

RECEIVED

PERMIT NUMBER: B 21000468

DATE ACCEPTED:

FEB 05 2021



RESIDENTIAL BUILDING PERMIT APPLICATION

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS

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

www.howardcountymd.gov

INSPECTIONS & PERMITS DIVISION

BUILDING SITE ADDRESS REQUIRED

Street Address: 13422 RICH LYNN COURT		Unit:
City: HIGHLAND	State: MD	Zip Code: 20777
Subdivision/Village/Complex Name:		SDP/WP/BA #:
Lot:	Tax Map:	Parcel:
		Grading Permit #:

DESCRIPTION OF WORK REQUIRED

Existing Use: SINGLE FAMILY RESIDENCE	Proposed Use: RESIDENCE WITH IN-LAW APARTMENT	Estimated Cost: \$ 175,000
Trade Work to Be Completed (Separate Permits Required): <input checked="" type="checkbox"/> Mechanical (HVACR) <input checked="" type="checkbox"/> Electrical <input checked="" type="checkbox"/> Plumbing <input type="checkbox"/> None		
ADDITION OF ONE-STORY ACCESSORY APARTMENT FOR PARENT'S OCCUPATION, ON FULL UNFINISHED BASEMENT ACCESSIBLE ONLY TO THE PRIMARY DWELLING.		

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): JASON OXENRIDER & JEAN MARIE DOUGHERTY		Primary Residence: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Owner's Street Address: 13422 RICH LYNN COURT		
City: HIGHLAND	State: MD	Zip Code: 20777
Phone: 301-498-2039	Email: jason.oxenrider@gmail.com	

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: RONALD JOHNSTON & ASSOC., ARCHITECTS	Contact Name: RONALD JOHNSTON
Street Address: 11407 BARLEY FIELDWAY	
City: MARRIOTTSTVILLE	State: MD
Phone: 410-442-3667	Email: ron@rjarchitect.com
Zip Code: 21104	

CONTRACTOR INFORMATION REQUIRED

Business Name: RENOVATIONS & HOME IMPROVEMENTS BY ROBERT G LLC	
Licensee's Name: ROBERT GRAMLICH	License #: 134245
Street Address: 6569 BEECHWOOD DRIVE	
City: COLUMBIA	State: MD
Phone: 267-994-2108	Email: robert@stormsgroup.com
Zip Code: 21046	

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name: SAME	Name:
Street Address:	
City:	State:
Phone:	Email:
Zip Code:	

BUILDING CHARACTERISTICS REQUIRED

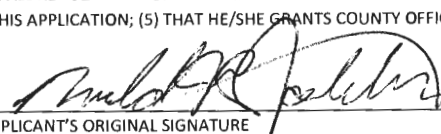
Primary Structure: <input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse <input type="checkbox"/> SF Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Multi-Family Dwelling (MF*)	Condo: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Utilities: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas	Water Supply: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private (Well)
Sewage Disposal: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private (Septic)	
Heating System: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Other:	Roadside Tree Project: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes: #
Sprinkler System: <input type="checkbox"/> NFPA 13 <input type="checkbox"/> NFPA 13R <input type="checkbox"/> NFPA 13D <input checked="" type="checkbox"/> None	Fire Alarm System: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Voice Evac

ADDITIONAL RESIDENTIAL INFORMATION (PLEASE SELECT/COMPLETE ALL THAT APPLY)

Model Name & Options:				
# of Bedrooms (SF):	# of efficiency units (MF*):	# of 1 BR (MF*):	# of 2 BR (MF*):	# of 3 BR (MF*):
# Rooms:	# Full Baths:	# Half Baths:	# Fireplaces:	
Garage/Carport Info: <input type="checkbox"/> Attached Garage <input type="checkbox"/> Detached Garage <input type="checkbox"/> Integral Garage <input type="checkbox"/> Carport <input type="checkbox"/> None				
Basement/Foundation Info: <input type="checkbox"/> Slab on Grade <input type="checkbox"/> Post & Pier <input type="checkbox"/> Unfinished Basement <input type="checkbox"/> Finished Basement: <input type="checkbox"/> Full or <input type="checkbox"/> Partial				
1st Fl Width:	1st Fl Depth:	2nd Fl Width:	2nd Fl Depth:	Basmt Width:
				Basmt Depth:
Energy Method: <input type="checkbox"/> Prescriptive <input type="checkbox"/> Performance <input type="checkbox"/> UA Alternative <input type="checkbox"/> ERI		Gross Area:	sq ft	Occupiable Area:
				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.



