

Record Detail * (This section is required.)

Permit Type Building/Residential/Misc/Porch	Permit Number B26000961	Opened Date 03/31/2026
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Description of Work
SFD/CONSTRUCT 16'X17' SCREENED PORCH, LANDING AND STEPS TO GRADE.

Online BP.
JL 4/1/26

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street # 3140	Street Name RIVER VALLEY CHASE	Street Type --Select--
Unit Type --Select--	Unit #	X Coordinate -76.97156
City WEST FRIENDSHIP	State MD	Zip Code 21794
	Y Coordinate 39.28609	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
899618	42	40075	349500	1047000	697500	RURAL

Legal Description
IMPSLOT 31 .92 A[]3140 RIVER VALLEY CHASE[]WEST FRIENDSHIP EST S 1

[check spelling](#)

Block 31	Lot 31	Census Tract 603000	Council Dist 5	Inspection Dist	Supervisor Dist	Map #	DAP Zone
Plan Area	State Tax Id 1403318907	Subdivision Name					
Section	Area	Tax Map 15					
Grid 15-21	Zoning District RC-DEO	ADC Map 4813-E5					
SDP No.	Final Plan No.	WP File No.					
Record Plat No. 11435	WS Contract No.	FDP No.				Primary Yes	
Owner Occupied <input type="radio"/> Yes <input type="radio"/> No	Year Built 1996	Historic District <input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area 3-04	Flood Plain <input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Approved Septic System Plan
Howard County Health Department
DBernard 4-14-26
Signature Date

Approve as shown
Do not stock building
supplies in septic area

Owner * (This section is required.)

Search Reset Clear

Name *
WAKSI

Address Line 1
3140 River Valley Chase
Address Line 2

Address Line 3

Mail City
West Friendship

Mail State
MD

Mail Zip Code
21794

Phone
410-977-5705

Primary
Yes

E-mail
jim@allanhomes.com

Cell Number **Fax Number**

Professionals (This section is not required.)

License # * 08010077138	Business Name ALLAN HOMES UNLIMITED INC			
License Type * MHIC Ind	First Name JIM	Middle Name	Last Name BRUMSTEAD	
Primary Yes	Address Line 1 10260 OLD COLUMBIA ROAD			
	Address Line 2			
	City COLUMBIA	State MD	ZIP Code 21046-0000	
	Phone 1 4109775705	Phone 2	Fax	
	E-mail JIM@ALLANHOMES.COM			

Applicant (This section is not required.)

Search **As Owner** **As Lic. Prof** **As Contact**

Type * Applicant	First Name JIM	MI	Last Name BRUMSTEAD	
Relationship Applicant	Full Name			
Primary Yes	Organization Name ALLAN HOMES UNLIMITED INC			
	Street Address 10260 OLD COLUMBIA ROAD			
	Address Line 2			
	City COLUMBIA	State MD	Zip Code 21046-0000	
	Phone 4109775705	Cell	Fax	
	E-mail * JIM@ALLANHOMES.COM			

Addtl Info

Est Construction Cost * 25000	Housing Units * 0	Number of Buildings * 0	Public Owned No	
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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	▼ Post & Pier	▼ 272	SQFT (Number)
Water Supply	Sewage Disposal	Expiration Date		
Private	▼ Private	<input type="text"/> 9/27/2026 <input type="calendar"/>		

Submit Cancel

10' PUBLIC TREE
MAINTENANCE EASEMENT

RIVER VALLEY CHASE
50' RW
L=126.37' R=1475.00'

ASPHALT
DRIVEWAY

CONC. WALK

WELL
HO 94-06110

COV.
CONC.
PORCH

#3140
2 STY. BRICK
& VINYL

PLAT NORTH



LOT 32

336.58'

15' B.R.L.

LOT 31
40,180 S.F.

LOT 30

SEPTIC
EASEMENT

50' B.R.L.

