

Record Detail * (This section is required.)

Permit Type Building/Residential/Misc/Porch	Permit Number B25005218	Opened Date 11/20/2025
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Description of Work
SFD/ CONSTRUCT 20X18 SCREENED PORCH WITH LANDING AND STAIRS TO GRADE

*Online BP.
gsl 11/24/25*

[check spelling](#)

Address * (This section is required.)

Approved Septic System Plan
Howard County Health Department
Debnad
Signature 12-8-25
Date

Search	Reset	Clear	Get Parcel & Owner	
Street # 12374	Street Name PLEASANT VIEW	Street Type DR		▼
Unit Type --Select--	Unit # ▼	X Coordinate -76.93633	Y Coordinate 39.18514	
City FULTON	State MD	Zip Code 20759	Primary Yes	▼

Parcel * (This section is required.)

Search	Reset	Clear	Get Address & Owner			
GIS ID * 853139	Parcel 508	Parcel Area 1.45	Land Value 280700	Improved Value 909100	Exemption Value 628400	Plan Area RURAL

Legal Description
IMPSLOT 17 1.458 A[]12374 PLEASANT VIEW DR[]FULTON MANOR

[check spelling](#)

Block 17	Lot 17	Census Tract 605102	Council Dist 4	Inspection Dist	Supervisor Dist	Map #	DAP Zone
Plan Area	State Tax Id 1405418062	Subdivision Name FULTON MANOR					
Section	Area	Tax Map 35					
Grid 35-19	Zoning District RR-DEO	ADC Map 5052-A1					
SDP No.	Final Plan No.	WP File No.					
Record Plat No. 11570	WS Contract No.	FDP No.	Primary Yes	▼			
Owner Occupied <input type="radio"/> Yes <input type="radio"/> No	Year Built 1999	Historic District <input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area 5-15A	Flood Plain <input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner * (This section is required.)

Search	Reset	Clear
Name * LOPEZ		

Address Line 1
12374 PLEASANT VIEW DR
Address Line 2

Address Line 3

Mail City
FULTON
Mail State
MD
Mail Zip Code
20759

Phone
703-785-9249

Primary
Yes

E-mail

Cell Number Fax Number

Professionals (This section is not required.)

License # * 08010095285	Business Name TIMELESS CONSTRUCTION			
License Type * MHIC Ind	First Name DAVID	Middle Name	Last Name BENFER	
Primary Yes	Address Line 1 5364 HESPERUS DRIVE			
	Address Line 2			
	City COLUMBIA	State MD	ZIP Code 21044-0000	
	Phone 1 3016743604	Phone 2	Fax 4432838022	
	E-mail DCBENFER@GMAIL.COM			

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type * Applicant	First Name DAVID	MI CHRIS	Last Name BENFER	
Relationship Applicant	Full Name DAVID CHRISTOPHER BENFER			
Primary Yes	Organization Name TIMELESS CONSTRUCTION			
	Street Address 5364 HESPERUS DRIVE			
	Address Line 2			
	City COLUMBIA	State MD	Zip Code 21044	
	Phone 301-674-3604	Cell	Fax	
	E-mail * DCBENFER@GMAIL.COM			

