

Approved
MRE 3/27/24

Record Detail * (This section is required.)

Permit Type Building/Residential/Garage/Detached Permit Number B24000884 Opened Date 03/15/2024
Description of Work SFD/ CONSTRUCT new 28' X 36' detached garage, 1 STORY, Slab on Grade, 0R, 0FB, 0HB, 0FP, OTHER STRUCTURE = Detached Garage, 0BR, PORCH/DECK = N/A, ENERGY METHOD = N/A,

check spelling

Online BP.

zB 3/26/24

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner
Street # 2741 Street Name WYNFIELD Street Type RD
Unit Type -Select- Unit # -76.94328 X Coordinate 39.29115 Y Coordinate
City WEST FRIENDSHIP State MD Zip Code 21794 Primary Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner
GIS ID * 904025 Parcel 88 Parcel Area 3 Land Value 260000 Improved Value 819900 Exemption Value 559900 Plan Area RURAL
Legal Description IMPSLOT 24 3.0090 A[]2741 WYNFIELD RD[]WEST FRIENDSHIP S 3

check spelling

Block 24 Lot 24 Census Tract 603000 Council Dist 5 Inspection Dist Supervisor Dist Map # DAP Zone
Plan Area State Tax Id 1403309940 Subdivision Name WYNFIELD SEC 3
Section Area Tax Map 15
Grid 15-24 Zoning District RR-DEO ADC Map 4813-K4
SDP No. Final Plan No. WP File No.
Record Plat No. 6047 WS Contract No. FDP No. Primary Yes
Owner Occupied Yes No Year Built 1996 Historic District Yes No
Historic District Registry No. Stat Area 3-05 Flood Plain Yes No
Building No

Owner (This section is not required.)

Search Reset Clear
Name * JOHN W. MCDOWELL
Address Line 1 2741 WYNFIELD RD
Address Line 2
Address Line 3
Mail City WEST FRIENDSHIP Mail State MD Mail Zip Code 21794
Phone 410-977-3701 Primary Yes
E-mail
Cell Number Fax Number

Professionals (This section is not required.)

License # * 21040010019	Business Name TBD		
License Type * Architect	First Name ▼ RONALD	Middle Name	Last Name JOHNSTON
Primary No	Address Line 1 ▼ 11407 BARLEY FIELD WAY		
	Address Line 2		
	City MARRIOTTSVILLE	State MD	ZIP Code 21104
	Phone 1 4104423667	Phone 2	Fax
	E-mail RON@RJARCHITECT.COM		

Applicant (This section is not required.)

Search	As Owner	As Lic. Prof	As Contact
Type * Applicant	First Name RONALD	MI	Last Name JOHNSTON
Relationship Applicant	Full Name ▼ MCDOWELL JOHNSTON		
Primary No	Organization Name		
	Street Address 11407 BARLEY FIELD WAY		
	Address Line 2		
	City MARRIOTTSVILLE	State MD	Zip Code 21104
	Phone 4104423667	Cell	Fax
	E-mail * RON@RJARCHITECT.COM		

Contact (This section is not required.)

Search	As Owner	As Lic. Prof	As Contact
Type Contact	First Name ✓ RONALD	MI	Last Name JOHNSTON
Relationship Licensed Professional	Full Name ▼ RONALD JOHNSTON		
Primary Yes	Organization Name		
	Street Address 11407 BARLEY FIELD WAY		
	Address Line 2		
	City MARRIOTTSVILLE	State MD	Zip Code 21104
	Phone 4104423667	Cell	Fax
	E-mail RON@RJARCHITECT.COM		

Addtl Info

Est Construction Cost * 85000	Housing Units * 0	Number of Buildings * 0	Public Owned No ▼
Construction Type --Select-- ▼			

RESIDENTIAL ADDITION INFORMATION

Capital Project-No Fee * <input type="radio"/> Yes <input checked="" type="radio"/> No	Capital Project Number	Fee Exempt * <input type="radio"/> Yes <input checked="" type="radio"/> No	Roadside Tree Project Permit <input type="radio"/> Yes <input checked="" type="radio"/> No	Roadside Tree Project Permit #
No of Stories * 1	Foundation * Slab on Grade ▼	Basement * N/A	No of Rooms * 0	Full Baths * 0
Model * SFD/ CONSTRUCT new 28' X 36' detached garage			Half Baths * 0	Existing Use * Existing Structure ▼
				Condominium * <input type="radio"/> Yes <input checked="" type="radio"/> No

[check spelling](#)

Other Structure *	Bedrooms *	Porch Deck *	No of Fireplaces *	Type of Fireplace	Energy Code *		
Detached Garage	0	N/A	0	--Select--	N/A		
W & S Fees Paid	Water *	Sewage *	Utilities *	Heating System *	Sprinkler System *	Road Frontage	
<input type="radio"/> Yes <input type="radio"/> No	Private	Private	Gas & Electric	Electric & Propane Gas	None	County	
1st Floor Width	1st Floor Depth	2nd Floor Width	2nd Floor Depth	Basement Width	Basement Depth	Height	Building Construction Type
FT	FT	FT	FT	FT	FT	FT	FT Conventional
Total Square Footage *	Occupiable Square Footage *	Affordable Housing Funding *	Foundation Measurement	Footings	MIHU Provided Units		
904	SQFT 0	SQFT N/A					
Walls	Roof	Change In Use	Grading Permit No	Senior Housing	MIHU Outside Downtown Columbia	MIHU Provided Units	
		<input type="radio"/> Yes <input checked="" type="radio"/> No		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No		
Additional Description Info				Expiration Date	Affordable Downtown Columbia		
				9/14/2024	<input type="radio"/> Yes <input type="radio"/> No		
				MIHU Required Units	Plan Submittal *		
					Electronically by Invitation from ProjectDox		

[check spelling](#)

GREEN INFORMATION

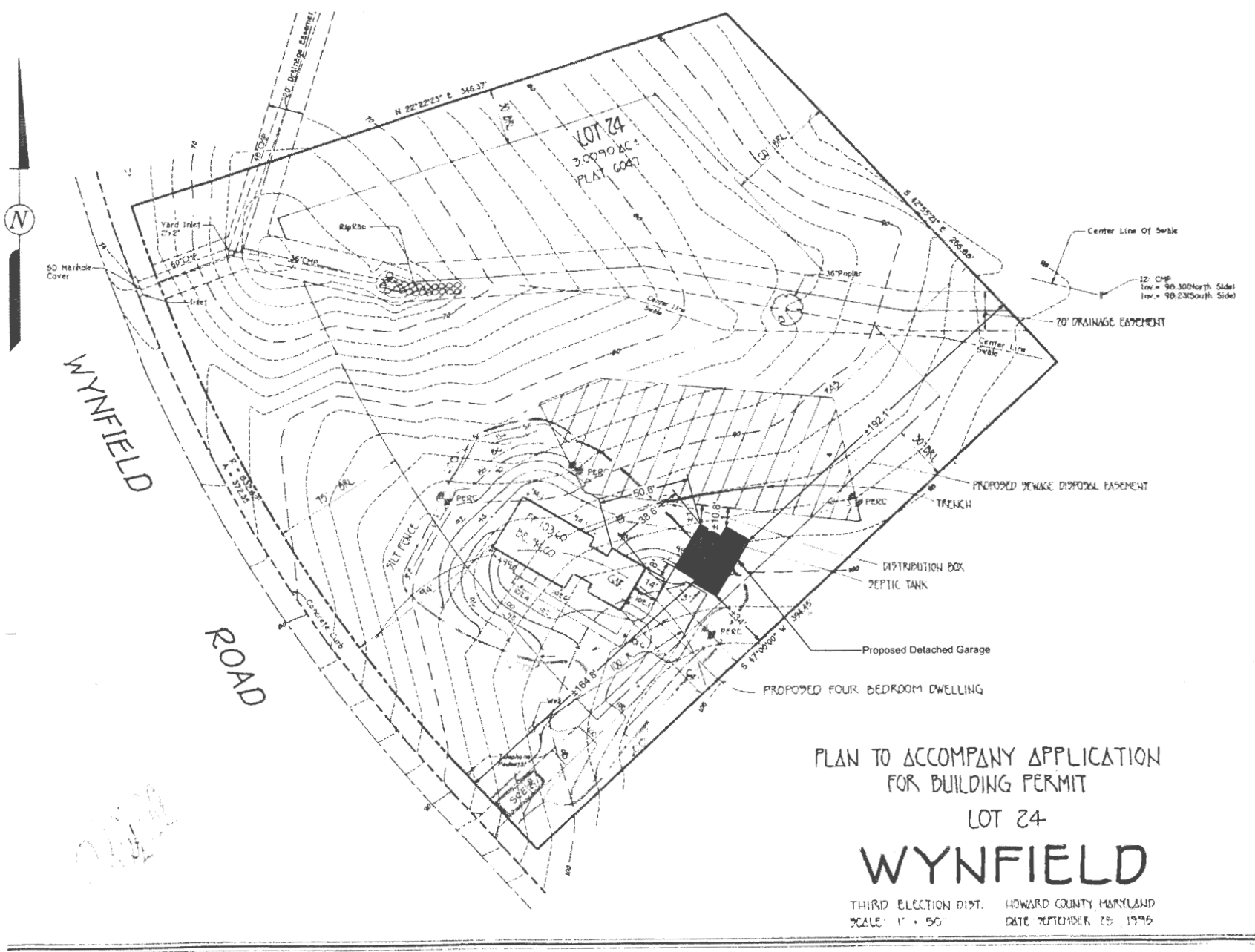
Goal Level	Actual Level	Leed Registration Number	Date of Leed Certification
--Select--	--Select--		

STORM WATER MANAGEMENT

Green Roofs A1	Permeable Pavements A2	Reinforced Turf A3	Disconnection of Rooftop Runoff N1	Disconnection of Non Rooftop Runoff N2
<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No		<input type="radio"/> Yes <input type="radio"/> No
Sheetflow to Conservation Areas N3	Rainwater Harvesting M1	Submerged Gravel Wetlands M2	Landscape Infiltration M3	Infiltration Berms M4
<input type="radio"/> Yes <input type="radio"/> No				
Dry Wells M5	Micro Bioretention M6	Rain Gardens M7	Swales M8	Enhanced Filters M9

PSWM Certification Received in CID on

Submit Cancel



LOT 24
3,009.0 AC.
PLAT 6047

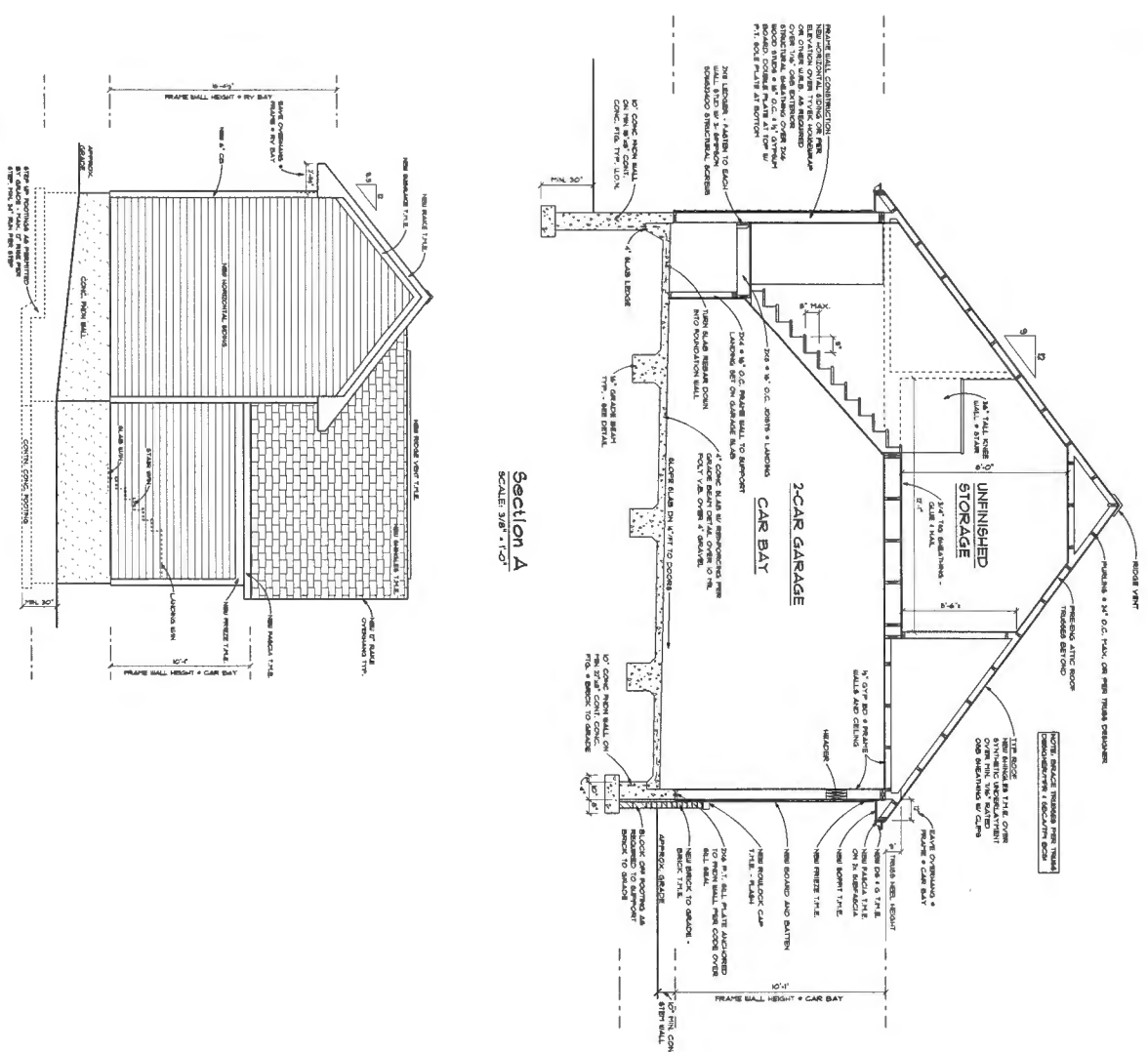
WYNFIELD
ROAD

PLAN TO ACCOMPANY APPLICATION
FOR BUILDING PERMIT

LOT 24

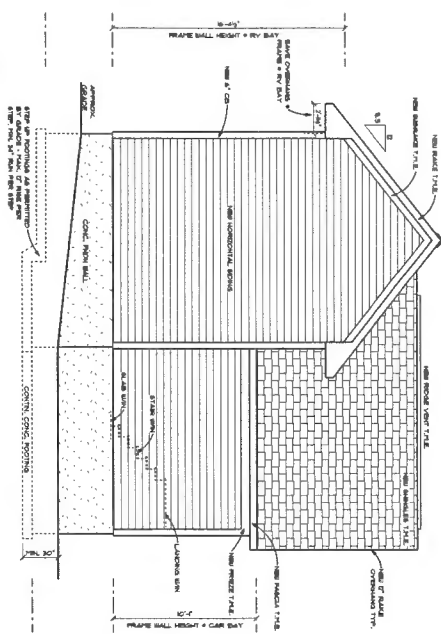
WYNFIELD

THIRD ELECTION DIST. HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' DATE: SEPTEMBER 25, 1976

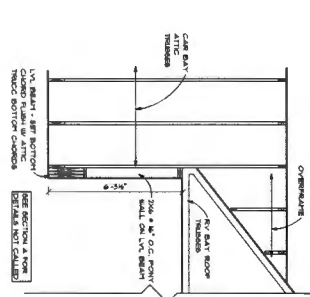


Section A
SCALE: 3/8" = 1'-0"

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



Detail Section B
SCALE: 3/8" = 1'-0"



REVISIONS	DATE
	03-12-2024

SHEET NO. **A-2**
 © 2024

Proposed Detached Garage for the
McDowell Residence
 2741 Wynfield Road, West Friendship, Maryland 21794

DATE: 03-12-2024
 TIME: 11:00 AM
 PROJECT: 2741 WYNFIELD ROAD
 DRAWING: 2741-01-01
 DRAWING TITLE: DETACHED GARAGE
 DRAWING NO.: 2741-01-01

RONALD JOHNSTON AND ASSOCIATES, ARCHITECTS
 11407 BARLEY FIELD WAY
 MARRIOTTVILLE, MD 21104 • 410-442-3667

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Tuesday, November 21, 2023 11:39 AM
To: 'squad354@verizon.net'
Subject: Waiver request 2741 Wynfield Rd

Hello Mr. McDowell. I reviewed your waiver request. We actually have a general waiver for this type of scenario for a building without a basement to be allowed up to 10' from a sewage disposal area as long as the ground elevation at the disposal area is lower than the floor elevation in the structure. It appears that your proposal meets those parameters to qualify for this general waiver. You should be good to go to submit a building permit application. Let me know if there are any questions. Thanks

Jeff Williams
Deputy Director
Bureau of Environmental Health
Howard County Health Dept.
8930 Stanford Blvd. Columbia, MD 21045
410-313-4261
www.hchealth.org

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To: Jeff Williams
Assistant Director
Howard County Bureau of Environmental Health
8930 Stanford Boulevard
Columbia, MD 21045

From: John & Kathy McDowell
2741 Wynfield Road
West Friendship, MD 21794


Reference: Easement encroachment for Septic setback on parcel 03-309940

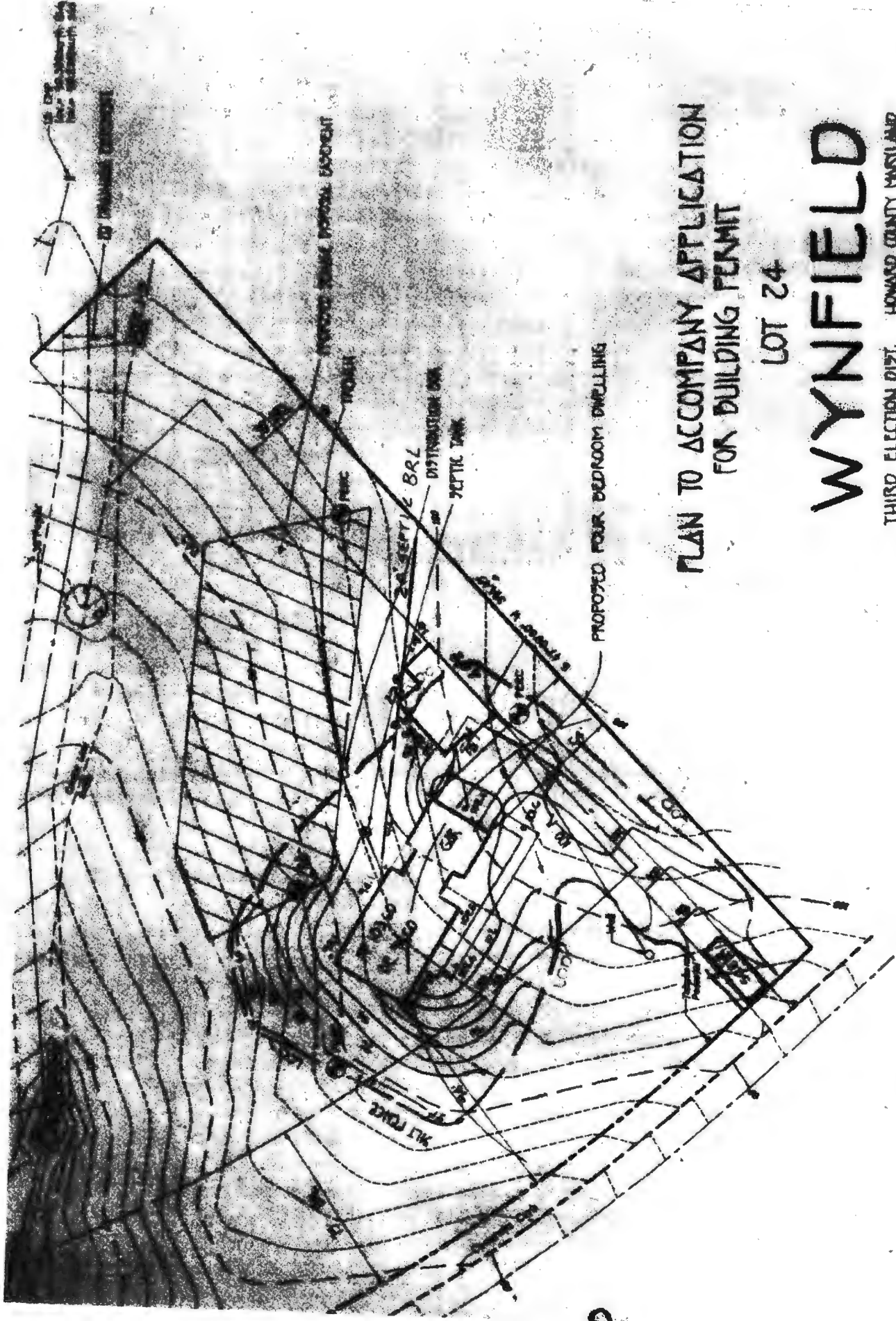
Mr. Williams,

I am working with an architect to design a detached garage that currently encroaches approximately 11 feet on my septic field. This garage will store my 32 ft camper and pickup truck. I have attached a plot plan that shows the garage layout and distances from the septic field. We reviewed several layouts to meet the requirements to fit the camper and truck and this was the best option which meets the minimum property line setback and provides enough room to not interfere with the entrance/exit to existing garage.

