

PERMIT NUMBER: B 23 001493

DATE ACCEPTED:

RECEIVED

APR 28 2023



RESIDENTIAL BUILDING PERMIT APPLICATION

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS DIVISION

3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4 www.howardcountymd.gov

BUILDING SITE ADDRESS REQUIRED
Street Address: 10621 Reynolds Court
City: Ellicott City
State: MD
Subdivision/Village/Complex Name: Kings Forest
Lot: 10
Tax Map:
Parcel:
Grading Permit #:

DESCRIPTION OF WORK REQUIRED
Existing Use: Vacant Lot
Proposed Use: SFD
Estimated Cost: \$ 300,000
Trade Work to Be Completed (Separate Permits Required):
New 2 story "Kalarama" with 2 car side load garage, 2 car side attached garage, luxury covered deck, expanded closet and unfinished lower level

PROPERTY OWNER INFORMATION REQUIRED
Owner(s) Name(s) (As it appears on tax records): Toll Mid Atlantic Lp. Co. Inc. Contact: Summer Riley
Owner's Street Address: 250 Gibraltar Road
City: Horsham
State: PA
Zip Code: 19044
Phone: (410) 872-9105
Email: sriley1@tollbrothers.com

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION
Business Name: Decatur Building Services
Contact Name: Jim Kerwin
Street Address: PO Box 552
City: Woodbine
State: MD
Zip Code: 21797
Phone: (410) 309-7792
Email: jim@decaturbuildingservices.com

CONTRACTOR INFORMATION REQUIRED
Business Name: Toll Brothers
Contact Name: Summer Riley
Licensee's Name: Toll Mid Atlantic Lp. Co. Inc.
License #: 8220
Street Address: 6731 Columbia Gateway Drive, Suite 120
City: Columbia
State: MD
Zip Code: 21046
Phone: (410) 872-9105
Email: sriley1@tollbrothers.com

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE
Business Name:
Name:
Street Address:
City:
State:
Zip Code:
Phone:
Email:

BUILDING CHARACTERISTICS REQUIRED
Primary Structure: SF Dwelling
Utilities: Electric, Gas
Water Supply: Private (Well)
Sewage Disposal: Private (Septic)
Heating System: Electric, Propane
Sprinkler System: NFPA 13R
Fire Alarm System: No

ADDITIONAL RESIDENTIAL INFORMATION (PLEASE SELECT/COMPLETE ALL THAT APPLY)
Model Name & Options: "Kalarama" with 2 car side and 2 car attached garage, Lux covered deck, closet
of Bedrooms (SF): 5
of efficiency units (MF*):
of 1 BR (MF*):
of 2 BR (MF*):
of 3 BR (MF*): + UFLI
Rooms: 12
Full Baths: 5
Half Baths: 1
Fireplaces: 1
Garage/Carport Info: Attached Garage
Basement/Foundation Info: Unfinished Basement
1st Fl Width: 89
1st Fl Depth: 63
2nd Fl Width: 67
2nd Fl Depth: 63
Bsmt Width: 67
Bsmt Depth: 63
Energy Method: Performance
Gross Area: 9301 sq ft
Occupiable Area: 8957 sq ft

AGREEMENT/ DISCALIMER REQUIRED
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 ORIGINAL SIGNATURE: Jim Kerwin
DATE SIGNED: 5/28/2023

FOR OFFICE USE ONLY
CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY
AGENCIES REQUIRED/APPROVALS:
SUBMITTAL FEES: \$150
PAYMENT: TOLL # 00281445
ACCEPTED BY: DBernard

Existing Use

SFD

Water

Private

Sewage

Private

Expiration Date

1/31/2024



Submit

Cancel

Record Detail * (This section is required.)

Approve 8/4/2023
RTE

| | | |
|--|-----------------------------------|----------------------------------|
| Permit Type Building/Residential/Misc/Deck | Permit Number B23003028 | Opened Date 08/03/2023 |
|--|-----------------------------------|----------------------------------|

Description of Work
TO CONSTRUCT FOR SFD/ (12) 6' WIDE STEPS W/ TREX RAILS

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

| | | |
|--------------------------------|--------------------------------|----------------------------------|
| Street # 10621 | Street Name REYNOLDS | Street Type CT |
| Unit Type --Select-- | Unit # | X Coordinate -76.88585 |
| | | Y Coordinate 39.2584 |
| City ELLCOTT CITY | State MD | Zip Code 21042 |
| | | Primary Yes |

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

| GIS ID * | Parcel | Parcel Area | Land Value | Improved Value | Exemption Value | Plan Area |
|----------|--------|-------------|------------|----------------|-----------------|-----------|
| 926124 | 148 | 97.74 | 22600 | 22600 | 0 | RURAL |