Addtl Info

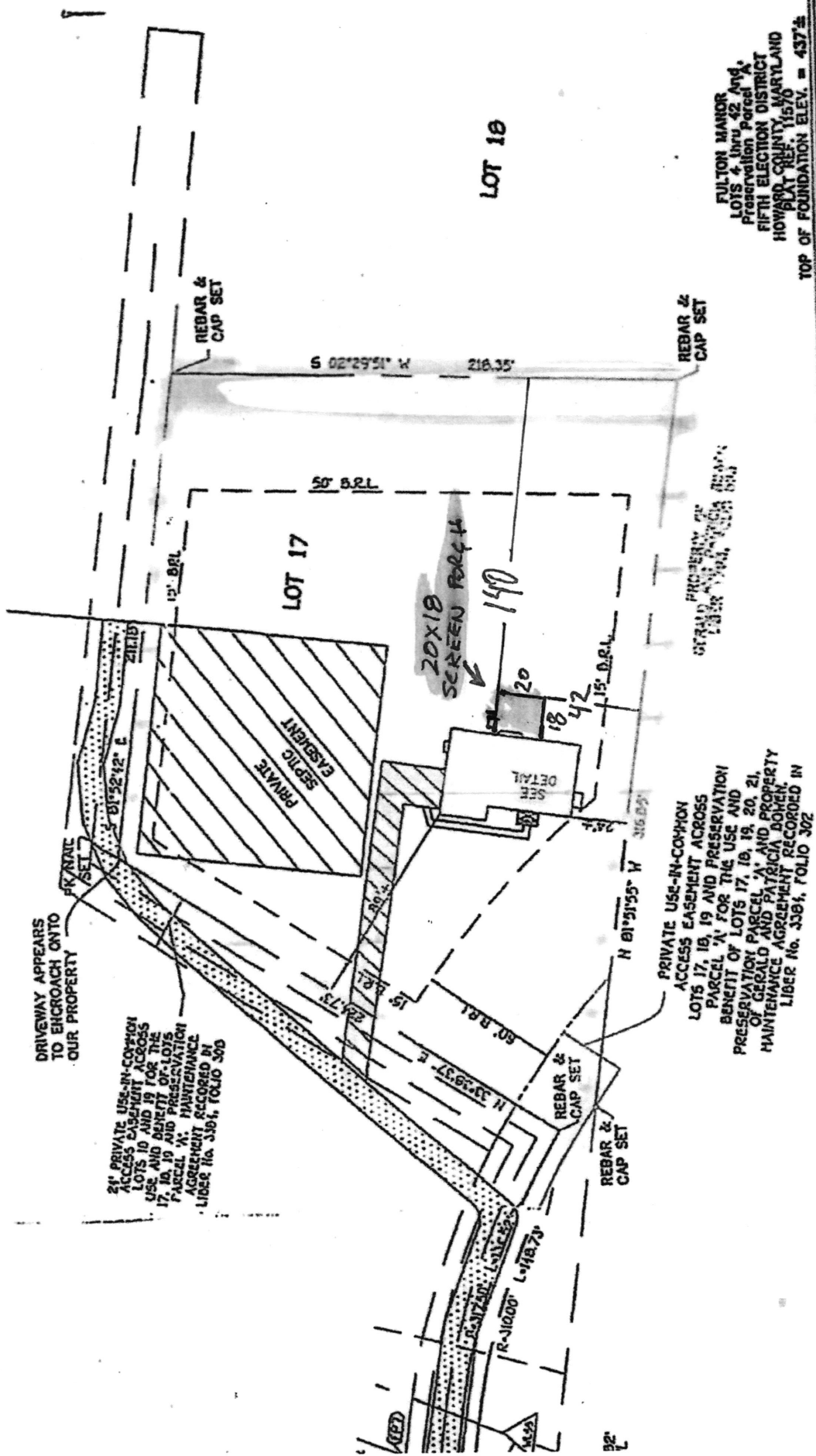
Est Construction Cost * 15000	Housing Units * 0	Number of Buildings * 0	Public Owned No	
Construction Type 434 - Additions, Alterations and Conversions - Residential				

PORCH INFORMATION

PORCH INFORMATION

Capital Project-No Fee *	Capital Project Number	Fee Exempt *	Roadside Tree Project Permit *	Roadside Tree Project Permit #
<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/> (Text)	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/> (Text)
Existing Use *	Type of Porch *	Type of Porch Foundation *	Total Square Footage *	
SFD	▼ Screened Porch	▼ New Deck	▼ 360	SQFT (Number)
Water Supply	Sewage Disposal	Expiration Date		
Private	▼ Private	<input type="text" value="5/19/2026"/> 		

