



**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.: B15102580

Building Address: 13392 Pipes Lane  
 City: Sykesville State: MD Zip Code: 21784  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Subdivision: \_\_\_\_\_  
 Lot: \_\_\_\_\_ Tax Map: \_\_\_\_\_ Parcel: \_\_\_\_\_

Existing Use: Residential  
 Proposed Use: Residential  
 Estimated Construction Cost: \$ 58,000  
 Description of Work: Add garage to  
Left side of house 20'x32'  
640 SF. Attached garage

Occupant/Tenant Name: Vinny Perry  
 Was tenant space previously occupied?  Yes  No  
 Contact Name: Michael Kilpatrick  
 Address: 1045 Long Corner Rd.  
 City: Mt. Airy State: MD Zip Code: 21771  
 Phone: Mt. Airy 301-928-1203  
 Email: M.Kilpatrick@MASTCONSTRUCTIONLLC.COM

Property Owner's Name: Vinny Perry  
 Address: 13392 Pipes Ln  
 City: Sykesville State: MD Zip Code: 21784  
 Phone: 443-812-3092 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

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

Contractor Company: MAST CONSTRUCTION  
 Contact Person: Mike Kilpatrick  
 Address: 1045 Long Corner Rd  
 City: Mt Airy State: MD Zip Code: 21771  
 License No.: 92245 MATC  
 Phone: 240405-0763 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Engineer/Architect Company: Caddworks inc  
 Responsible Design Prof.: DWA  
 Address: 332 West Patrick St  
 City: Fredrick State: MD Zip Code: 21701  
 Phone: 301695-9121 Fax: \_\_\_\_\_  
 Email: COM

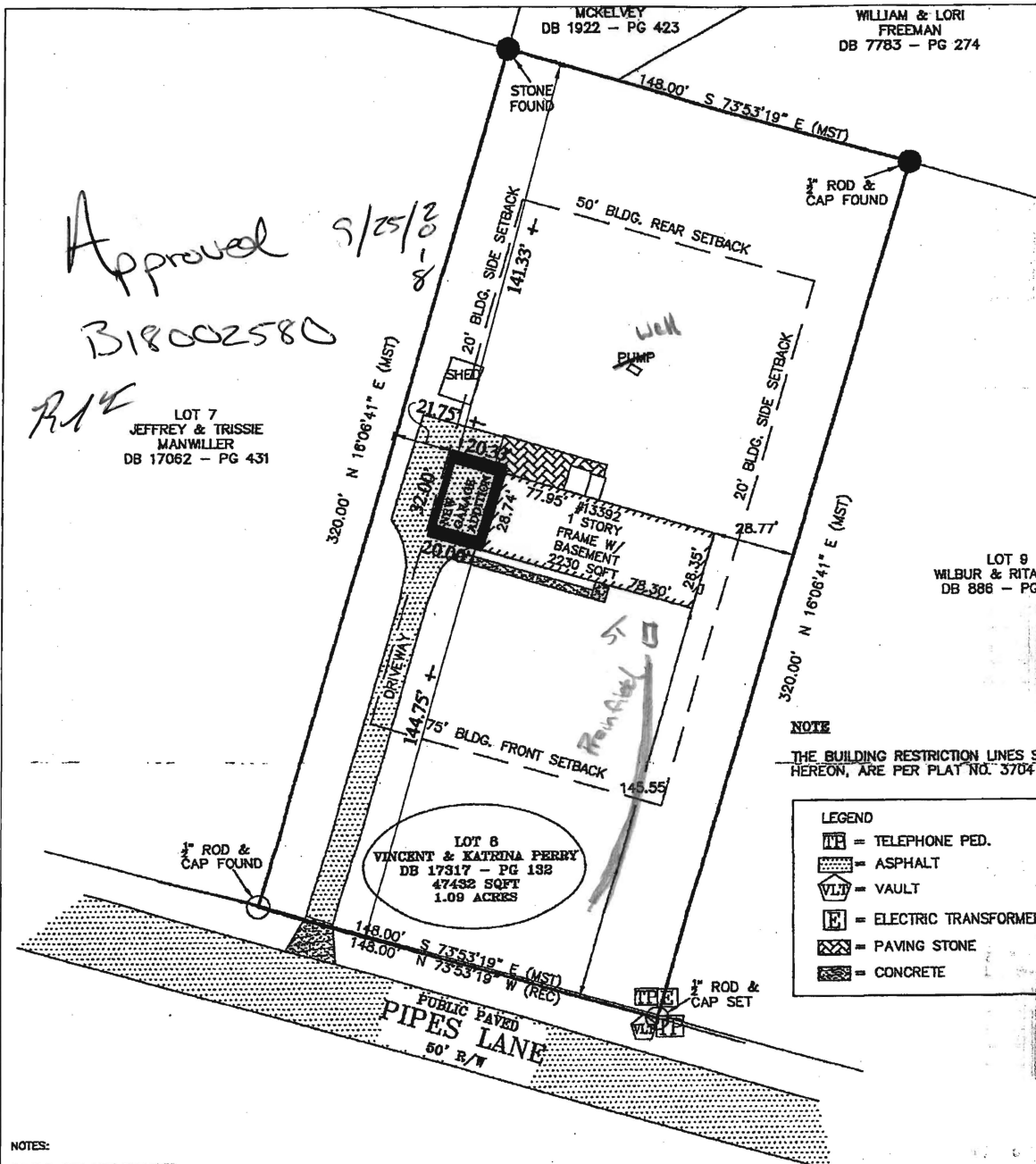
Commercial Building Characteristics	Residential Building Characteristics
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories:	Depth Width
Gross area, sq. ft./floor:	1 <sup>st</sup> floor:
Area of construction (sq. ft.):	2 <sup>nd</sup> floor:
Use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