Please advise if a easement encroachment waiver is feasible based on the attached drawing or if additional information is required to render a decision.

Respectfully Submitted,


John W. McDowell
Squad354@verizon.net
410-977-3701



PLAN TO ACCOMPANY APPLICATION
FOR BUILDING PERMIT

LOT 24

WYNFIELD

THIRD ELECTION DIST. HOWARD COUNTY MARYLAND
DATE: SEPTEMBER 25, 1949

SCALE: 1" = 50'

2 SHEETS

2/1/96
2/2/96
2/9/96
2100
final between 11 and 12

PERMIT

SEWAGE DISPOSAL SYSTEM

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

TAXED # 03-309940

P 56403

A 50252

DISTRICT _____

DATE 1/19/96

HOWARD COUNTY HEALTH DEPARTMENT

BUREAU OF ENVIRONMENTAL HEALTH

461-9933 313-2640

DATE SYSTEM APPROVED 2/9/86

INSPECTOR *[Signature]*

INDEXED

South Carroll Backhoe, Inc.

IS PERMITTED TO INSTALL ALTER _____

ADDRESS 4410 Salem Bottom Road, Westminster, Maryland 21157 PHONE 875-4197

SUBDIVISION Wynfield LOT 24 ROAD 2741 Wynfield Road

PROPERTY OWNER John & Kathryn McDowell

ADDRESS _____

SEPTIC TANK CAPACITY 1250 GALLONS

NUMBER OF BEDROOMS 4

210 SQUARE FEET PER BEDROOM

LINEAR FEET OF TRENCH REQUIRED 280

TRENCHES -- Trench to be 3 feet wide. Inlet 4.5 feet below original grade. Bottom maximum depth 6.5 feet below original grade. Effective area begins at 4.5 feet below original grade. 2 feet of stone below distribution pipe.

LOCATION -- Place the distribution box 200 feet down the right property line and 60 feet off this same property line. Run trenches on contour to right rear portion of lot.

NOTES -- No trench to exceed 100 feet in length. Provide 6" - 8" diameter cleanout and cap to grade or above on septic tank. OK 10/31/95 DKS

PLANS APPROVED BY Mark Rifkin

DATE 10/4/95

COVER NO WORK UNTIL INSPECTED AND APPROVED

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM

NOTE: CLEANOUT REQUIRED EVERY 70 FEET OF SEWER LINE AND/OR AT 90° SWEEPS IN LINES FROM HOUSE TO DRAIN FIELDS. 90° ELBOWS NOT ACCEPTABLE.

NOTE: ALL PARTS OF SEPTIC SYSTEMS (I.E. TANK, DISTRIBUTION BOX TRENCHES) TO BE 100 FEET FROM BUILDING PERMIT SIGNED AND RETURNED AUTHORIZED)

BUILDING PERMIT SIGNED AND RETURNED

NOTE: IF DEEP TRENCH(ES) ARE USED CALL FOR INSPECTION BEFORE AND AFTER PLACING GRAVEL IN TRENCH(ES) 10/21/04 800 50861-DECK

NOTE: NO DRY WELL SHALL EXCEED 15 FOOT IN DIAMETER NO ABSORPTION TRENCH TO EXCEED 100 FEET IN LENGTH

NOTE: ALL PIPE FROM HOUSE TO SEPTIC TANK MUST BE CAST IRON OR SCHEDULE 35/40 PVC OR ABS

PERMIT VOID AFTER TWO YEARS

NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL STAND PIPES MUST BE 6 INCHES IN DIAMETER CAST IRON. CONCRETE OR TERRA COTTA OR PVA OR ABS ACCEPTED. IF TOP OF SEPTIC TANK IS DEEPER THAN 3 FEET. MANHOLE TO GRADE REQUIRED.

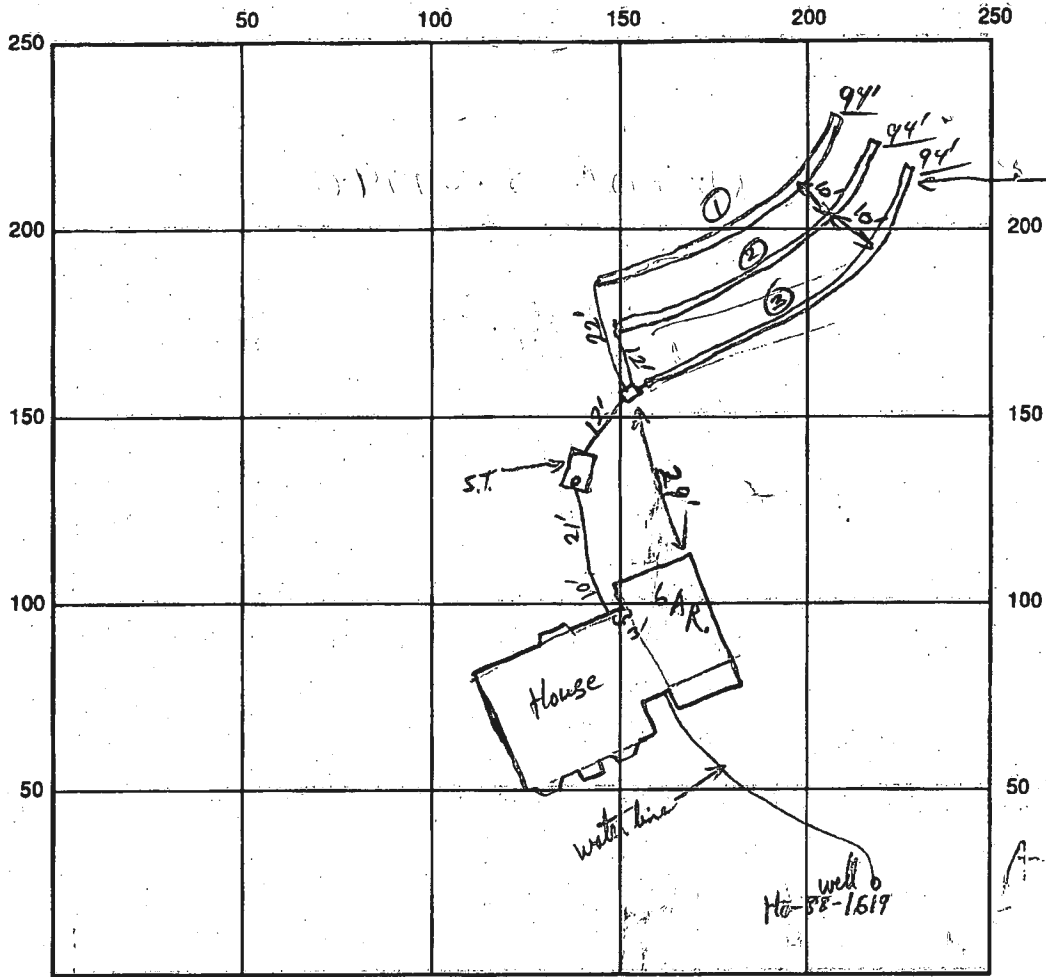
NOTE: DISTRIBUTION BOXES MUST HAVE BAFFLES

*INSTALLER IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT

HD-260(6-90)

*CALL 461-9933 FOR INSPECTION OF SEPTIC SYSTEM.

A 50252



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE

SEPTIC TANK LEVEL 1500 gal CLEANOUTS S.T. ✓

DISTRIBUTION BOX LEVEL ✓

DRAIN FIELD/TITLE DEPTH 6 1/2 FT. TRENCH WIDTH 2 FT. INLET DEPTH 4 1/2 FT.

EFFECTIVE GRAVEL DEPTH 2 FT. TOTAL LENGTH 94/94/94 FT.

NUMBER OF TRENCHES 3 ONE SIDEWALL/BOTTOM AREA 8'46" SQ. FT.

DRYWALL INSIDE DIAMETER _____ FT. EFFECTIVE DEPTH BELOW INLET _____ FT.

ABSORBENT AREA _____ SQ. FT.

BUILDING PERMIT SIGNED AND RETURNED
 REMARKS: House layout OK, OK to cover 1st trench, call for inspection on others tomorrow. R/P 2/7/96
OK to cover 2nd trench, OK to fill 3rd trench with stone & cover when finished. R/P 2/9/96

WPT - Please adjust water line OK to cover @ 4 1/2 ft R/P 2/9/96

DATE SYSTEM APPROVED 2/9/96 INSPECTOR R/P