Submit **Cancel**



DRIVEWAY APPEARS TO ENCROUGH ONTO OUR PROPERTY

21' PRIVATE USE-IN-COMMON ACCESS EASEMENT ACROSS LOTS 18 AND 19 FOR THE USE AND BENEFIT OF LOTS 17, 18, 19 AND PRESERVATION PARCEL 'A'. MAINTENANCE AGREEMENT RECORDED IN LIBER No. 3381, FOLIO 305

PRIVATE USE-IN-COMMON ACCESS EASEMENT ACROSS LOTS 17, 18, 19 AND PRESERVATION PARCEL 'A' FOR THE USE AND BENEFIT OF LOTS 17, 18, 19, 20, 21, OF GERALD AND PATRICIA BOWEN. MAINTENANCE AGREEMENT RECORDED IN LIBER No. 3381, FOLIO 302

FULTON MANOR
 LOTS 1 & 19, 42 AND
 PRESERVATION PARCEL 'A'
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 PLAT REF. 11570
 TOP OF FOUNDATION ELEV. = 437.2

HOUSE LOCATION DRAWING

FOUNDATION LOCATION 9.22
 FINAL LOCATION 10.22/199
 BOUNDARY SURVEY
 SCALE 1"=50'
 DATE 10/28/99
 DRAWN BY J.E.P.
 CHECKED BY C.C.
 PROJECT No. 91276

STATE OF MARYLAND
 CHARLES J. CROVO, SR.
 PROFESSIONAL LAND SURVEYOR
 No. 10726
 REG. 10/25/88

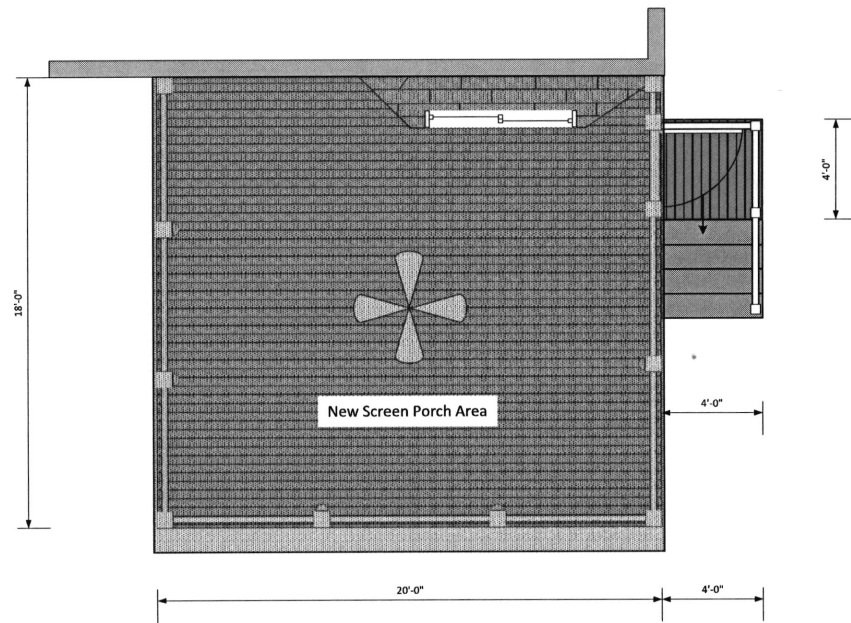
DATE 10/28/99

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 1103 11th St., Suite 100
 GAITHERSBURG, MD 20878
 (301) 948-1000

REG. 10/25/95

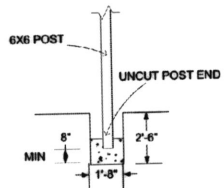
PAGE 2 FOOTING
PAGE 3 FRAMING
PAGE 4 ROOF DETAIL
PAGE 5 SIDE VIEW

SCOPE
BUILD NEW TREATED
PORCH WHITE WRAP WITH
COMPOSITE DECKING
AND VINYL RAILING



Cassie Lopez 12374 Pleasant View Dr Fulton, MD 20759
PLAN VIEW
OCTUBER 2025
PAGE 1 DE 4
Scale 1/4"=1'

