

Permits: 410-313-2455  
Inspections: 410-313-1810  
Automated Line: 410-313-3800

Howard County Building/Fire Permit Application  
Department of Inspections, Licenses & Permits  
3430 Court House Drive  
Ellicott City, MD 21043

Permit Number:

B12001926

Building Address: 4831 WHARF LANE  
Ellicott City MD 21043  
Suite/Apt. # \_\_\_\_\_ SDP/WP/BA #: SDP12-013  
Census Tract: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: PAR 1  
Tax Map: \_\_\_\_\_ Parcel: 634 Grid: \_\_\_\_\_  
Zoning: R20 Map Coordinates: \_\_\_\_\_ Lot Size: 5.6A/1

Existing Use: VACANT LAND  
Proposed Use: Residence, SFD  
Estimated Construction Cost: \$ 400,000  
Description of Work: New modular Residence

Occupant or Tenant: \_\_\_\_\_  
Was tenant space previously occupied? ☐ Yes ☐ No  
Contact Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Property Owner's Name: Bonnet & BRYANT O'KANE  
Address: 6319 ARBOR WAY  
City: Elkridge State: MD Zip Code: 21075  
Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_  
Applicant's Name & Mailing Address, (if other than stated herein): \_\_\_\_\_

Phone: 443-310-8271 Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Contractor Company: Monrovia Realty Group  
Contact Person: Andy Sprainis  
Address: 12350 Weller Rd  
City: Monrovia State: MD Zip Code: 21770  
License No.: 5965  
Phone: 410-418-8850 Fax: \_\_\_\_\_  
Email: And9300@Aol.com

Engineer/Architect Company: \_\_\_\_\_  
Responsible Design Prof.: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

BUILDING DESCRIPTION - COMMERCIAL	
Building Characteristics	Utilities
Height:	<u>Water Supply</u>
No. of stories:	<input type="checkbox"/> Public
Gross area, sq. ft./floor:	<input type="checkbox"/> Private
Area of construction (sq. ft.):	<u>Sewage Disposal</u>
Use group:	<input type="checkbox"/> Public
	<input type="checkbox"/> Private
Construction type:	Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No
	Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No
	<u>Heating System</u>
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Electric <input type="checkbox"/> Oil
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas
<input type="checkbox"/> Masonry	<u>Sprinkler System:</u>
<input type="checkbox"/> Wood Frame	<input type="checkbox"/> N/A
<input type="checkbox"/> State Certified Modular	<input type="checkbox"/> Full
<input type="checkbox"/> Roadside Tree Project Permit	<input type="checkbox"/> Partial
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Other Suppression
Roadside Tree Project Permit #	No. of Heads:

BUILDING DESCRIPTION - RESIDENTIAL	
Building Characteristics	Utilities
<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	<u>Water Supply</u>
Depth Width	<input type="checkbox"/> Public
1 <sup>st</sup> floor:	<input checked="" type="checkbox"/> Private
2 <sup>nd</sup> floor:	<u>Sewage Disposal</u>
Basement:	<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Finished Basement	<input checked="" type="checkbox"/> Private
<input type="checkbox"/> Unfinished Basement	Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Crawl Space	Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Slab on Grade	<u>Heating System</u>
No. of Bedrooms: <u>3</u>	<input type="checkbox"/> Electric
<u>Multi-family Dwelling</u>	<input type="checkbox"/> Oil
No. of efficiency units:	<input type="checkbox"/> Natural Gas
No. of 1 BR units:	<input type="checkbox"/> Propane Gas
No. of 2 BR units:	
No. of 3 BR units:	
Other Structure:	
Dimensions:	
Footings:	
Roof:	
<input checked="" type="checkbox"/> State Certified Modular	
<input type="checkbox"/> Manufactured Home	

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  
And9300@Aol.com  
Email Address  
DANER MONROVIA REALTY GROUP  
Title/Company

Print Name Andrew SPRAINIS  
Date 6/6/2012

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

\*\*\*PLEASE WRITE NEATLY & LEGIBLY\*\*\*  
FOR OFFICE USE ONLY

AGENCY	DATE	SIGNATURE OF APPROVAL
<input checked="" type="checkbox"/> State Highways		
<input checked="" type="checkbox"/> Building Officials		
<input checked="" type="checkbox"/> PSZA (Zoning)		
<input checked="" type="checkbox"/> PSZA (Engineering)		
<input checked="" type="checkbox"/> Health		<u>4/2/12 R. B. Baker</u>
Fire Protection		
Is Sediment Control approval required for issuance? <input type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/> CONTINGENCY CONSTRUCTION START		
<input type="checkbox"/> ONE STOP SHOP		

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	\$ 100.00
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$ 50.00
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$

Distribution of Copies: White: Building Officials Green: PSZA, Zoning  
T:\Operations\Updated Forms\New building app 11.10.2010.docx

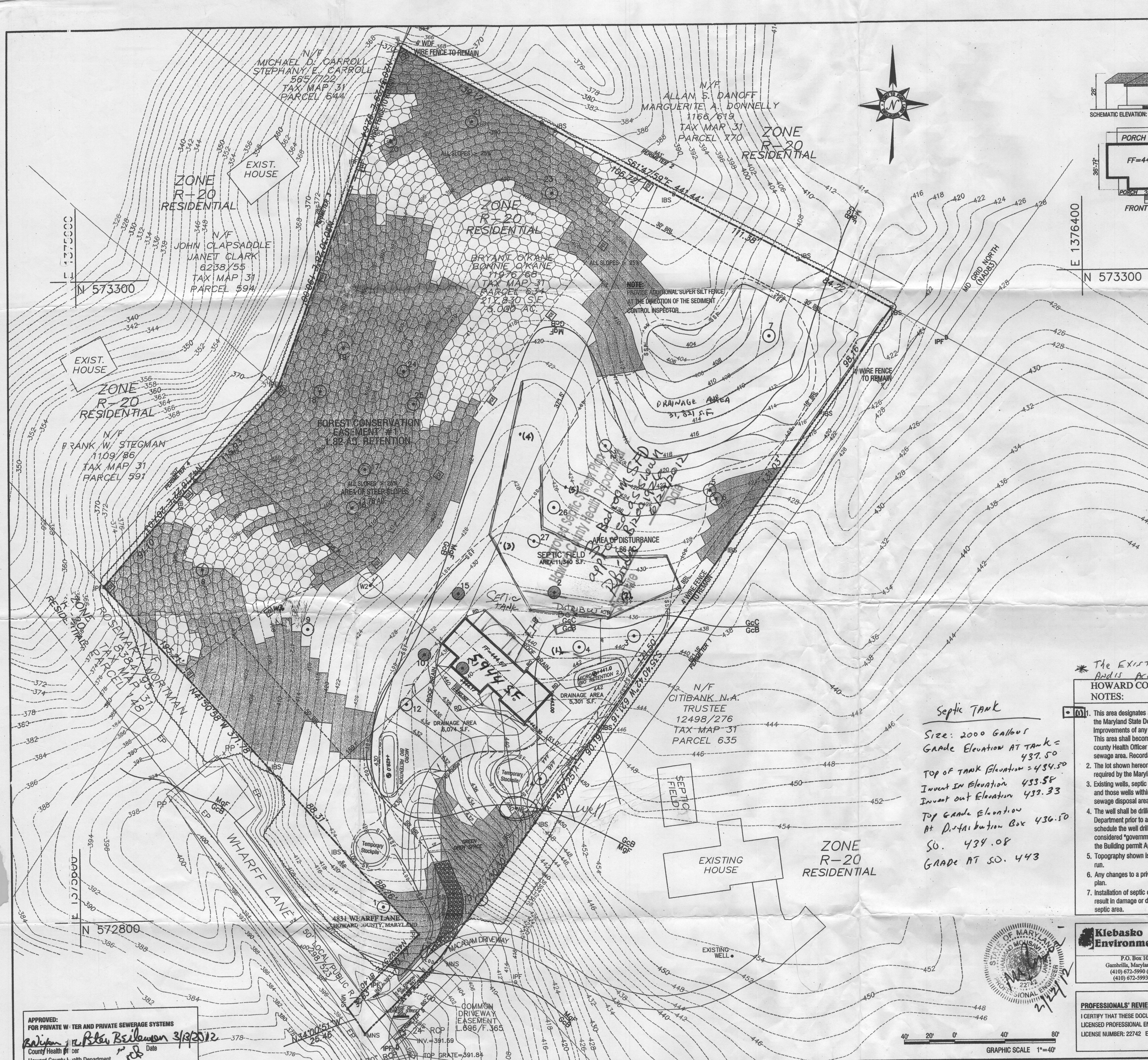
Yellow: PSZA, Engineering

Pink: Health

Gold: SHA

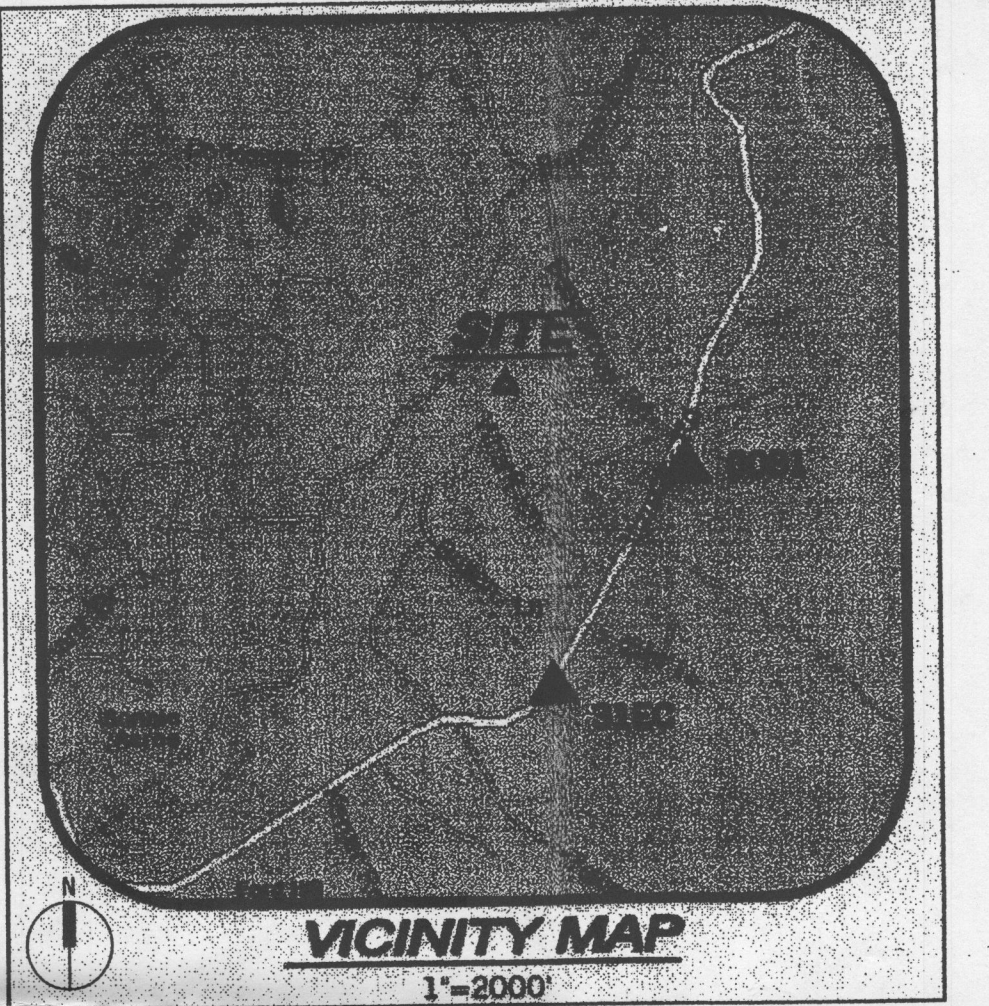
CH#1221





LEGEND	
PROPOSED BOUNDARY	---
PROPOSED BUILDING	[Symbol]
PROPOSED CONTOURS	---
EXISTING CONTOURS	---
BUILDING RESTRICTION LINE	---
PROPOSED SUPER SILT FENCE	---
LIMITS OF DISTURBANCE	---
DRAINAGE DIVIDE	---
EX. TREE LINE	---
ALL SLOPES ≥ 25%	---
FOREST CONSERVATION AREA	---
SPECIMEN TREE	---
SPECIMEN TREE TO BE REMOVED	---
WATER SUPPLY WELL	---
SOIL MAP UNIT DELINEATION	---
PERCOLATION TEST	---
STABILIZED CONSTRUCTION ENTRANCE	---
FOREST CONSERVATION SINKAGE	---
EARTH - DIKE	---

SITE ANALYSIS DESIGN SHEET:	
A. Total Project Area:	5.0 Acres
B. Area of Plan Submission:	5.0 Acres
C. Limit of Disturbed Area:	1.66 Acres
D. Present Zoning Designation:	R-20
E. Proposed uses for site and structures:	Proposed Single Family Dwelling
F. Floor space on each level of building(s) per use:	Single Family Residence - 2667 Sq.ft.
G. Total number of units allowed for project as shown on final plat:	One Residence Unit (except from Subdivision)
H. Total number of units proposed is ONE	
I. Maximum number of employees, tenants on site per use is none (Single Family)	
J. Number of parking spaces required is 2 by Howard County Zoning Regulations and/or FDP Criteria.	
K. Number of parking spaces provided on site is 4	
L. Open Space on site: 0.30 Acre and 6% of gross area, if applicable.	
M. Area of recreation open space: N/A	
N. Building coverage of site: 0.087 Acres and 1.73 % of gross area	
O. Applicable DPZ file references:	ECF 11-057