Legal Description
PAR K 97.74 A NONBU []PUDDING LANE []CARROLL-ZIEGLER PROP RSB

[check spelling](#)

| | | | | | | | |
|------------------|---------------------|-------------------------------|--------------------------|------------------------|------------------------|--------------|-----------------|
| Block | Lot PAR K | Census Tract 602303 | Council Dist 1 | Inspection Dist | Supervisor Dist | Map # | DAP Zone |
| Plan Area | State Tax Id | Subdivision Name | | Primary | | | |

| | | | | |
|---|------------------------|---|-----|---|
| Section | 1403352110 | Carroll-Ziegler Property | Yes | ▼ |
| Area | | Tax Map | 23 | |
| Grid | Zoning District | ADC Map | | |
| 23-18 | RC-DEO | 4814-J9 | | |
| SDP No. | Final Plan No. | WP File No. | | |
| | ECP-14-046 | | | |
| Record Plat No. | WS Contract No. | FDP No. | | |
| 19789 | | | | |
| Owner Occupied | Year Built | Historic District | | |
| <input type="radio"/> Yes <input checked="" type="radio"/> No | | <input checked="" type="radio"/> Yes <input type="radio"/> No | | |
| Historic District Registry No. | Stat Area | Flood Plain | | |
| | 2-08B | <input type="radio"/> Yes <input checked="" type="radio"/> No | | |
| Building No | | | | |
| | | | | |

Owner * (This section is required.)

Search Reset Clear

Name *
ZIEGLER SOPHIE A

Address Line 1
C/O SOPHIE ZIEGLER

Address Line 2
730 DOLORES ST

Address Line 3

Mail City **Mail State** **Mail Zip Code**
SAN FRANCISCO CA 94110

Phone **Primary**
240-994-8797 Yes

E-mail

Cell Number **Fax Number**

Professionals (This section is not required.)

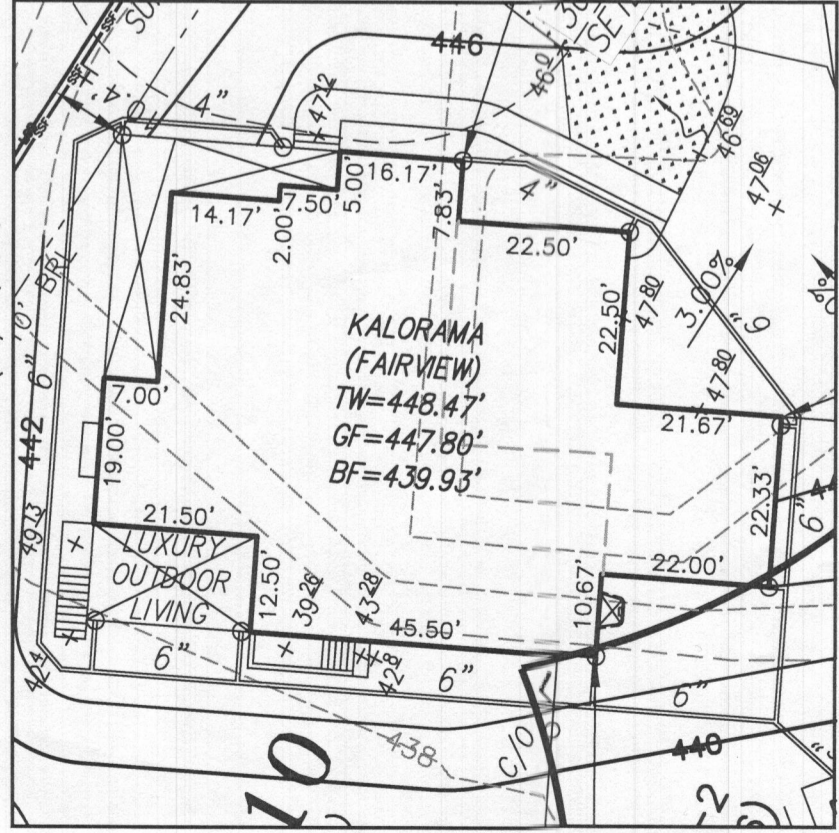
License # * **Business Name**
08010096538 SENECA VALLEY BUILDERS

License Type * **First Name** **Middle Name** **Last Name**
MHIC Ind RAYMOND BEDNAR

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21328, EXPIRATION DATE 1/8/25.

- LEGEND:**
- BRL BUILDING RESTRICTION LINE
 - T.W. WELL LOCATION
 - G.F. TOP OF WALL
 - B.F. GARAGE FLOOR
 - BASEMENT FLOOR
 - PASSSED PERC LOCATION
 - FAILED PERC LOCATION
 - SEWAGE DISPOSAL AREA
 - WELL BOX AREA
 - SILT FENCE
 - SUPER SILT FENCE
 - LIMITS OF DISTURBANCE
 - PROPOSED TREE
 - STONE CONSTRUCTION ENTRANCE
 - SCE

NOTE:
TOTAL LIMITS OF DISTURBANCE (LOD) = 37,660 SQ. FT.



BUILDING SETBACKS (B.R.L.'s) SHOWN HEREON PER SITE DEVELOPMENT PLAN
SETBACK DISTANCES SHOWN HEREON AS "±" HAVE AN ACCURACY OF ±0.1' FOOT.

HOUSE TYPE: KALORAMA (FAIRVIEW)

- TWO CAR SIDE ENTRY GARAGE
- DAYLIGHT BASEMENT
- DAYLIGHT WINDOW/WELL
- DOUBLE WIDE TAIL IN REAR OF DRIVEWAY
- WET BAR ROUGH-IN LOWER LEVEL
- ADD'L TWO CAR FRONT ENTRY GARAGE
- EXPANDED CLOSET
- ALTERNATE KITCHEN ISLAND
- LUXURY OUTDOOR LIVING

WELL NUMBER: HO-18-0136

ADDRESS: 10621 REYNOLDS COURT
ELLICOTT CITY, MD 21042



- OPTION No. 012
- OPTION No. 018
- OPTION No. 543
- OPTION No. 851
- OPTION No. 048246
- OPTION No. 263019
- OPTION No. 263111
- OPTION No. 263149
- OPTION No. 263165

PLOT PLAN

LOT 10

KINGS FOREST

LIBER 20039, FOLIO 212

PLAT NO. 25766

2nd ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.

6731 Columbia Gateway Drive • Suite 120 • Columbia, MD 21046

T: 410-872-9105

CHK'D: M.J.B.

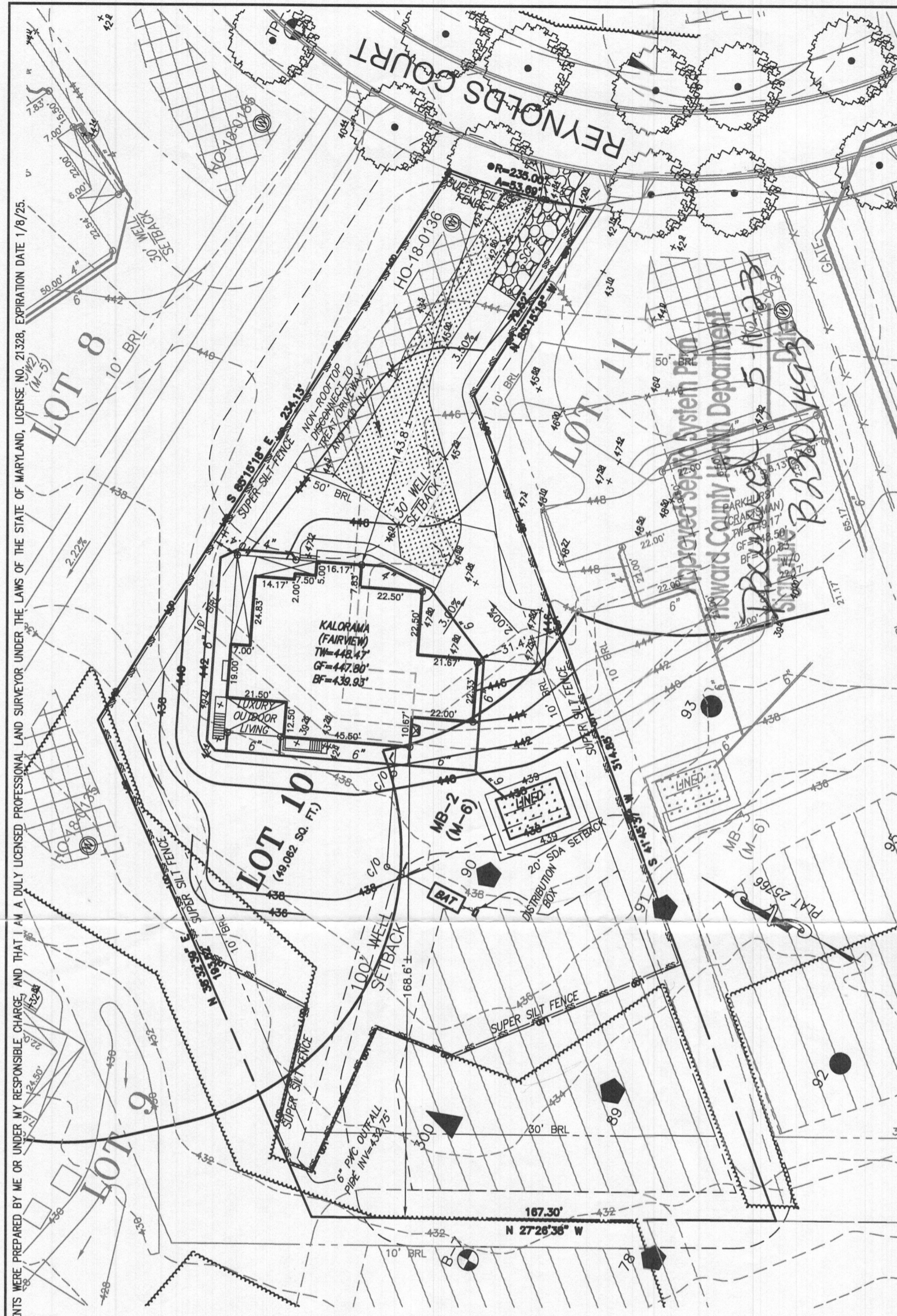
DATE: 04/13/2023

SCALE: 1" = 40'

JOB NO: 3502

FILE: PP LOT 10 - KALORAMA FAIR.