Footing detail



FOOTINGS
SEE IRC, R403
R507.8.1
1,500 LB SOIL
USE 3,000 PSI CONCRETE

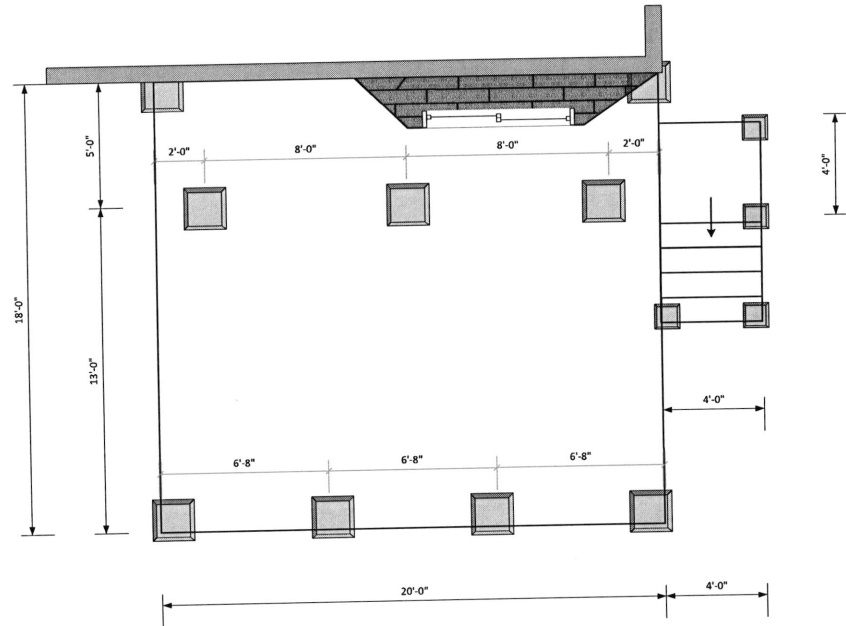
FOOTINGS MIN 8"
CONCRETE BELOW POST



20" x 20" x 30"
6" x 6" Treated Post
w/ (2)- ½"x7" Hex bolts

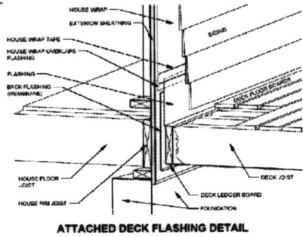


12" x 12" x 30"
4" x 4" Treated Post
w/ (2)- ½"x 6" Hex bolts



CONTRACTOR SHALL SUPERVISE AND DIRECT WORK AND BE SOLELY RESPONSIBLE FOR THE COORDINATION QUALITY AND SAFETY OF THIS PROJECT THE CONDITIONS AND ASSUMPTIONS STATED IN THESE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR CONSTRUCTION IS TO BE IN COMPLIANCE WITH I.R.C. ONE AND TWO FAMILY DWELLING CODE 2021

FOOTING
PAGE 2 OF 5
Scale ¼"=1'