01.30.2021

DATE SIGNED

FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

<input checked="" type="checkbox"/> PR	<input checked="" type="checkbox"/> DPZ	<input checked="" type="checkbox"/> DED	<input checked="" type="checkbox"/> Health	<input type="checkbox"/> SHA	<input type="checkbox"/> CID
SUBMITTAL FEES: \$25.00		PAYMENT: *NONE SUBMITTED		ACCEPTED BY: DROPBOX	

THIS DOCUMENT CERTIFIED TO:

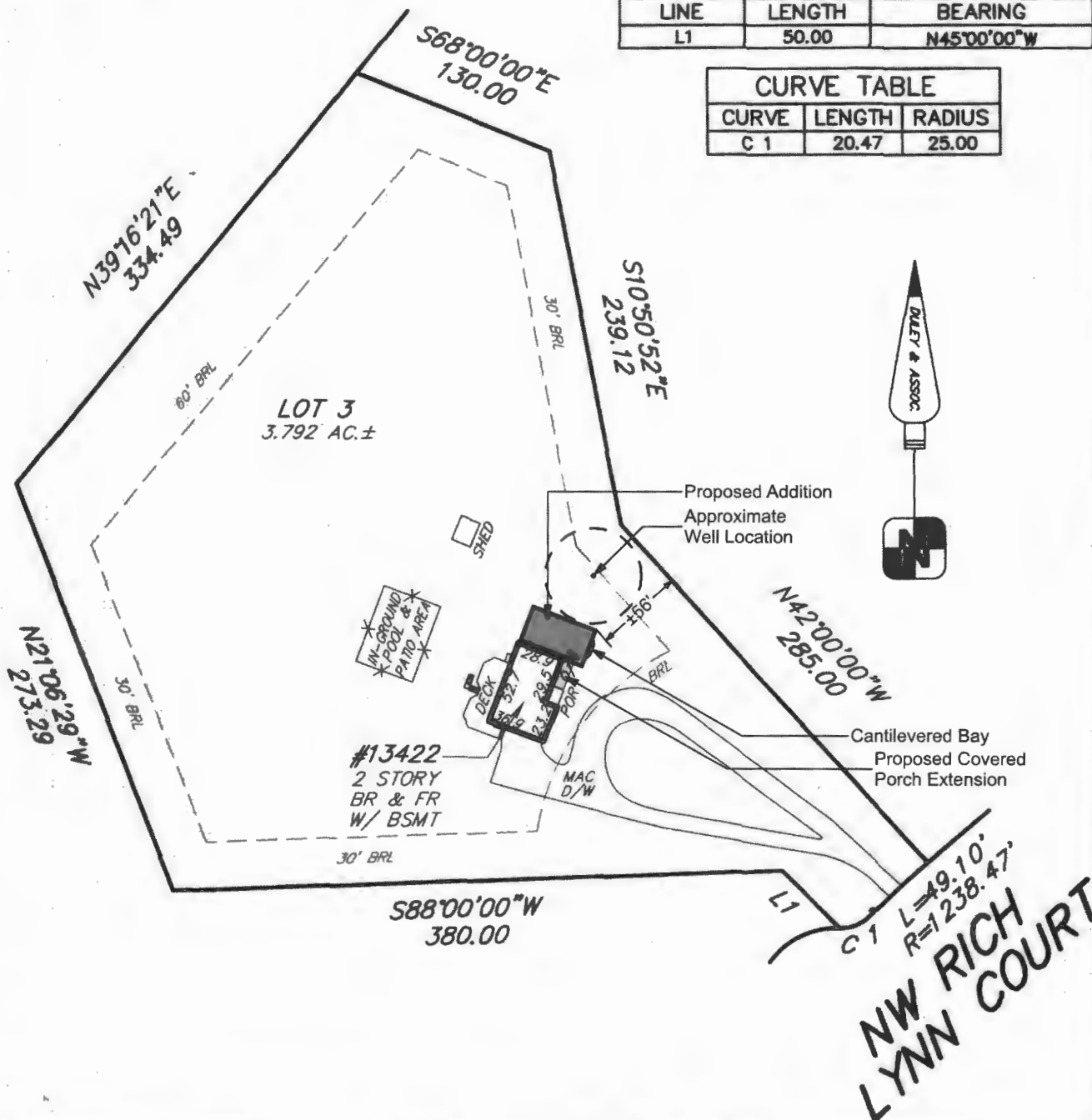


Like Clockwork®

CASE #: 15683-14-00252



Linda Kangrga
5575 Sterrett Pl.
Columbia, MD 21044
Office: 410-730-6100
Mobile: 410-262-2254



LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00	N45°00'00"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C 1	20.47	25.00



LOCATION DRAWING OF:

#13422 NW RICH LYNN COURT
LOT 3

SECTION THREE
JOCELYN ACRES
PLAT NO. 5585

HOWARD COUNTY, MARYLAND

SCALE: 1"=100' DATE: 5-2-14

DRAWN BY: CP FILE #: 141863-672

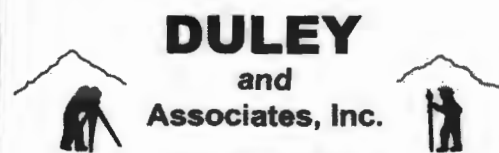
LEGEND:

- X- FENCE
- B/E BASEMENT ENTRANCE
- B/W BAY WINDOW
- BR BRICK
- BRL BLDG. RESTRICTION LINE
- BSMT BASEMENT
- C/S CONCRETE STOOP
- POR PORCH
- D/W DRIVEWAY
- FR FRAME
- MAC MACADAM
- O/H OVERHANG
- PUE PUBLIC UTILITY ESMT.

COLOR KEY:

- (RED) RECORD INFORMATION
- (BLUE) IMPROVEMENTS
- (GREEN) ESMTS & RESTRICTION LINES

A Land Surveying Company



Serving D.C. and MD.
14804 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111
Phone: 1-888-88-DULEY

Fax: 301-888-1114
Fax: 1-888-55-DULEY



SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS, THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1". NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED TO DETERMINE THE EXACT LOCATION OF IMPROVEMENTS.

DULEY & ASSOC.

WILL GIVE YOU A 100% FULL CREDIT TO UPGRADE THIS SURVEY TO A "BOUNDARY/STAKE" SURVEY FOR ONE YEAR FROM THE DATE OF THIS SURVEY.

(EXCLUDING D.C. & BALT. CITY)



Office of the Health Officer

8930 Stanford Drive, MD 21045

Main: 410-313-6300 | Fax: 410-313-6303

TDD 410-313-2323 | Toll Free 1-866-313-6300

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

DATE: April 8, 2021

TO: Ronald Johnston

Via E-mail: ron@rjarchitect.com

RE: **Building Permit # B21000468**
13422 Rich Lynn Court
Highland, MD 20777

Mr. Johnston,

I have received and reviewed your building and based on your proposal your septic system must be upgraded to extend the trenches. And your 1500-gallon tank must be upgraded to a 2000-gallon tank to support the number of bedrooms proposed. Currently, your septic system supports 4 bedrooms and your proposal suggests that the number of bedrooms will possibly increase to 7 bedrooms or rooms that can be turned into bedrooms.

A revised OSDS plan must be submitted by your engineer. After approval of your Onsite Sewage Disposal System plan your septic system must be upgraded before the release of the building permit.

Your building permit will be placed "on hold" until all Health Department requirements are met. If you have any questions or correspondence, I can be reached at the above address or by telephone at (410) 313-2775.