**GENERAL NOTES:**

- The subject property is zoned R-20 per the 2/2/4 Comprehensive Rezoning Plan.
- No grading, removal of vegetative cover is permitted in steep slopes with a contiguous area of 20,000 square feet or within the forest conservation easement.
- This project is subject to the amended Fifth Edition of the Subdivision and Land Development Regulations.
- No cemeteries exist on site.
- No wetlands or flood plain exist on this site.
- The Use-In-Common driveway maintenance agreement has been recorded in the land records office as Liber 696, Folio 365 on September 13, 1974.
- Previous DPZ Numbers:
  - S-05-012-Wharf Overlook
  - F-07-115-Woman Property
  - ECF-11-015
- Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the following minimum:
  - Width-12' (18' serving more than one residence).
  - Surface-6" of compacted crusher run base with tar and chip coating (1-1/2" min.).
  - Geometry-Max. 14% grade, max 10% grade change and min. 45' turning radius.
  - Drainage Elements-capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
  - Maintenance-sufficient to insure all weather use.
- This Project is not subject to a noise study evaluation.

**LANDSCAPING AND FOREST CONSERVATION NOTES**

- This project complies with the requirements of section 16.1200 of the Howard County Code for Forest Conservation by placement of 1.82 acres on-site forest into a retention easement. No survey is required.
- A Forest Conservation Plat of Easement has been recorded for this site as Plat No. 21944 on 3-03-12, file number 5012-013 FC
- A waiver petition, number WP-12-081, for removal of specimen tree 2, 10, and 11 has been approved on 11-23-11
- This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Landscape Manual.
- Credit is taken for existing trees. No further landscaping is required.

\*The Existing Well Has been Field Located  
And is Accurately Shown

**HOWARD COUNTY HEALTH DEPARTMENT NOTES:**

- This area designates a private sewage area of at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewerage is available. This area shall become null and void upon connection to a public sewerage system. The County Health Officer shall have the authority to grant adjustments to the private sewage area. Recordation of a modified sewage area shall not be necessary.
- The lot shown hereon complies with the minimum ownership, width, and lot area as required by the Maryland State Department of the Environment.
- Existing wells, septic systems, and sewage disposal areas within 100' of the property and those wells within 200' down gradient of existing or proposed septic systems or sewage disposal areas have been shown.
- The well shall be drilled and the Well Completion Report submitted to the Health Department prior to application for Building Permit. It is the developer's responsibility to schedule the well drilling prior to submittal of Building permit Application. It will not be considered "government delay" if the well drilling holds up Health Department approval of the Building permit Application
- Topography shown is at two-foot contour intervals and has been field verified or field run.
- Any changes to a private sewage area shall require a revised percolation certification plan.
- Installation of septic drainfield lines requires disruption and disturbance, and likely will result in damage or destruction of trees and other vegetation within the boundaries of the septic area.

Septic Tank  
Size: 2000 Gallon  
Grade Elevation AT Tank = 437.50  
Top of Tank Elevation = 434.50  
Invent In Elevation 433.5F  
Invent out Elevation 433.33  
Top Grade Elevation At Distribution Box 436.50  
So. 434.08  
GRADE AT SO. 443

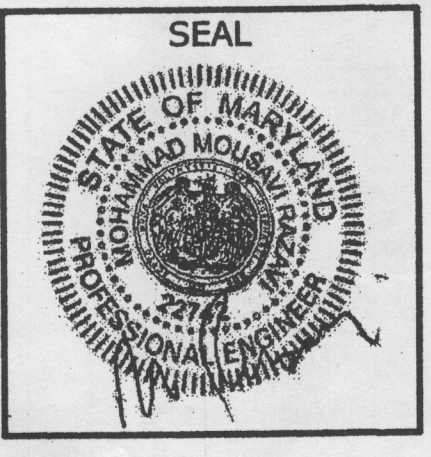
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
3/23/12  
Date  
Howard County Health Department

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
3/21/12  
Date  
Howard County Department of Planning and Zoning

REV#	DATE

**OWNER**  
**BONNIE & BRYANT O'KANE**  
6319 ARBOR WAY,  
ELK RIDGE, MARYLAND 21075-6878  
TEL: 410-379-6212

**RAZTEC ASSOCIATES, INC.**  
civil engineers & planners  
3451 Emy's place  
Monrovia, Maryland 21770  
Tel (301) 775-4394  
Fax (301) 831-9415  
email: raztecengr@comcast.net



**SITE DEVELOPMENT PLAN AND FOREST CONSERVATION EASEMENT**  
**O'KANE PROPERTY** PARCEL 634  
WHARFF LANE, ELICOTT CITY  
HOWARD COUNTY, MARYLAND  
ZONE: R20  
TAX MAP 31  
SECOND ELECTION DISTRICT  
DEED REF: L.11976 F.68

SCALE  
1" = 40'  
CHECKED BY: MR  
DRAWN BY: HP

DATE  
OCTOBER, 2011  
SHEET NUMBER  
1 of 4  
SDP - 12-013