ATTACHED DECK FLASHING DETAIL

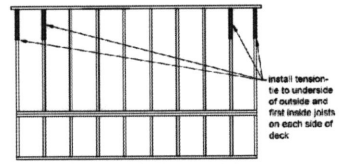
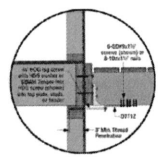
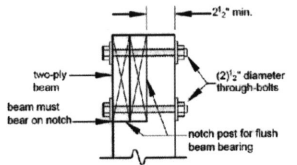
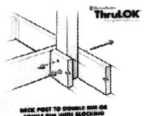
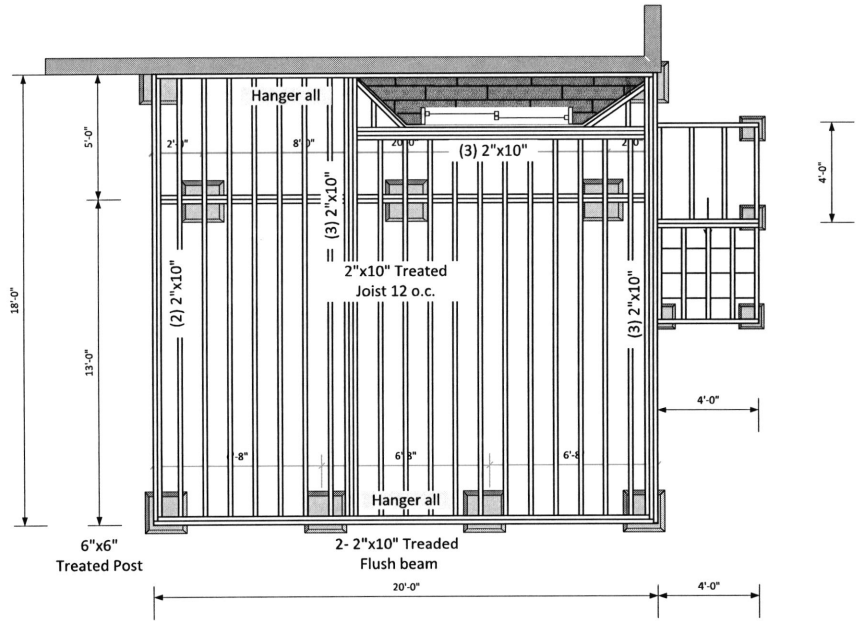


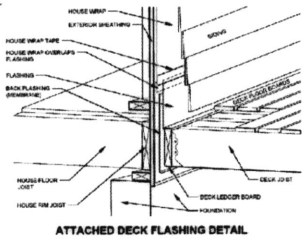
FIGURE 22: TENSION TIE LOCATIONS ON UNDERSIDE OF DECK JOISTS

Framing detail



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Shed Roof detail



ATTACHED DECK FLASHING DETAIL

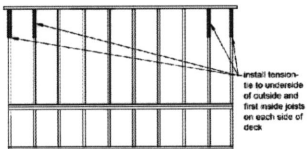
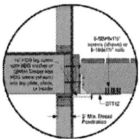
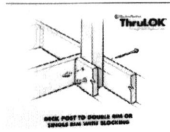
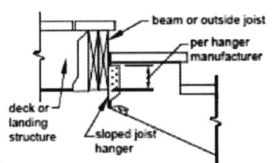
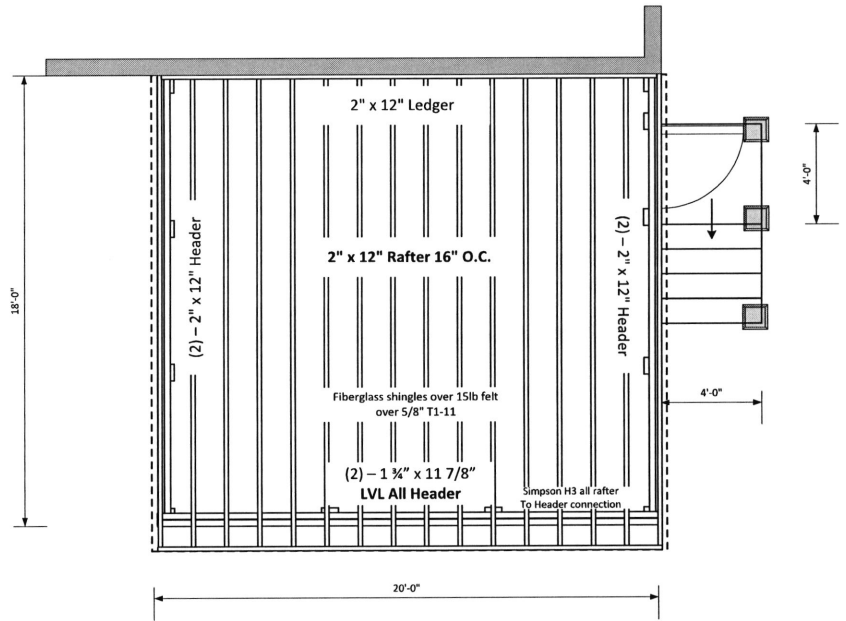