DRAWN: R.C.K.



Approved Septic System Plan
Howard County Health Department
B23001493510

REYNOLDS COURT

LOT 10

LOT 11

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

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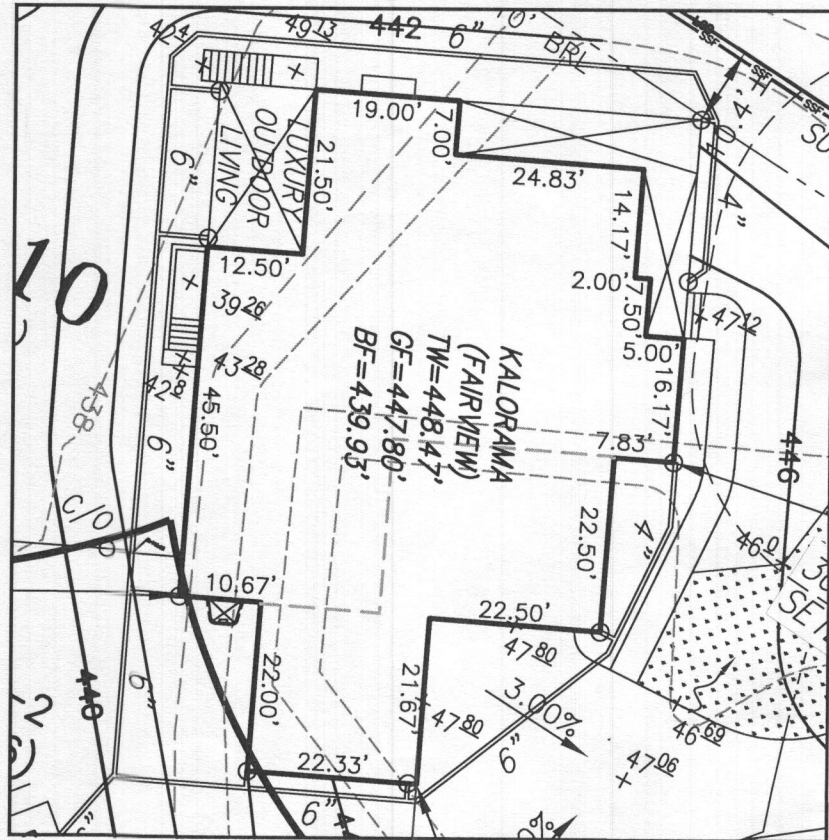
LOT 239

LOT 240

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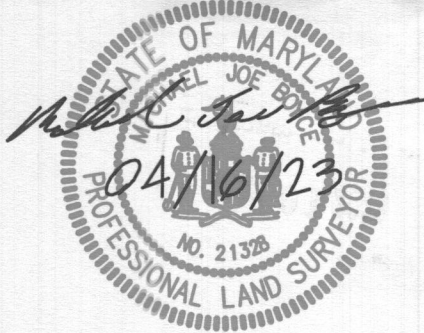
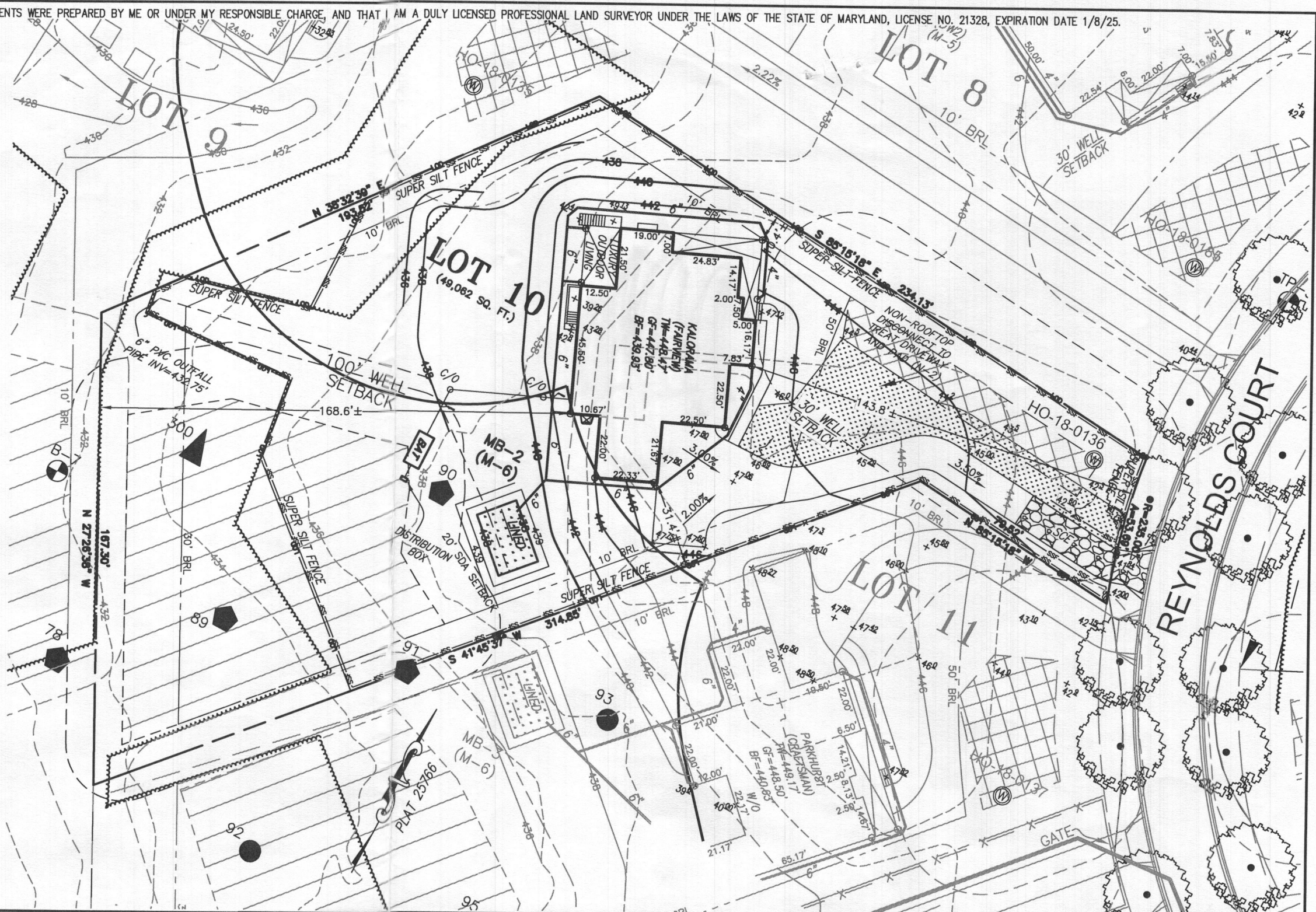
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NOTE:
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HOUSE ENLARGEMENT
NOT TO SCALE

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SETBACK DISTANCES SHOWN HEREON AS "±" HAVE AN ACCURACY OF ±0.1' FOOT.



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- OPTION No. 012
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- OPTION No. 263019
- OPTION No. 263111
- OPTION No. 263149
- OPTION No. 263165

WELL NUMBER: HO-18-0136

ADDRESS: 10621 REYNOLDS COURT
ELLCOTT CITY, MD 21042

PLOT PLAN
LOT 10
KINGS FOREST
LIBER 20039, FOLIO 212
PLAT NO. 25766
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