Utilities	
Electric:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Gas:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<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	
<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
<b>Grading Permit Number:</b>	
<b>Building Shell Permit Number:</b>	

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: M. Kilpatrick Print Name: M. Kilpatrick  
 Email Address: M.Kilpatrick@MASTCONSTRUCTIONLLC.COM Date: 7-19-18  
 Title/Company: Pro Manager / MAST LLC.COM

DUPLICATE COPY FORWARDED



Approved 5/25/2018  
 B18002580  
 R14

LOT 7  
 JEFFREY & TRISSIE  
 MANWILLER  
 DB 17062 - PG 431

LOT 8  
 VINCENT & KATRINA PERRY  
 DB 17317 - PG 132  
 47432 SQFT  
 1.09 ACRES

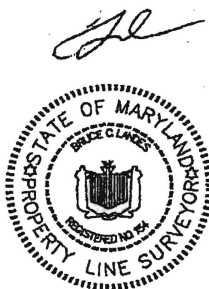
LOT 9  
 WILBUR & RITA  
 DB 886 - PG

NOTE  
 THE BUILDING RESTRICTION LINES SHOWN HEREON, ARE PER PLAT NO. 3704

LEGEND

- TELEPHONE PED.
- ASPHALT
- VAULT
- ELECTRIC TRANSFORMER
- PAVING STONE
- CONCRETE

NOTES:  
 TITLE BINDER NOT PROVIDED.  
 WATERS OF THE UNITED STATES ARE NOT DESIGNATED BY THIS SURVEY.  
 WETLANDS AND SUBAQUEOUS AREA OF WETLANDS MAY BE SUBJECT TO THE FEE RIGHTS OF THE STATE OF MARYLAND. THESE AREAS HAVE NO SPECIFIC JUDICIAL DETERMINATION OF TITLE AND NO OPINION OF TITLE IS AVAILABLE AS OF DATE OF SURVEY.  
 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING & URBAN DEVELOPMENT. (PREMISES LOCATED IN ZONE X, MAP ID# 24027C0055D, EFFECTIVE DATE: 11/6/2013)  
 REFERENCE IS HEREBY MADE TO ALL EASEMENTS, RESTRICTIONS, AND CONDITIONS OF RECORD WHICH MAY LAWFULLY APPLY TO SAID PROPERTY.  
 THE INFORMATION CONVEYED HEREON IS THE WORK PRODUCT OF BRUCE C. LANDES SURVEYOR AND IS SOLELY FOR THE EXCLUSIVE USE OF OUR CLIENTS AND THEIR AGENTS.  
 I HEREBY CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY RESPONSIBLE CHARGE AND THE PREPARATION OF THIS PLAT AND THE SURVEY IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 08.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. NO TITLE REPORT WAS FURNISHED.  
 ANY CERTIFICATION OR SPECIAL PROVISIONS OF THIS SURVEY ARE SUBJECT TO TERMS, CONDITIONS AND RESTRICTIONS OF OUR



EXP. 4/27/2018

BOUNDARY SURVEY  
 PROPERTY SITUATED  
 13392 PIPES LANE  
 SYKESVILLE, MARYLAND  
 20706

COUNTY OF HOWARD,  
 MAY 17, 2017 SCALE 1"

Bruce C. Landes Surveyors & Planners  
 8014 MIDLOTHIAN TURNPIKE, SUITE  
 RICHMOND, VA 23235 PH. 804-327

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Maura J. Rossman, M.D., Health Officer

September 25, 2018

Katrina M. Perry  
13392 Pipes Lane  
Sykesville, MD 21784

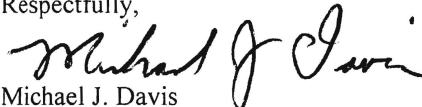
**RE: Waiver Approval**  
13392 Pipes Lane  
Sykesville, MD 21784

Ms. Perry,

This letter is being issued in response to your waiver request dated September 23, 2018. This agency has **approved** the waiver to the required perc testing and Percolation Certification Plan. The approval is based on the fact that the proposed garage is within the one hundred foot (100) foot setback to the existing water well and therefore, the area is not useable for future on-site sewage disposal system repairs. Any deviations from the proposed work indicated on the building permit site plan will be subject to further review by this Department. Future living space additions will likely require perc testing and a Percolation Certification Plan.