FIGURE 22: TENSION TIE LOCATIONS ON UNDERSIDE OF DECK JOISTS

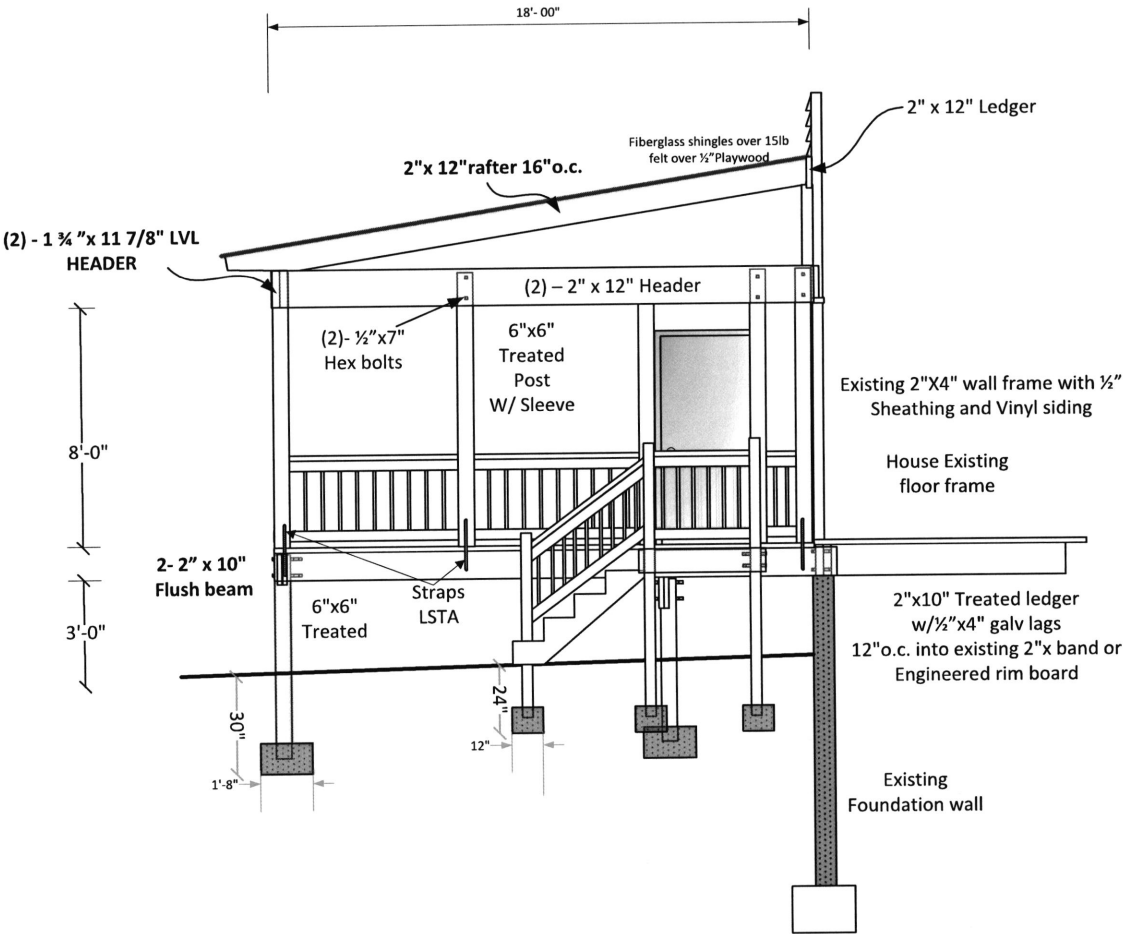


UPPER BEARING AT DECK OR LANDING



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Side view



CONTRACTOR SHALL SUPERVISE AND DIRECT WORK AND BE SOLELY RESPONSIBLE FOR THE COORDINATION QUALITY AND SAFETY OF THIS PROJECT THE CONDITIONS AND ASSUMPTIONS STATED IN THESE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR