hopefully that answers your questions. If you need anything additional, please let me know.

Thanks,
Mike

Mike Birner
Architect, CGR
President
Hunt's End Remodeling, LLC
2600 Longstone Lane, Suite 204
Marriottsville, MD 21104
410.970.0084

2015 "Best of Houzz" for Customer Service and Satisfaction

www.huntsendremodeling.com
mike_birner@huntsendremodeling.com

Like us on Facebook and follow us on Twitter



On Jul 26, 2017, at 9:25 AM, Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Hello Mr. Birner:

Good morning. The floor plan for 17741 Hardy Road has been reviewed with the following comments:

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Thanks in advance.

Respectfully,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
410.313.2648 (Fax)

Oswald, Hank

From: Oswald, Hank
Sent: Thursday, July 27, 2017 10:13 AM
To: 'Mike - Hunts End Remodeling'
Subject: RE: B17002571_17741 Hardy Road_Floor Plan Inquiry

Hi Mike:

Good morning. Thanks for the information. One follow-up questions for you. Will the wall check plan show the outline of the porch as part of the foundation? If so, then the porch must meet the 30 foot standard setback requirement. Currently, the OSDS plan shows the porch less than 30 feet away from the well box. Let me know if you have any questions.

Thanks,

Hank

From: Mike - Hunts End Remodeling [mailto:mike_birner@huntsendremodeling.com]
Sent: Wednesday, July 26, 2017 3:41 PM
To: Oswald, Hank
Cc: Matt Hanratty
Subject: Re: B17002571_17741 Hardy Road_Floor Plan Inquiry

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Hopefully that answers your questions. If you need anything additional, please let me know.

Thanks,
Mike

Mike Birner
Architect, CGR
President
Hunt's End Remodeling, LLC
2600 Longstone Lane, Suite 204
Marriottsville, MD 21104
410.970.0084

2015 "Best of Houzz" for Customer Service and Satisfaction

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Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
410.313.2648 (Fax)

7.27.17 - follow-up
phone conversation
w/ Mike about
back porch setback
to well box. Mike
also mentioned basement
walkout on opposite
side of porch - 30
ft setback as well
- H

John P.
B 1700 2571
443 956
6851
17741 Hardy