



# Building Permit Application

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

DILP 2016 APR 27 PM 2:29

Date Received: \_\_\_\_\_

Permit No.: B16001798

Building Address: 17034 Hardy Rd  
 City: mt. Airy State: md Zip Code: 21771  
 Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Census Tract: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Tax Map: \_\_\_\_\_ Parcel: \_\_\_\_\_ Grid: \_\_\_\_\_  
 Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: \_\_\_\_\_

Existing Use: Residential  
 Proposed Use: Residential  
 Estimated Construction Cost: \$ 140,000.00  
 Description of Work: 22'x22' garage addition with master suite, master bath and w.i.c. on 2nd floor  
 Occupant or Tenant: \_\_\_\_\_  
 Was tenant space previously occupied?  Yes  No  
 Contact Name: Chuck Alder Alder Creek Construction  
 Address: 4671 Measuring Pole Dr  
 City: Hopstead State: MD Zip Code: 21074  
 Phone: 410-259-5297 Fax: \_\_\_\_\_  
 Email: Aldercreekllc@aol.com

Property Owner's Name: Lillian Danden mto Properties LLC  
 Address: 1205 Forsythe Rd  
 City: Jessieville State: MD Zip Code: 21769  
 Phone: 410-259-9303 Fax: \_\_\_\_\_  
 Email: PADAVIB@VAV Solutions.com

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

Contractor Company: Alder Creek Construction LLC  
 Contact Person: Chuck Alder  
 Address: 4671 Measuring Pole Dr  
 City: Hopstead State: MD Zip Code: 21074  
 License No.: 124231  
 Phone: 410-259-5297 Fax: \_\_\_\_\_  
 Email: Aldercreekllc@aol.com

Engineer/Architect Company: GBL (Inc) LLC (Inc)  
 Responsible Design Prof.: \_\_\_\_\_  
 Address: 150 Airport Dr  
 City: Westminster State: MD Zip Code: 21157  
 Phone: 410-276-0333 Fax: 410-276-1532  
 Email: www.brsurvey.com

Commercial Building Characteristics	Residential Building Characteristics
Height: <u>24'</u>	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories: <u>2</u>	<b>Depth</b> <b>Width</b>
Gross area, sq. ft./floor: <u>968</u>	1 <sup>st</sup> floor: <u>22x22</u>
	2 <sup>nd</sup> floor: <u>22x23</u>
Area of construction (sq. ft.): _____	Basement:
	<input type="checkbox"/> Finished Basement
Use group: _____	<input type="checkbox"/> Unfinished Basement
	<input type="checkbox"/> Crawl Space
<b>Construction type:</b>	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: _____
<input type="checkbox"/> Structural Steel	<b>Multi-family Dwelling</b>
<input type="checkbox"/> Masonry	No. of efficiency units: _____
<input checked="" 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 type="checkbox"/> No	Roof: _____
<b>Roadside Tree Project Permit #</b>	<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 checked="" type="checkbox"/> Electric <input 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.

Chuck Alder  
**Applicant's Signature**  
Aldercreekllc@aol.com  
**Email Address**  
Owner/Operator Alder Creek  
**Title/Company**

Chuck Alder  
**Print Name**  
4/27/16  
**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>4/10/2016 R. Buelker</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>25.00</u>
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

**COMPLETE THIS FORM WHEN DROPPING OFF ANY  
CORRESPONDENCE AND/OR PLANS TO THE HOWARD COUNTY  
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS COUNTER:**

Date: 6-3-16

To: Robert Brick H.H. Dept.  
(Person's Name and Division)

From: Chuck Alder, Alder Creek LLC (410) 259-5297  
(Your Name, Company Name and Telephone Number)

Subject: Project name Remodeling + Addition Harvy Rd.  
Project site address 17024 Harvy Rd. Mt. Airy 27771  
Permit # B16001798 SDP # \_\_\_\_\_  
Other information pertinent to this project \_\_\_\_\_

Please check the attachments below that you are submitting with this transmittal:

- Letter of response to address plan review comment letter
- Revised plans and/or revised details: When submitting for a complete re-review, **duplicate sets shall be submitted.**
- Letter Summarizing Changes
- Energy conservation calculations
- Copies of REVISED PLOT (be specific).
  - Health Department Request
  - DPZ/ DED Request
  - Applicant's Request
- Two sets of single family dwelling model plans to be placed on permanent file: Model name and/or # \_\_\_\_\_
- Other \_\_\_\_\_

**Contact Person Information: (Required)**

Chuck Alder  
Please Print Name

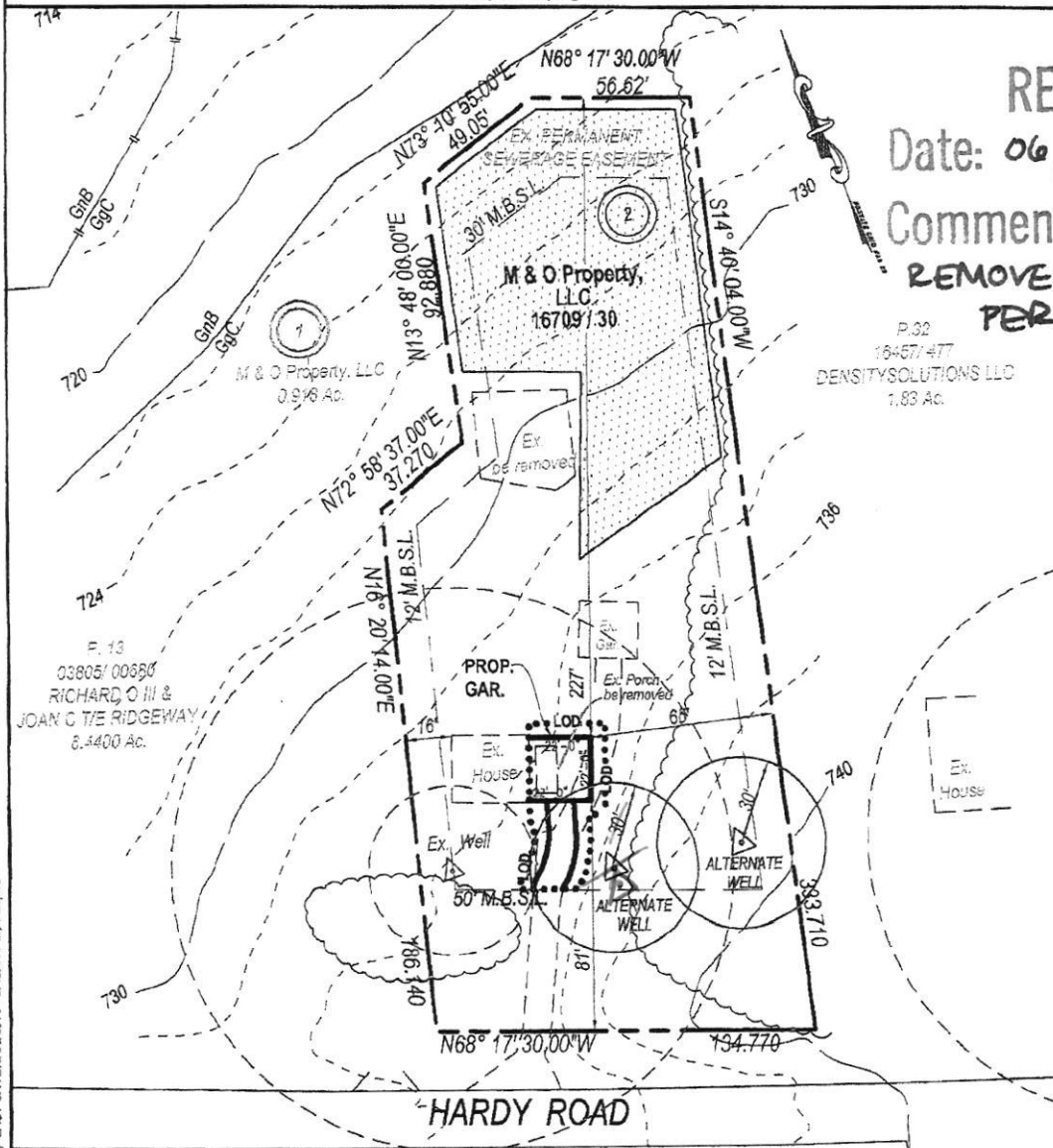
Telephone No: 410-259-5297

E-Mail Address: AlderCreekLLC@aol.com

**PLEASE ASSURE ALL DOCUMENTS AND/OR REVISIONS ARE APPROPRIATELY SIGNED AND SEALED. IF NECESSARY, BY A LICENSED ARCHITECT OR ENGINEER. PLEASE BE ADVISED THAT INSUFFICIENT INFORMATION MAY RESULT IN THE DELAY OF REVIEW BY THE PLANS EXAMINER. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS WILL CONTACT YOU IF THERE IS A PROBLEM. IN ADDITION, ONCE THE BUILDING PERMIT IS APPROVED BY THE PLAN REVIEW DIVISION AND ALL OTHER REQUIRED SIGNATORY AGENCIES, AND THE BUILDING PERMIT IS READY FOR ISSUANCE, THE PERMIT DIVISION WILL NOTIFY THE APPROPRIATE CONTACT PERSON FOR PERMIT PICK UP. ALL PERMIT STATUS INQUIRIES SHALL BE DIRECTED TO THE PERMIT DIVISION AT 410-313-2455. CODE RELATED QUESTIONS AND PLAN REVIEW INQUIRIES SHALL BE DIRECTED TO THE PLAN REVIEW DIVISION AT 410-313-2436. PLEASE ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR ANY PLAN SUBMITTALS TO BE REVIEWED. THANK YOU.**

Received by AKH

PER HEALTH  
(REMOVED FRONT PORCH  
PER HEALTH)



**REVISED**  
Date: 06/03/16  
Comments: B16001798  
**REMOVE PORCH PER HEALTH**

P.32  
164571477  
DENSITY SOLUTIONS LLC  
1.83 Ac.

Z:\16-026-000 - Alder Creek Drawings\GRADING PLAN.dwg, LA YOUT: PLOT LOT2, LAST SAVE: 5/28/2016 12:42:44 PM, DLopez

**GARAGE AND SECOND FLOOR SUITE ADDITIONS PLAN**  
SCALE 1"=50'

**PLOT PLAN**

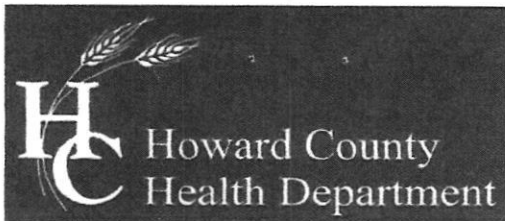
**LOT #2**  
**SHEARS PROPERTY**  
A RESUBDIVISION OF POPLAR HEIGHTS SUBDIVISION  
LOT 41-44 AS RECORDED IN THE LAND RECORDS  
AS PLAT No. 3, FOLIO 26

**OWNER AND DEVELOPPER**  
M & O Property, LLC  
17034 HARDY ROAD, MT AIRY 21771

- NOTES:**
- CURRENT TITLE REFERENCE
  - OWNER - M & O PROPERTY, LLC
  - DEED REFERENCE - 16709 / 30
  - DATE - FEBRUARY 16, 2016
  - GRANTOR - DOLORES A. CARNEY, PERSONAL REPRESENTATIVE OF THE STATE OF JOSEPH M. SHEARS
  - 1. SUBJECT PROPERTY ZONED RC-DEO
  - 2. TOTAL AREA OF PROPERTY .88 AC.
  - 3. TOTAL LIMITS OF DISTURBANCE 1,411 Sq. Ft.
  - 4. TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY GIS TOPOGRAPHY AT 2 CONTOUR INTERVAL
  - 5. NO WETLANDS EXIST ON THIS PARCEL.

DATE: April, 2016      BPR JOB No. 16-026-000      SCALE: 1 inch = 50 feet      SHEET: 1 of 1

A licensed Maryland Surveyor either personally prepared the Survey as shown hereon, or was in responsible charge over its preparation and the surveying work reflected in it, in compliance with chapter 09.13.06.12 of the Maryland Minimum Standards of Practice for Land Surveyors.



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045
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

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

APPLICATION FOR VARIANCE
TO COMAR ONSITE WATER/SEWER FOR MDE APPROVAL

Date Submitted

6/3/16

17034
Property Address

Hardy Rd. Mt. Airy Md. 21771

Subdivision

Lot

Tax Map

Grid

Parcel

Tax Account #

Provide a brief site history including previously submitted and active plans with the Health Department or the County (subdivision plans, perc test applications, Building Permit applications):

B16001798 in system "on hold" due to setbacks we removed front porch to meet existing well and provide variance for alternate well.

In the area below, list the specific section of the Code of Maryland Regulations (COMAR) to which a variance is being requested and provide a brief summary of the regulation and an explanation of why the variance is being requested (Attach a separate sheet if necessary).

Regulation Section

Summary and Explanation

1. COMAR 26.04.02.02.F.(4)

A well for an addition, i.e. an existing well, must meet the minimum setback requirement established in COMAR 26.04.04.

2. COMAR 26.04.04.04.B.(c)

The required minimum distance to the well from the foundation is 30 feet.

Billie Daniels

Property Owner's Signature

Health Department Use Only

Reviewed by

HCHD Staff

Date

Recommendation:

[X]

Recommended

[ ]

Not Recommended

HCHD Supervisor

Date

Comments/Conditions:

for existing well to existing foundation (-24.5 ft)

Approved by:

MDE Representative

Date

Maryland Department of Assessments and Taxation Real Property Data Search (vw3.1A) HOWARD COUNTY	<a href="#">Go Back</a> <a href="#">View Map</a> <a href="#">New Search</a> <a href="#">GroundRent</a> <a href="#">Redemption</a> <a href="#">GroundRent</a> <a href="#">Registration</a>
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**Account Identifier:** District - 04 Account Number - 327748

**Owner Information**

<b>Owner Name:</b>	SHEARS JOSEPH M	<b>Use:</b>	RESIDENTIAL
		<b>Principal Residence:</b>	YES
<b>Mailing Address:</b>	17034 HARDY RD MT AIRY MD 21771-3219	<b>Deed Reference:</b>	1) /00488/00113 2)

**Location & Structure Information**

<b>Premises Address</b>	<b>Legal Description</b>
17034 HARDY RD MT AIRY 21771-0000	1.843 AR 17034 HARDY RD MT AIRY

<b>Map</b>	<b>Grid</b>	<b>Parcel</b>	<b>Sub District</b>	<b>Subdivision</b>	<b>Section</b>	<b>Block</b>	<b>Lot</b>	<b>Assessment Area</b>	<b>Plat No:</b>
0007	0008	0031		0000				2	<b>Plat Ref:</b>

<b>Special Tax Areas</b>	<b>Town</b>	NONE
	<b>Ad Valorem Tax Class</b>	100

<b>Primary Structure Built</b>	<b>Enclosed Area</b>	<b>Property Land Area</b>	<b>County Use</b>
1972	1,400 SF	1.8400 AC	

<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>
2.000000	YES	STANDARD UNIT SIDING	

**Value Information**

	<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>	
			As Of	As Of
			01/01/2011	07/01/2010
<b>Land</b>	283,400	208,400		07/01/2011
<b>Improvements:</b>	180,830	142,500		
<b>Total:</b>	464,230	350,900	464,230	350,900
<b>Preferential Land:</b>	0			0

**Transfer Information**

<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

**Exemption Information**

<b>Partial Exempt Assessments</b>	<b>Class</b>	07/01/2011	07/01/2012
<b>County</b>			0.00
<b>State</b>			0.00
<b>Municipal</b>			0.00

<b>Tax Exempt:</b>	<b>Special Tax Recapture:</b>
<b>Exempt Class:</b>	* NONE *

**Bricker, Robert**

---

**From:** Chuck <aldercreekllc@aol.com>  
**Sent:** Wednesday, May 11, 2016 9:21 AM  
**To:** Bricker, Robert  
**Subject:** Re: B16001798\_17034 Hardy Road

Correct no new plumbing or framing in basement or second floor main house existing.

-----Original Message-----

From: Bricker, Robert <RBricker@howardcountymd.gov>  
To: Chuck <aldercreekllc@aol.com>  
Sent: Wed, May 11, 2016 9:11 am  
Subject: RE: B16001798\_17034 Hardy Road

Chuck, I also need to review the floor plan for the existing second floor. There is no new framing or plumbing proposed for the basement, is that correct?

Robert Bricker

**From:** Chuck [mailto:aldercreekllc@aol.com]  
**Sent:** Wednesday, May 11, 2016 8:52 AM  
**To:** Bricker, Robert  
**Subject:** Re: B16001798\_17034 Hardy Road

Good morning Robert,  
Attached you will find a PDF of the Hardy Road addition. Please call or email with any questions or additional requirements. Have a great day.  
Chuck  
Alder Creek Construction LLC  
Cell: 410-259-5297

-----Original Message-----

From: Bricker, Robert <RBricker@howardcountymd.gov>  
To: aldercreekllc (aldercreekllc@aol.com) <aldercreekllc@aol.com>  
Sent: Tue, May 10, 2016 11:39 am  
Subject: B16001798\_17034 Hardy Road

Mr. Alder,

In order for me to complete review of the proposal (B16001798) at 17034 Hardy Road, I will need to review the construction plans. You may submit paper copies of the proposal to my attention at the Bureau of Environmental Health desk (8930 Stanford Blvd.). Alternatively, you may submit plans to me directly by email, as PDF.

ROBERT BRICKER, REHS/R.S., L.E.H.S.  
ENVIRONMENTAL SANITARIAN II  
BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM  
8930 STANFORD BLVD., COLUMBIA, MD 21045

Phone: Desk, 410-313-2691; Program, 410-313-1771; Bureau, 410-313-1774  
Fax: 410-313-2648

E-mail: [rbricker@howardcountymd.gov](mailto:rbricker@howardcountymd.gov)

*laundry & Toilet in basement  
Basement not finished  
observed during perc test  
5/12/16*

2nd Floor Existing

17034 Hardy Rd. Addition  
PT. APRY AND 2194L



3 Bedrooms  
 5/12/10

Submitted to A/C  
 4/14/10

5/11/10

Chad Wolf

Chad Wolf

Owner / Operator

Alber Creek Construction

Note: To be added to existing ceiling as building plans to include vertical existing "second floor plan" about 3/20/10