Respectfully,

Dana Bernard

Dana Bernard, REHS/RS
Environmental Specialist II
Well and Septic Program
Phone (410) 313-2775
E-mail: 468

THIS DOCUMENT CERTIFIED TO:



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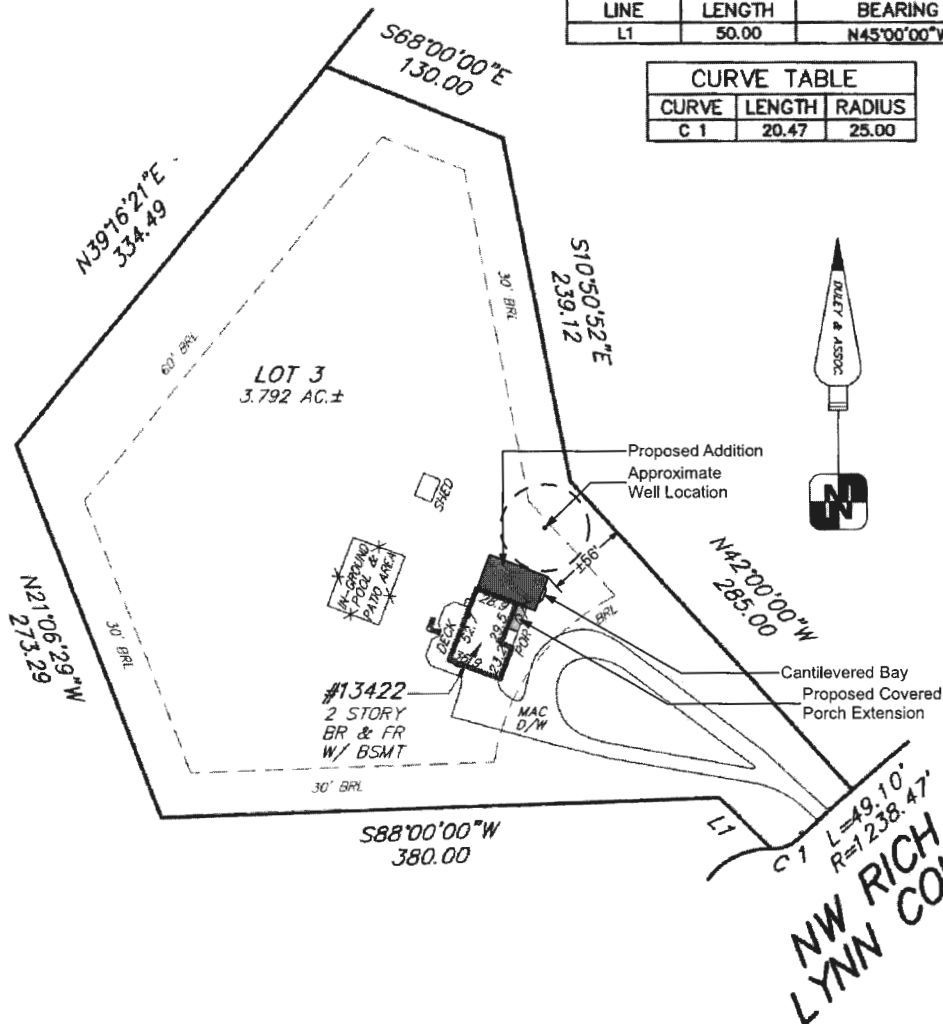