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

Respectfully,



Michael J. Davis  
Assistant Director  
Bureau of Environmental Health

23 Sept 2018

Mike Davis (Deputy Director of Environmental Health),

We have put in for permits for a 640 sq ft garage addition to my existing house footprint, building permit #B18002580. This additional structure will be tied on to the existing house and is replacing what is currently a paved portion of my driveway. The area this extension will be is already paved.

We are requesting a waiver to the percolation and sewage disposal area be waived. The reasons for this waiver request are the proposed garage is within 100 feet of the existing well, and an area within that distance of an existing well cannot be used for sewage disposal. The proposed garage also does not contain any conditioned living space, loft, or plumbing.

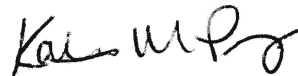
We appreciate your consideration in this waiver so we can proceed with the construction plans.

9/25/18

Approved

Michael J. Davis

  
Vincent E. Perry



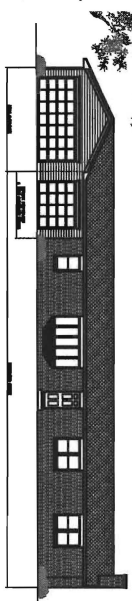
Katrina M. Perry  
13392 Pipes Lane  
Sykesville, MD 21784

443-812-3092 (Vincent)  
wkdvspa@gmail.com  
724-866-7504 (Katrina)  
Katrina.altman@gmail.com

B18002580 Approved R1/E 9/25/2018

**GENERAL NOTES**

PROPOSED GARAGE ADDITION  
 13392 PIPES LANE  
 SYKESVILLE MD.  
 FREDERICK, MD



**cadworks**  
 RESIDENTIAL DESIGN  
 300 WEST PARKWAY STREET / FREDERICK, MD / 21701  
 TEL: 301.291.2828 FAX: 301.291.2829  
 WWW.CADWORKS.NET

- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC).
  2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
  3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE APPLICABLE AGENCIES.
  4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
  6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
  8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND SIDEWALKS.
  9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
  10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LANDSCAPING AND TREES.
  11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FOUNDATIONS.
  12. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING ROADS AND DRIVEWAYS.
  13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
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  15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FOUNDATIONS.
  16. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING ROADS AND DRIVEWAYS.
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  18. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LANDSCAPING AND TREES.
  19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FOUNDATIONS.
  20. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING ROADS AND DRIVEWAYS.

**FOUNDATION CHART**

FOUNDATION CHART

SECTION 1: GENERAL INFORMATION

SECTION 2: FOUNDATION CHART

NO.	DESCRIPTION	TYPE	SIZE	DEPTH	SPACING	REMARKS
1	CONCRETE FOUNDATION	12" x 12"	4'-0"	4'-0"	4'-0"	
2	CONCRETE FOUNDATION	12" x 12"	4'-0"	4'-0"	4'-0"	
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20	CONCRETE FOUNDATION	12" x 12"	4'-0"	4'-0"	4'-0"	

**HEADER BEAM CHART**

HEADER BEAM CHART

SECTION 1: GENERAL INFORMATION

SECTION 2: HEADER BEAM CHART

NO.	DESCRIPTION	TYPE	SIZE	DEPTH	SPACING	REMARKS
1	CONCRETE BEAM	12" x 12"	4'-0"	4'-0"	4'-0"	
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**DRAWING INDEX**