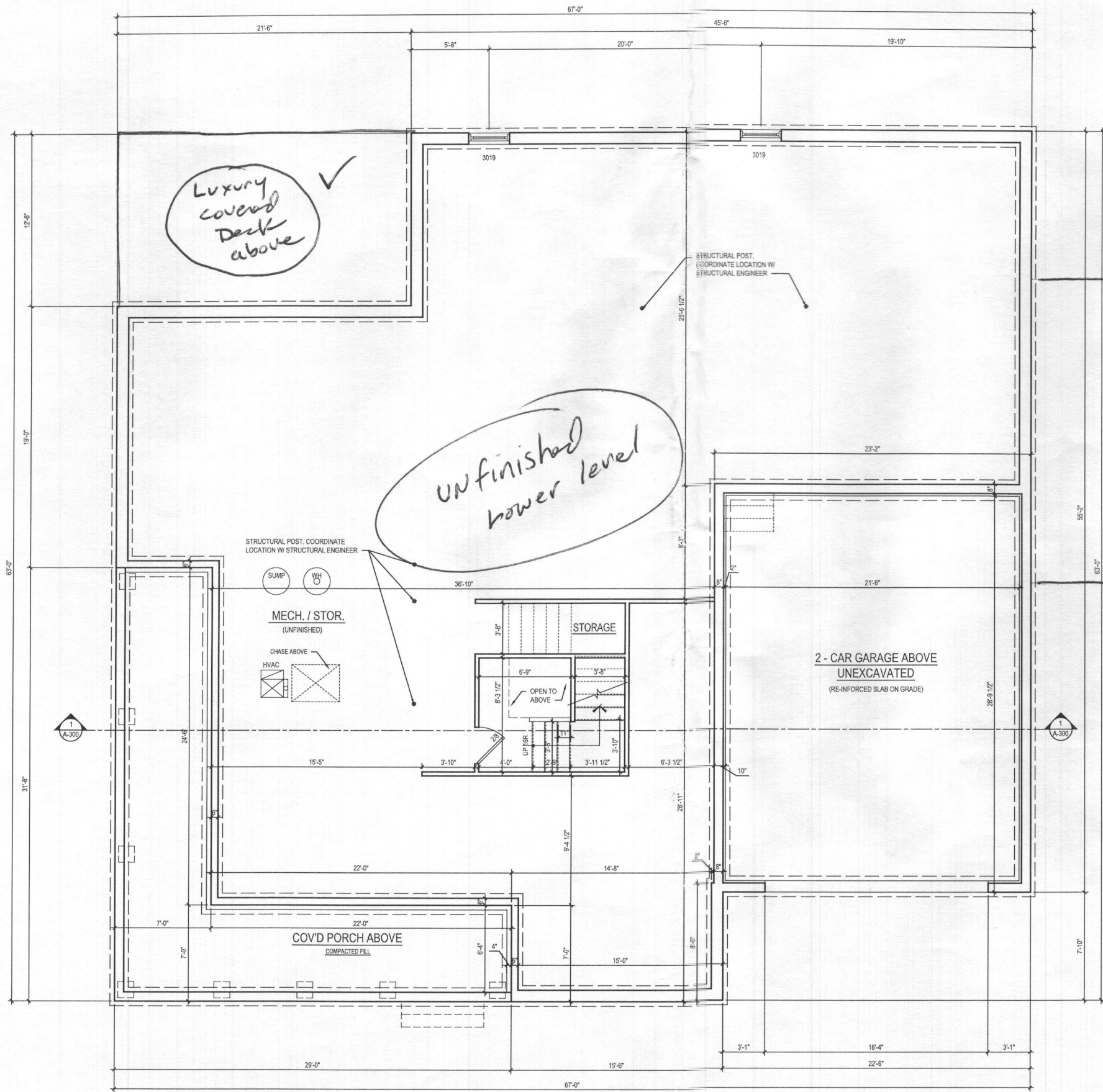
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ESE Consultants, Inc.
6731 Columbia Gateway Drive • Suite 120 • Columbia, MD 21046
T: 410-872-9105

DATE: 04/13/2023 SCALE: 1" = 40' FILE: PP LOT 10 - KALORAMA FAIR.
CHK'D: M.J.B. JOB NO: 3502 DRAWN: R.C.K.

- GENERAL PLAN NOTES**
- A. ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 3 1/2" FOR INTERIOR AND 5 1/2" FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED.
 - B. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
 - C. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS.
 - D. ALL DIMENSIONS GOVERN OVER SCALE.
 - E. ALL SMOKE DETECTORS ARE TO BE WIRED IN SUCH A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE THEM ALL.
 - F. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SOFFITS PROTECTED ON ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
 - G. ALL WINDOWS SIZE ARE NOTED IN FEET + INCHES AS MEASURED FROM SASH TO SASH.
 - H. REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS.
 - I. ALL DOORS ARE TO BE 6'-8" HIGH UNLESS OTHERWISE NOTED.
 - J. WASHER ALWAYS TO BE ON LEFT SIDE OF DRYER.
 - K. DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK.



Health Dept
 10621 Reynolds Court
 LOT 10
 Kings Forest
 Approved for 5 BR only

OPT. 263102 ONE CAR GARAGE
 OPT. 263019 TWO CAR GARAGE

Health

1 BASEMENT PLAN
 A-100 SCALE: 1/4"=1'-0"
 TOL019K_A100.DWG

See "Fairview" ELV

@ ELEV. 1 - CRAFTSMAN Shawn
 UNFINISHED BASEMENT

ARCHITECT:

 8521 Leesburg Pike
 Suite 700 | Vienna, VA 22182
 P: 571.830.1800 | F: 571.830.1801
 www.lessarddesign.com

SEAL & SIGNATURE:
 OWNER:

TOLL BROTHERS
 19775 BELMONT EXECUTIVE PLAZA
 SUITE 250
 ASHBURN, VA 20147
 P: 571.291.8068
 F: 703.327.1736
 CONTACT: CHRISTINA LEMLEY
 CLEMLEY@tollbrothers.com