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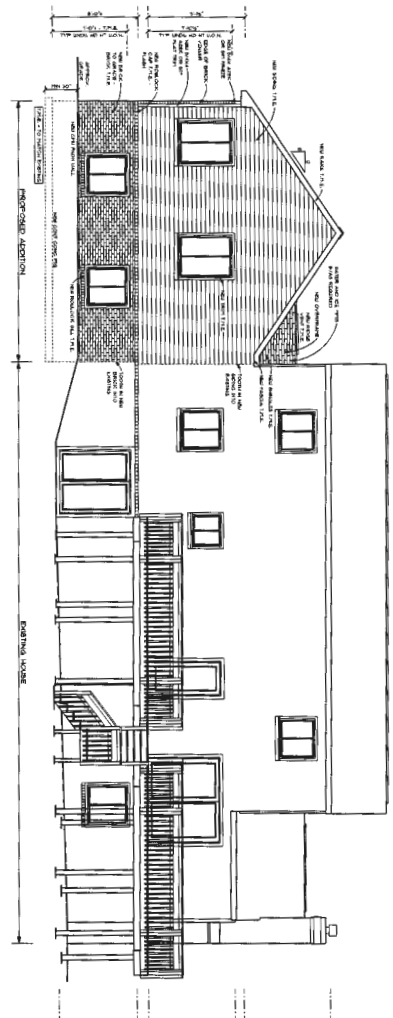
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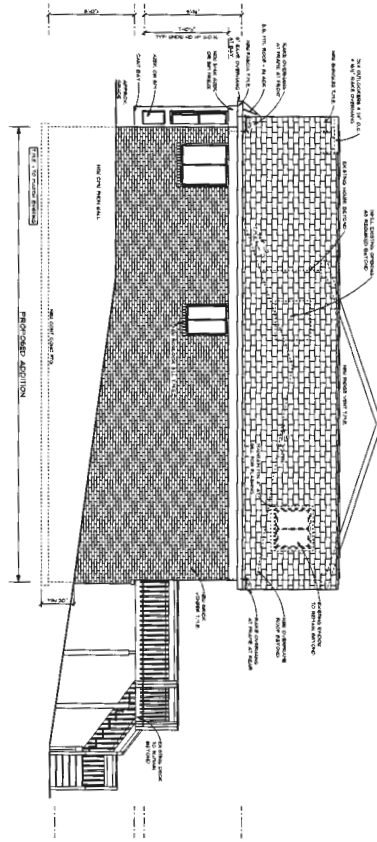
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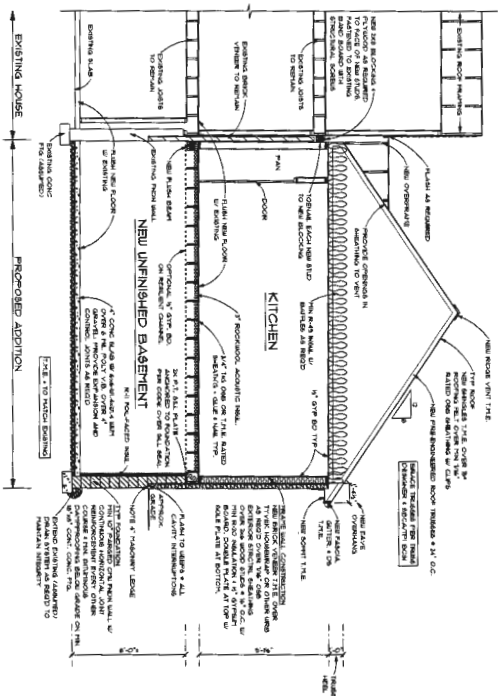
Proposed Rear Elevation
SCALE 3/8" = 1'-0"



Proposed Right Elevation
SCALE 3/8" = 1'-0"



Section A
SCALE 1/4" = 1'-0"