GENERAL INFORMATION

ARCHITECTURAL

A-1 FOUNDATION & FIRST FLOOR PLAN

A-2 ELEVATIONS

A-3 SECTIONS

**HEADER BEAM CHART**

HEADER BEAM CHART

SECTION 1: GENERAL INFORMATION

SECTION 2: HEADER BEAM CHART

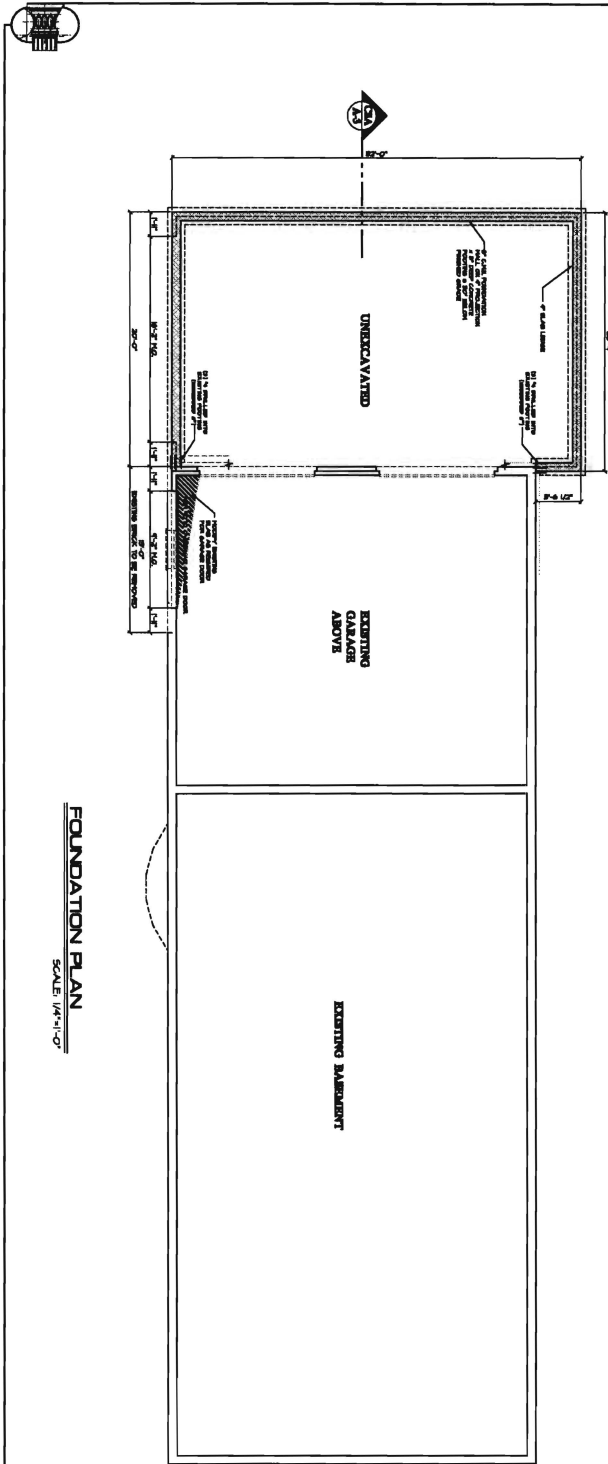
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PROPOSED ADDITION FOR:  
**THE 13392 PIPES LANE**  
 SYKESVILLE MD  
 FREDERICK, COUNTY

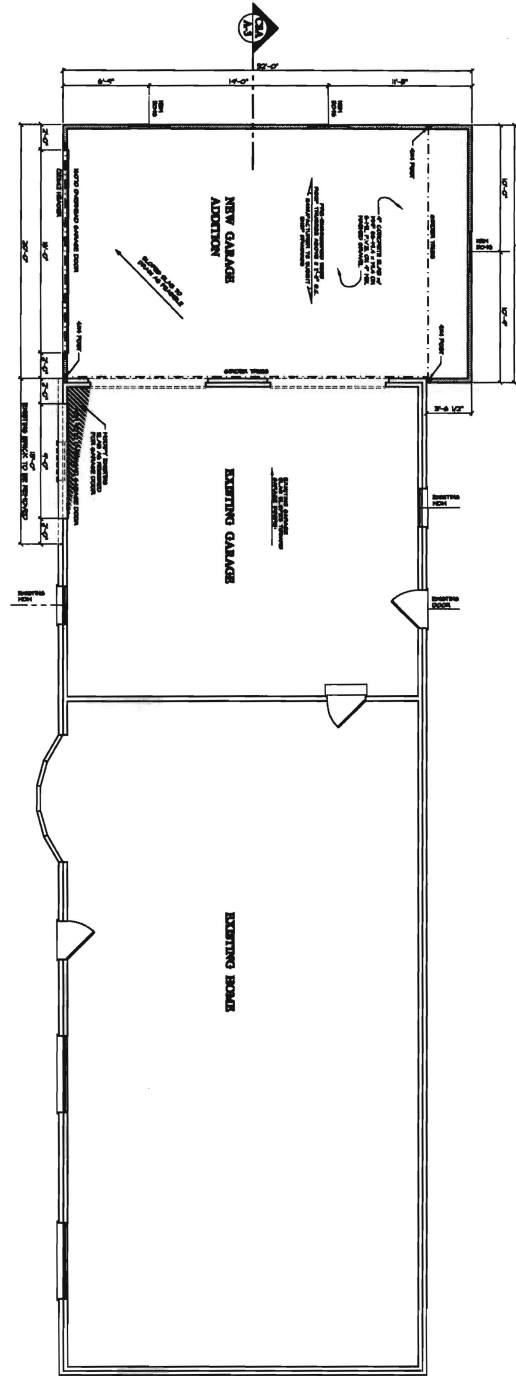
**GENERAL NOTES**

**SUBMITTALS**

NO.	DESCRIPTION	DATE
1	FOUNDATION CHART	
2	HEADER BEAM CHART	
3	DRAWING INDEX	
4	GENERAL NOTES	
5	ARCHITECTURAL	
6	A-1 FOUNDATION & FIRST FLOOR PLAN	
7	A-2 ELEVATIONS	
8	A-3 SECTIONS	