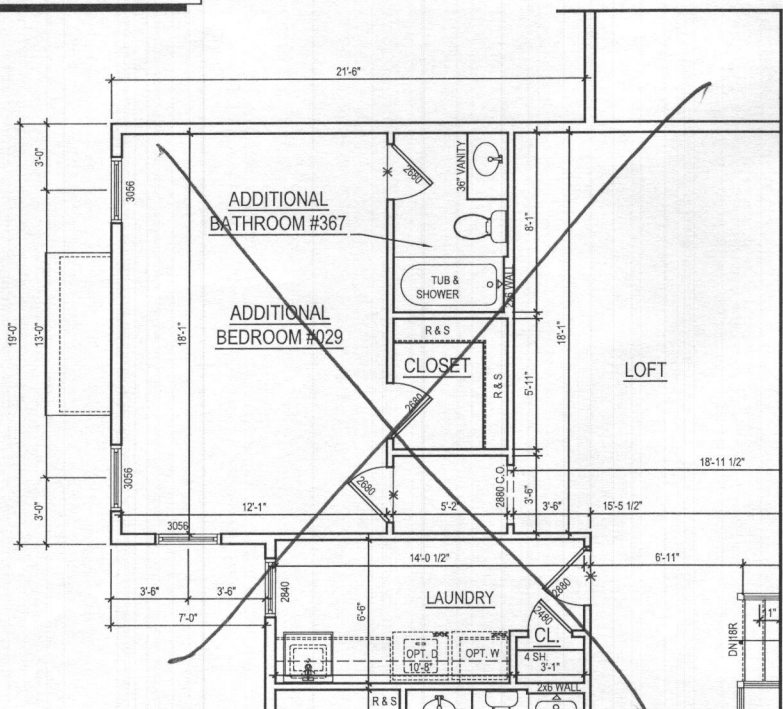
PROJECT NAME:
 SHEET TITLE:

| ISSUE / REVISION | | |
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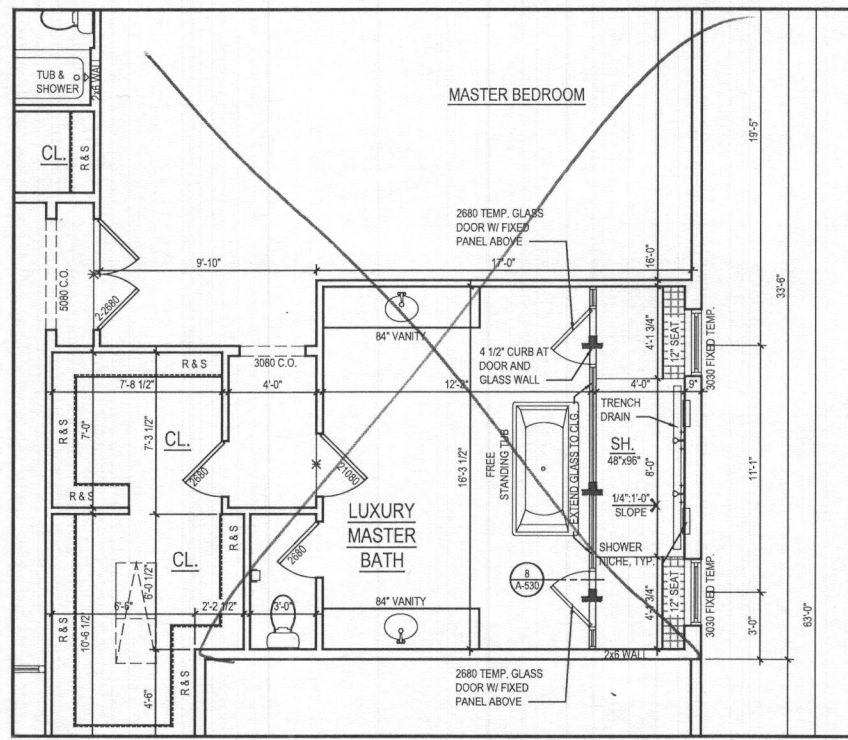
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 CHECKED BY: RN & AP
 PLOT DATE: Dec. 17, 2020
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A-100