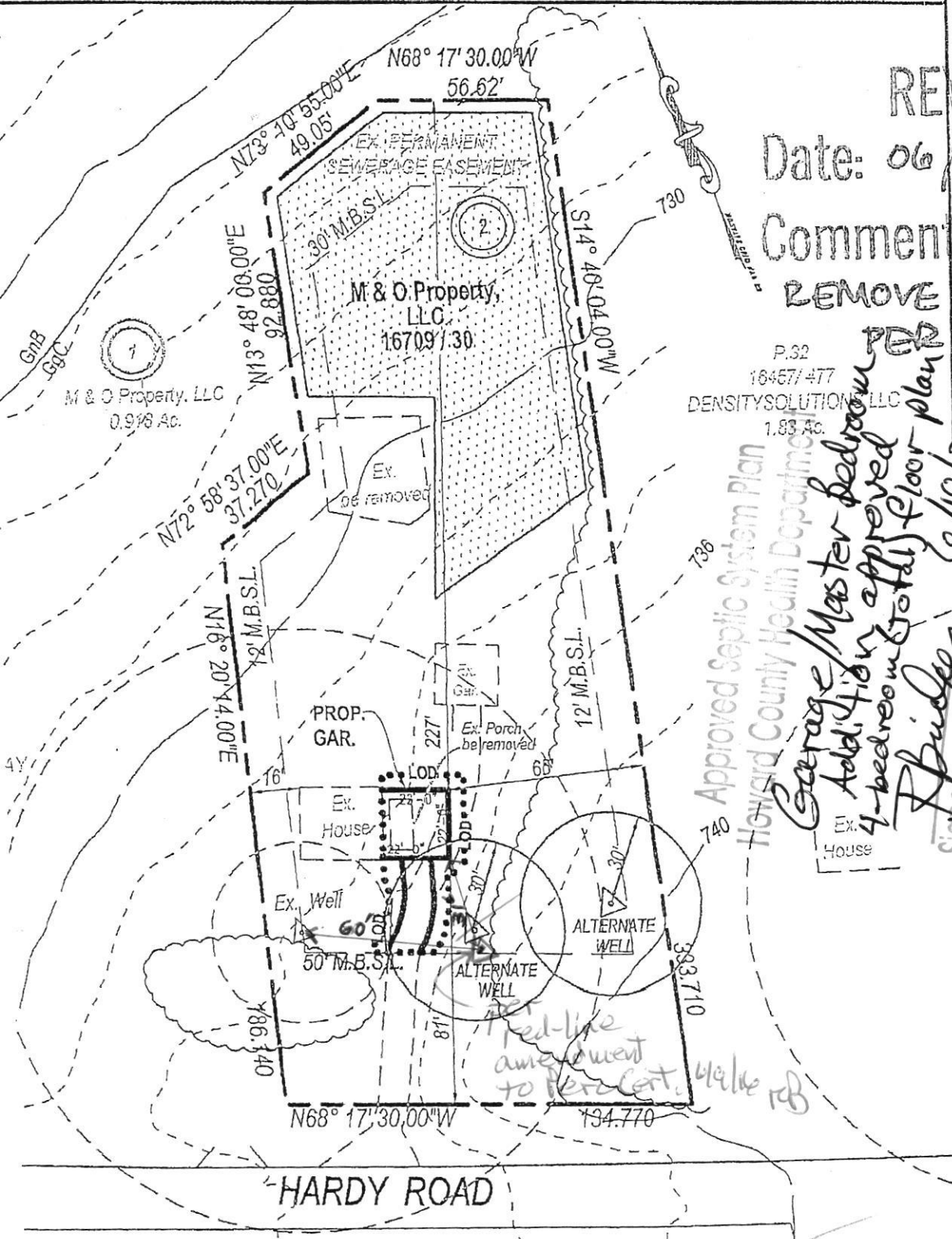
Scale 1/4" = 1'

**SURVEYORS - LAND PLANNERS**

150 Airport Drive  
Suite 4  
Westminster, Maryland 21157  
www.bprsveying.com

Phone: (410)-857-9030  
(410)-876-0333  
Fax: (410)876-1532

INC



REVISED

Date: 06/03/16

Comments: B16001798

REMOVE PORCH HEALTH

P.32  
16457/477  
DENSITY SOLUTIONS, LLC  
1.83 Ac.

Approved Septic System Plan  
Howard County Health Department  
Garage/Master bedroom  
Addition approved  
4-bedroom (total) floor plan  
F. Bridges  
California 10/2016

Date  
17034 Hardy Road  
B16001798

HARDY ROAD

GARAGE AND SECOND FLOOR MASTER SUITE ADDITIONS PLAN  
SCALE 1"=50'

**PLAN**

# 2  
**PROPERTY**  
AR HEIGHTS SUBDIVISION  
IN THE LAND RECORDS  
3, FOLIO 26

**DEVELOPPER**  
erty, LLC  
, MT AIRY 21771

- NOTES:**
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OWNER - M&O PROPERTY, LLC  
DEED REFERENCE - 16709/30  
DATE - FEBRUARY 16, 2016  
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