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



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

BY THE ARCHITECT FOR THE CONTRACTOR TO BE DETERMINED

BY THE ARCHITECT FOR THE CONTRACTOR TO BE DETERMINED

**A-1**

PROPOSED ADDITION FOR:  
**THE 13392 PIPES LANE**  
BYKESVILLE MD  
FREDERICK, COUNTY

**FLOOR PLAN & FRONT ELEVATION**

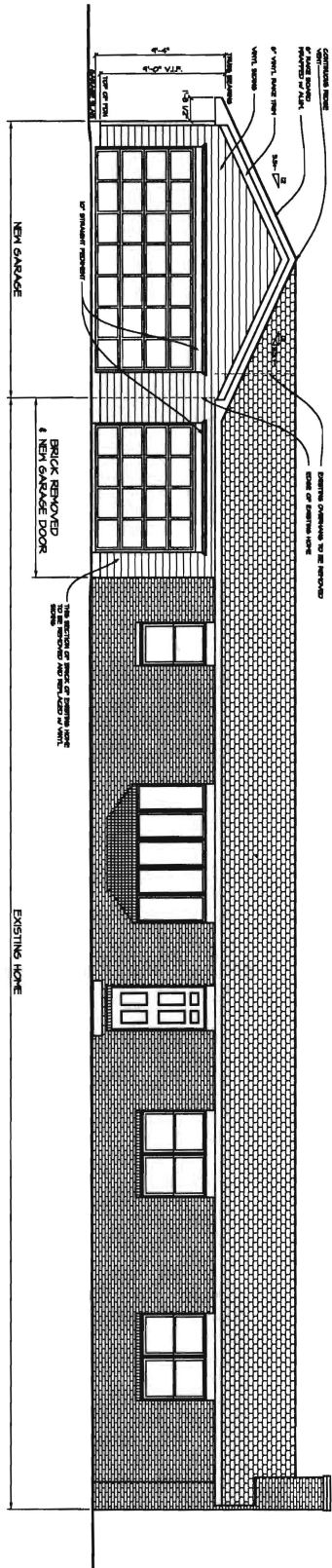
**SUBMITTALS**

DATE	BY	REVISIONS

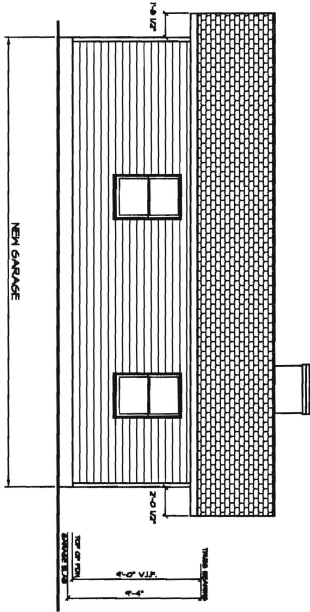
**cadworks inc.**  
RESIDENTIAL DESIGN

382 WEST PATRICK STREET / FREDERICK, MD / 21704  
 (301) 384-6761 | 88 BIRCH@CADWORKS.NET  
 P | 301-384-6848 | W | WWW.CADWORKS.NET

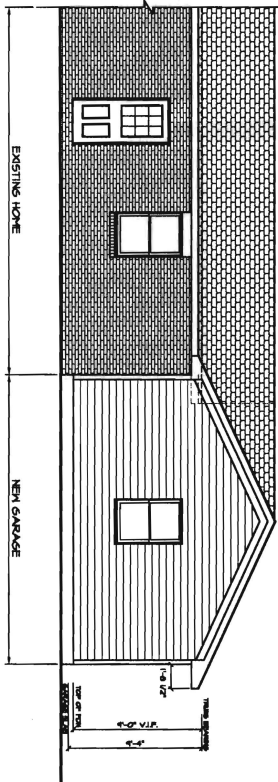
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**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



**LEFT SIDE ELEVATION**  
SCALE: 1/4"=1'-0"



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

**A-2**

PROPOSED ADDITION FOR:  
**THE 13382 PIPES LANE**  
BYKESVILLE MD  
FREDERICK, COUNTY

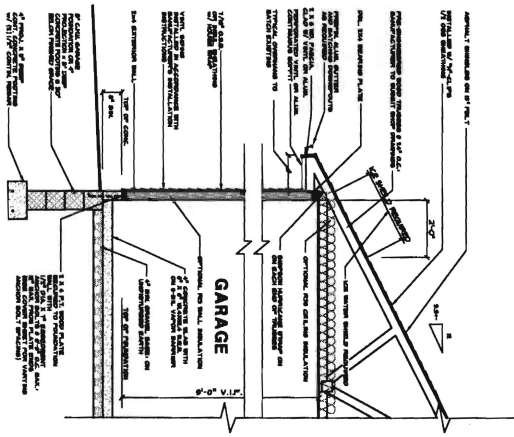
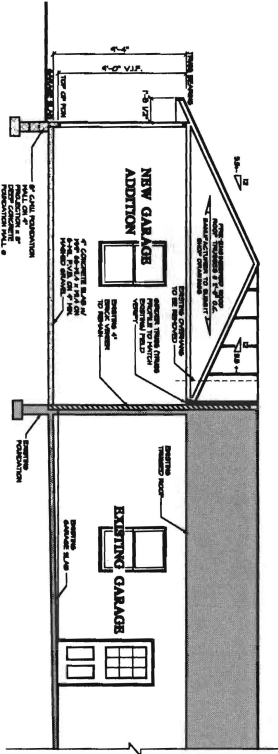
**FRONT & SIDE ELEVATIONS**

**SUBMITTALS**

DATE	DESCRIPTION	REVISIONS
1/24/14	ISSUE FOR PERMITTING	
1/24/14	ISSUE FOR PERMITTING	
1/24/14	ISSUE FOR PERMITTING	

**cadaworks inc.**  
RESIDENTIAL DESIGN  
300 WEST PATRICK STREET / FREDERICK, MD / 21704  
(716) 536-6677 | 800-888-7629 | CADAWORKS.NET  
(P) 301.965.0666 (M) WWW.CADAWORKS.NET

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TYP. WALL SECTION  
SCALE: 1/4"=1'-0"

**A-3**

PROPOSED ADDITION FOR:  
**THE 13392 PIPES LANE**  
BYKESVILLE MD  
FREDERICK, COUNTY

**SECTIONS**

SUBMITTALS	
NO.	DESCRIPTION
1	CONCRETE FOUNDATION
2	WOOD FRAMING
3	ROOF TRUSSES
4	ROOF SHEATHING
5	WALL SHEATHING
6	GLASS WINDOW
7	GLASS DOOR
8	CEILING
9	FLOORING
10	MECHANICAL
11	ELECTRICAL
12	PAINT

**caddworks inc.**  
RESIDENTIAL DESIGN

322 WEST PATRICK STREET / FREDERICK, MD / 21701  
 (301) 694-1411 / 301-694-1412  
 2715 BIRCHWOOD DRIVE / FREDERICK, MD / 21701  
 WWW.CADDWORKS.NET

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CURVE DATA - CURVE (A)