Oxenrider and Dougherty Residence

13422 Rich Lynn Court, Highland, Maryland 20777

RONALD JOHNSTON AND
ASSOCIATES, ARCHITECTS

11407 BARLEY FIELD WAY
MARIOTTSTVILLE, MD 21104 • 410-442-3667

STORM'S CONSTRUCTION
GROUP

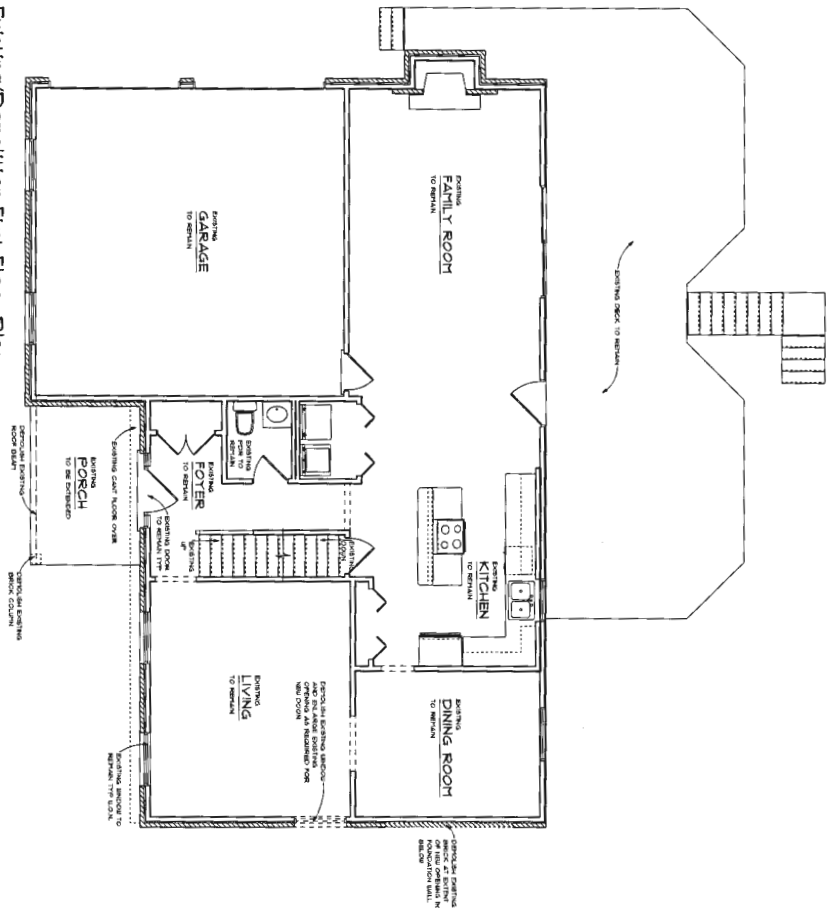
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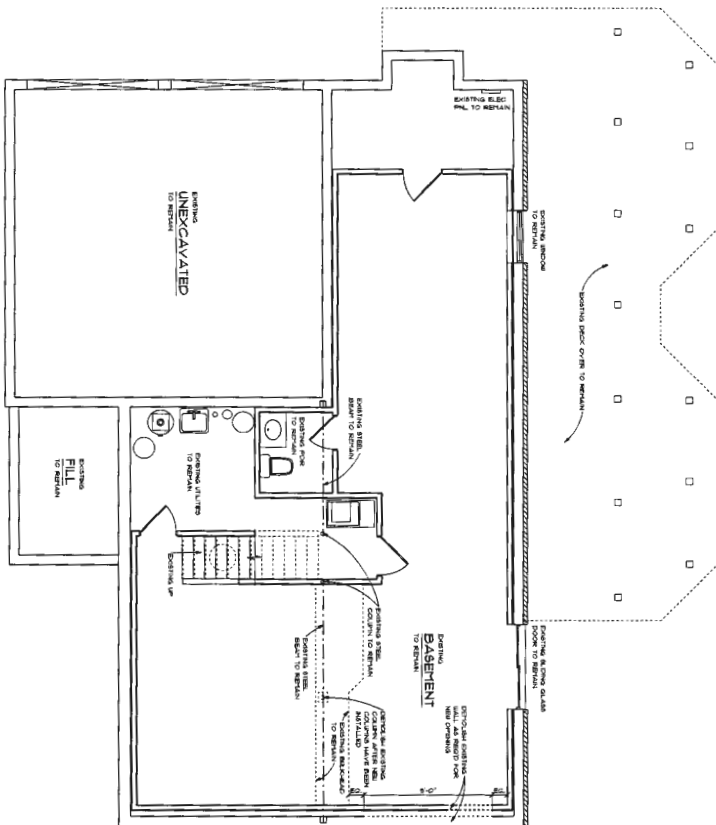
A-2

DATE 01-19-2021
SHEET NO.












SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



Wall Key

- | | |
|---|---|
|  | Building Application Sub:
to: ARCHIT. |
|  | Building Production:
to: ARCHIT. & to: ARCHIT. & to: ARCHIT. |
|  | Building Plans / Details:
to: ARCHIT. |
|  | Building Plans / Details:
to: ARCHIT. |
|  | Building Plans / Details:
to: ARCHIT. |
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RONALD JOHNSTON AND
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MARRIOTTSVILLE, MD 21104 • 410-442-3667

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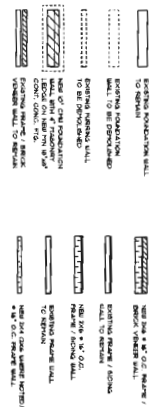
Oxenrider and Dougherty Residence

13422 Rich Lynn Court, Highland, Maryland 20777

A-3

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DATE	REVISIONS
01-19-2021	

A-5
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EXISTING HOUSE

PROPOSED ADDITION

REVISIONS	DATE	SHEET NO.
	01-19-2021	

**Oxenrider and Dougherty
Residence**
13422 Rich Lynn Court, Highland, Maryland 20777

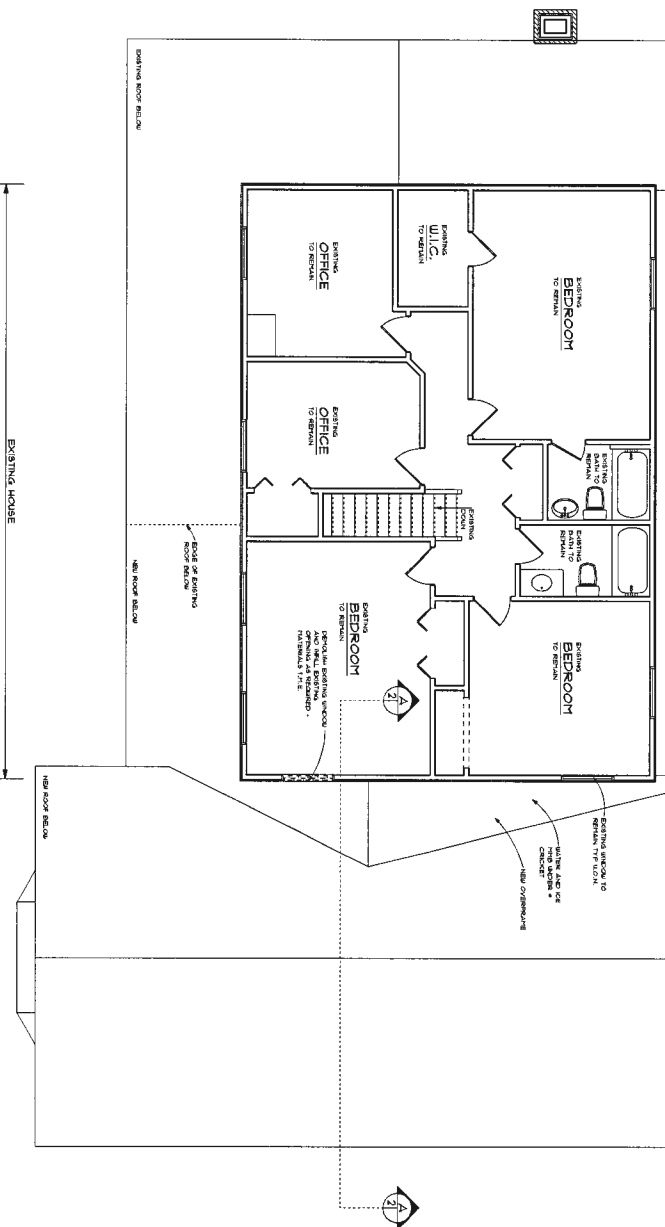
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11407 BARLEY FIELD WAY
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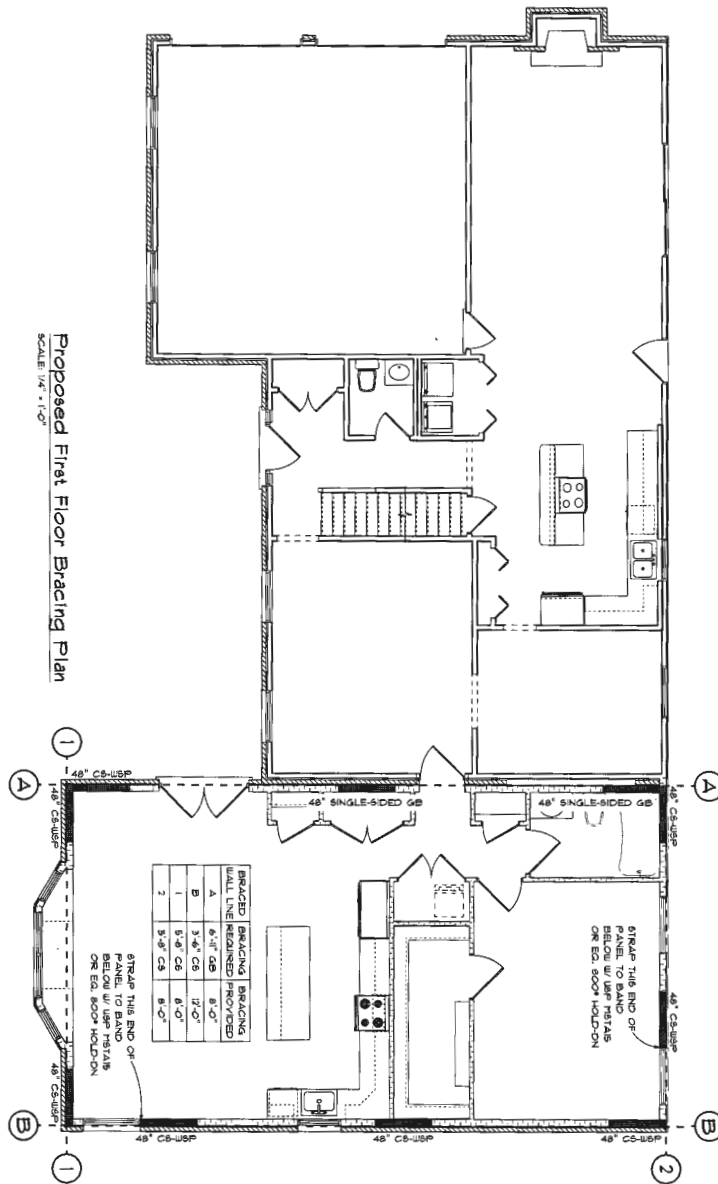
Existing Second Floor Plan
SCALE 1/4" = 1'-0"



Wall Key

	EXISTING FOUNDATION WALL		EXISTING FOUNDATION WALL TO BE DEMOLISHED		EXISTING FOUNDATION WALL TO BE RECONSTRUCTED		EXISTING FOUNDATION WALL TO BE RECONSTRUCTED WITH NEW CONCRETE		EXISTING FOUNDATION WALL TO BE RECONSTRUCTED WITH NEW CONCRETE		EXISTING FOUNDATION WALL TO BE RECONSTRUCTED WITH NEW CONCRETE		EXISTING FOUNDATION WALL TO BE RECONSTRUCTED WITH NEW CONCRETE		EXISTING FOUNDATION WALL TO BE RECONSTRUCTED WITH NEW CONCRETE		EXISTING FOUNDATION WALL TO BE RECONSTRUCTED WITH NEW CONCRETE
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Proposed First Floor Bracing Plan
SCALE: 1/4" = 1'-0"



BRAZED BRACING		BRAZED BRACING	
WALL LINE BRACING PROVIDED		WALL LINE BRACING PROVIDED	
A	6'-0\"/>	A	6'-0\"/>
B	3'-6\"/>	B	3'-6\"/>
1	5'-0\"/>	1	5'-0\"/>
2	3'-0\"/>	2	3'-0\"/>

STRAP THIS END OF
WALL TO BAND
BELOW W/UP POSTS
OR EQ. ROOM HOLD-ON

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WALL TO BAND
BELOW W/UP POSTS
OR EQ. ROOM HOLD-ON