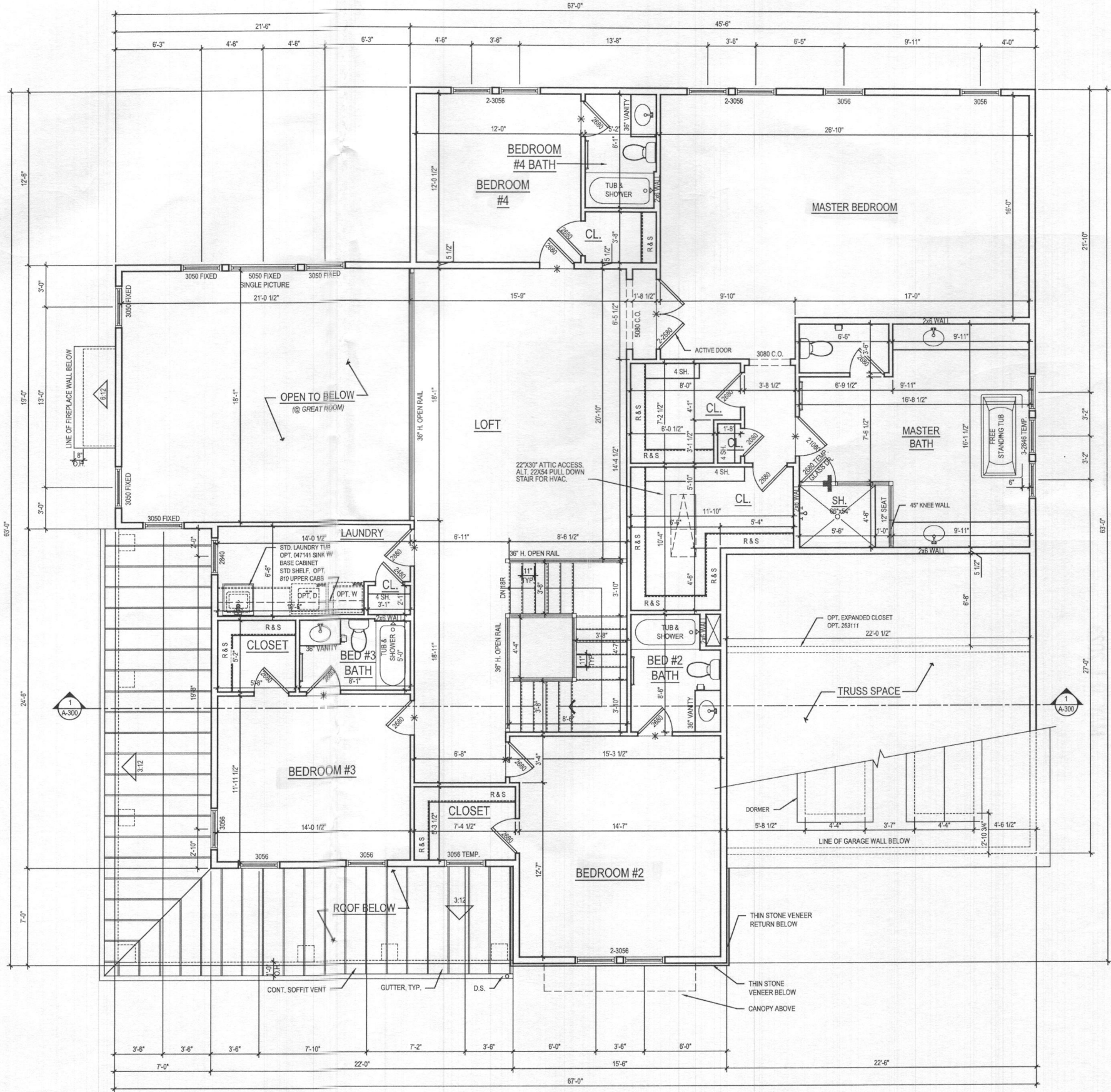
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 - K. DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK.



3 PART. 2ND FLOOR PLAN w/ OPT. ADDITIONAL BEDROOM #029
 A-120 SCALE: 1/4"=1'-0"
 TOL019C_A120.DWG



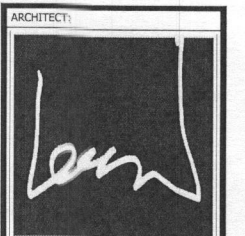
2 PART. SECOND FLOOR PLAN w/ OPT. 055 - LUXURY MASTER BATH
 A-120 SCALE: 1/4"=1'-0"
 TOL019C_A120.DWG



1 SECOND FLOOR PLAN
 A-120 SCALE: 1/4"=1'-0"
 TOL019C_A120.DWG

See "Fairview" elev.

@ ELEV. 1 - CRAFTSMAN *Shown*
 2,408.8 SQ. FT.



lessard DESIGN
 8521 Leesburg Pike
 Suite 700 | Vienna, VA 22182
 P: 571.830.1800 | F: 571.830.1801
 www.lessarddesign.com

SEAL & SIGNATURE:
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 SUITE 250
 ASHBURN, VA 20147
 P: 571.291.8058
 F: 703.327.1736
 CONTACT: CHRISTINA LEMLEY
 CLEMLEY@tollbrothers.com

KALORAMA

FLOOR PLANS

PROJECT NAME: _____ SHEET TITLE: _____

| NO. | DESCRIPTION | DATE |
|-----|-------------------------|----------|
| 1 | DESIGN DEVELOPMENT | 03.23.20 |
| 2 | BID SET | 09.30.20 |
| 3 | WILLOW CREEK PERMIT SET | 12.22.20 |
| 4 | LENAH HILL PERMIT SET | 12.22.20 |

PROJECT No: TOL019C
 DRAWN BY: AC & AN
 CHECKED BY: RN & AP
 PLOT DATE: Dec. 16, 2020
 FILE NAME: TOL019C_A120.dwg

A-120