RADIUS	855.00'
ARC	170.00'
CHORD	162.22'
CHORD BEARING	S 60° 58.42' E

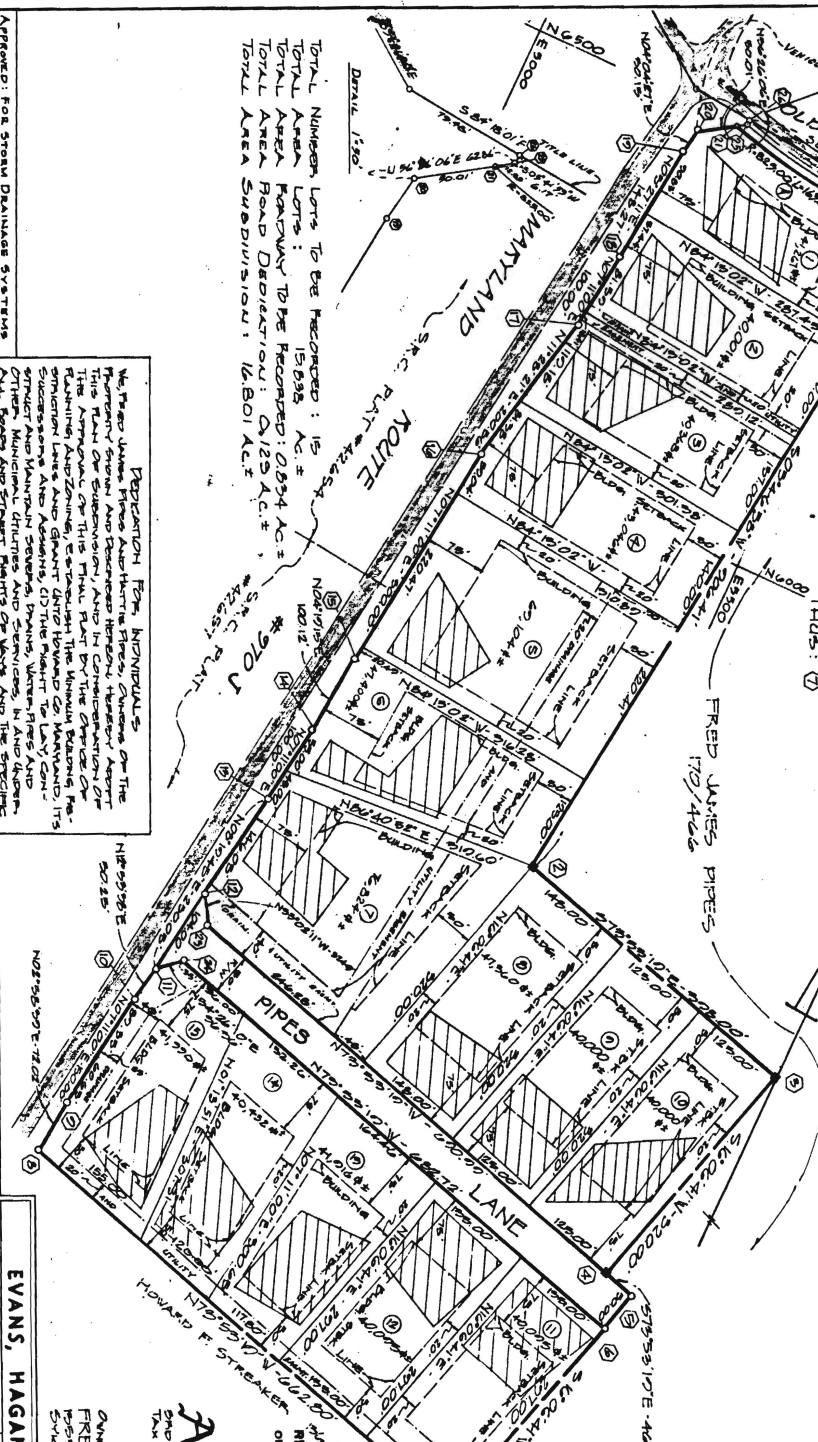
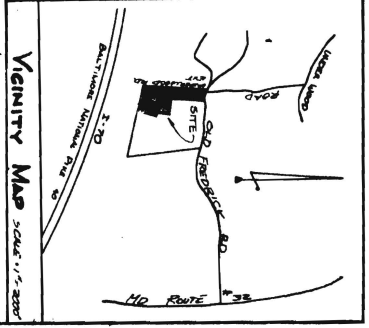
COORDINATES

NO.	NORTH	EAST	NO.	NORTH	EAST
1	4261.864	5918.942	13	5426.057	5102.947
2	5560.087	5421.699	14	5524.153	5115.451
3	5449.640	5610.009	15	5405.975	5122.926
4	5142.105	5712.101	16	5075.658	5100.510
5	5122.246	5766.077	17	4801.195	5200.440
6	5028.312	5782.206	18	4289.408	5212.925
7	4799.875	5667.782	19	4451.007	5226.975
8	4579.801	5055.018	20	4447.061	5226.157
9	5057.720	5076.786	21	4447.750	5270.607
10	5240.044	5055.518	22	4407.774	5491.515
11	5240.525	5066.726	23	5521.009	5102.227
12	5522.488	5091.791	24	5270.671	5206.301

The Origin of the Coordinates Shown This is Assumed Coordinates Designated Thus: (1)

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF APPROXIMATELY 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE HEALTH DEPT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE AND SEWERING ANY RESIDENTIAL STRUCTURE CONSTRUCTED ON THIS BUILDING SITE, THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM.

CONCRETE MONUMENT



TOTAL NUMBER Lots To Be Recoded: 15  
 TOTAL AREA Lots: 15.855 Ac. ±  
 TOTAL AREA ROAD DEDICATION: 0.894 Ac. ±  
 TOTAL AREA SUBDIVISION: 16.801 Ac. ±

REPLICATION FOR INDIVIDUALS  
 No Fee or Charge for this plan. The purpose of this plan is to show the location of the proposed sewerage system and to provide a record of the same. This plan is not to be construed as a guarantee of the accuracy of the information contained herein. The user of this plan is advised to verify the information contained herein with the appropriate authorities. The user of this plan is also advised to consult with a professional engineer or architect before using this plan for any purpose. The user of this plan is also advised to consult with the appropriate authorities before using this plan for any purpose. The user of this plan is also advised to consult with the appropriate authorities before using this plan for any purpose.

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 APPROVED: FOR PRIVATE WATERS AND SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT  
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

DATE: 5/16/77  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 5/24/77

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 APPROVED: FOR PRIVATE WATERS AND SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT  
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

CONCRETE MONUMENT  
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DATE	BY	REVISION
5/16/77	Evans, Hagans & Holdener, Inc.	Initial
5/24/77	Evans, Hagans & Holdener, Inc.	Revised

EVANS, HAGAN & HOLDEFER, INC.  
 SURVEYORS AND CIVIL ENGINEERS  
 111 JOHN STREET  
 WESTMINSTER, MD 21157  
 (301) 848-1790

OWNER & DEVELOPER:  
 FRED JAMES PIPES  
 2100 FREDERICK RD  
 GREENVILLE, MARYLAND, 21784

SECTION ONE  
**Annardale**  
 2ND ELECTION DISTRICT TOWARD CO. MD.  
 TAX MAP 2 PARCEL 5B

RECORDED AS PLAN # 3 704  
 ON 10/12/77 ALONG THE LAND RECORDS OF  
 HOWARD COUNTY, MD.

RECEIVED  
 JUN 7 1977  
 ENGINEERING  
 HOWARD COUNTY  
 DEPT. PUBLIC WORKS

SITE INSPECTION SHEET

OWNER: Vincent & Katrina Perry PHONE #: 443-812-3092

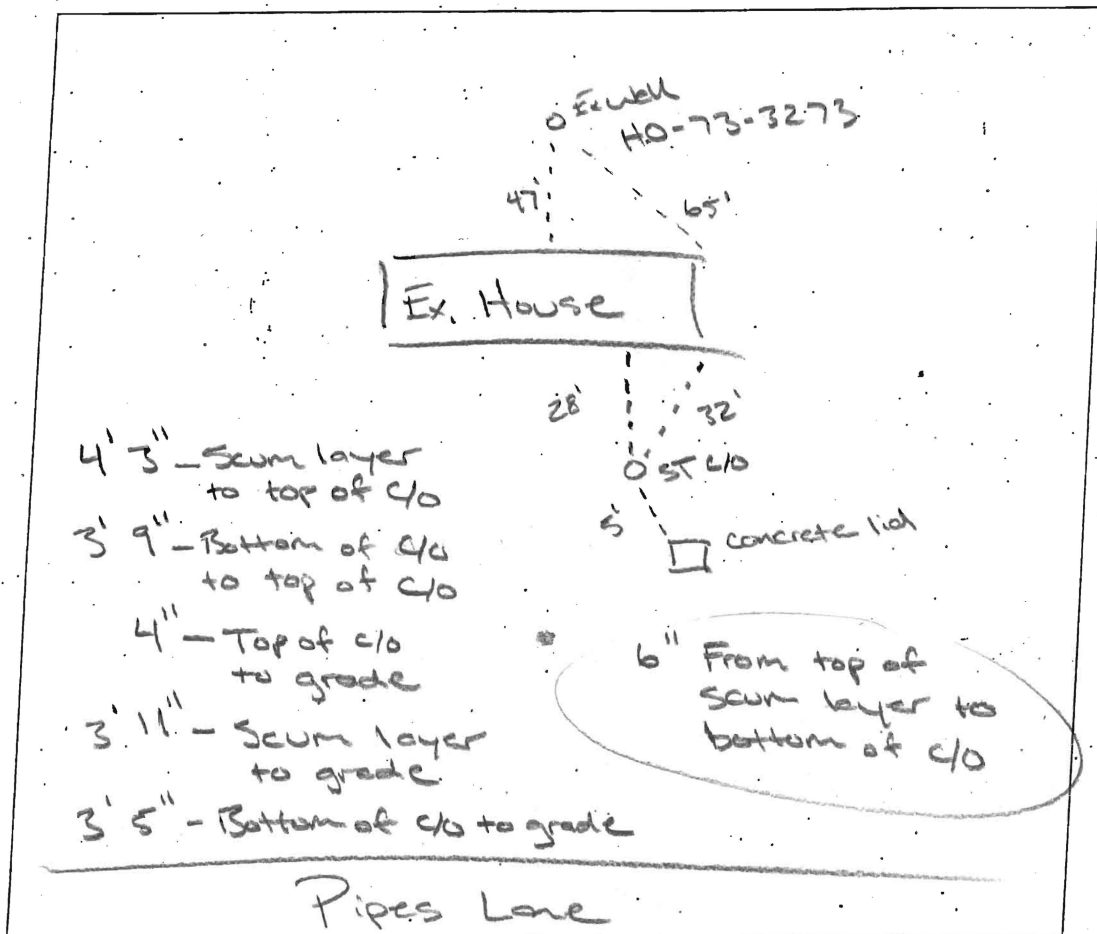
ADDRESS: 18392 Pipes Lane CONTRACTOR: \_\_\_\_\_

Sykesville WELL TAG #: HO-73-3273

SUBDIVISION: Annandale LOT: 8 COUNTY #: Howard

PROPOSAL: 640 sqft garage addition. All non living space and no plumbing. Asking for waiver to Perc Cert.

LOCATION DIAGRAM



COMMENTS: Well and Septic system appeared to be in good condition on surface. The septic tank appeared to be extremely full. Possibly a sign of failure. Recommended to homeowner to have the tank pumped and inspected by septic contractor.

DATE: 9/24/2018 INSPECTOR: RSF