S 69°20'08" E

N 72°06'47" W

110.23'

S 23°18'00" W



LOCATION SURVEY
3140 RIVER VALLEY CHASE
LOT 31

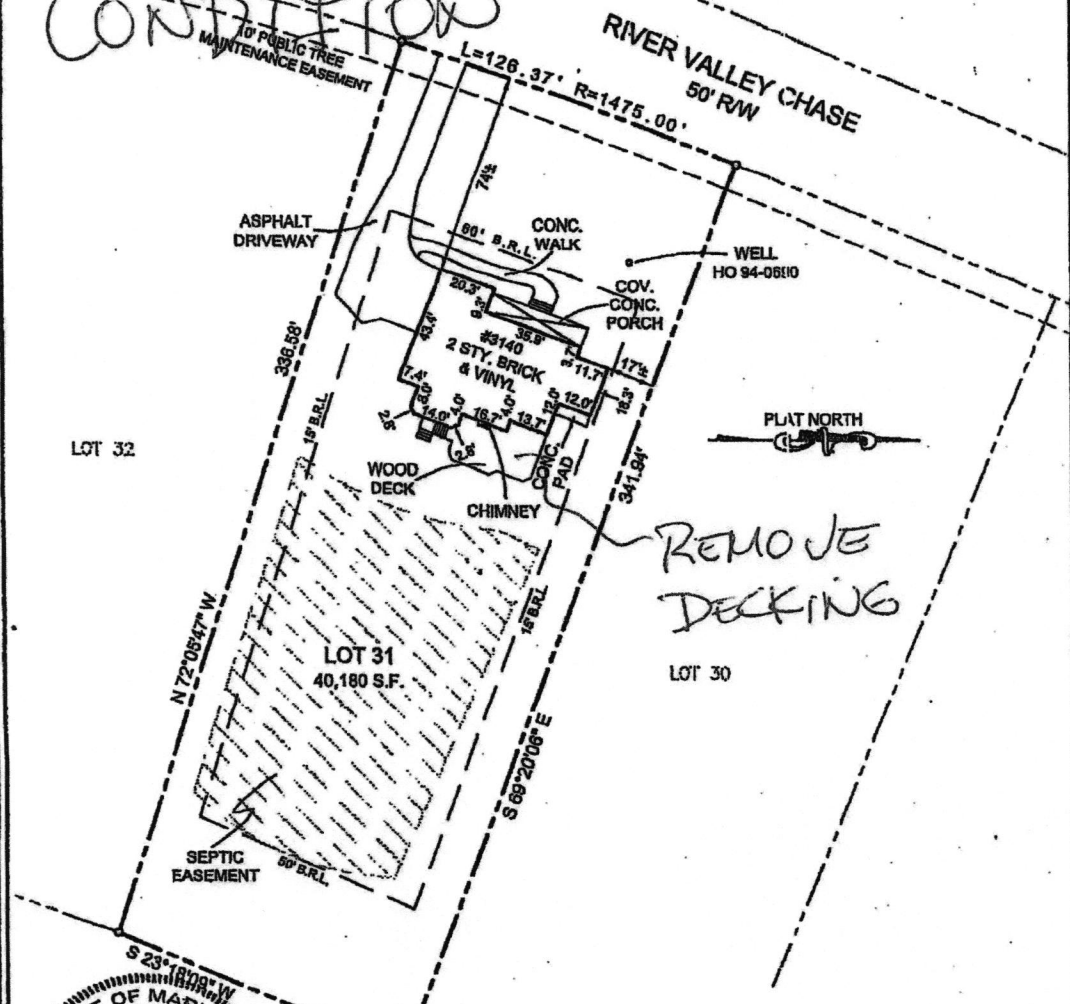
WEST FRIENDSHIP ESTATES

SECTION 1

EXISTING
CONDITION

NOTES:

1. THIS PLAT IS A BENEFIT TO THE CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING PURPOSES. THIS PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE STRUCTURES. 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 FOR SECURING FINANCING OR REFINANCING.
2. THE +/- SETBACK ACCURACY IS 1 FOOT.



THIS LOT DOES NOT APPEAR TO LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FLOOD HAZARD MAP 240044-0015-B AS REVISED DECEMBER 4, 1988.

LOCATION SURVEY
3140 RIVER VALLEY CHASE
LOT 31
WEST FRIENDSHIP ESTATES

SECTION 1
LOTS 1-56, PARCELS A, B, C AND D
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

CERTIFICATION

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.

Michael D. Adcock

MICHAEL D. ADCOCK
PROFESSIONAL LAND SURVEYOR, NO. 21257

Sill · Adcock &
Associates · LLC

Engineers · Surveyors · Planners

3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@ssalund.com

REFERENCE:

PLAT NO. 11435

DATE:

SEPTEMBER, 2007

SCALE:

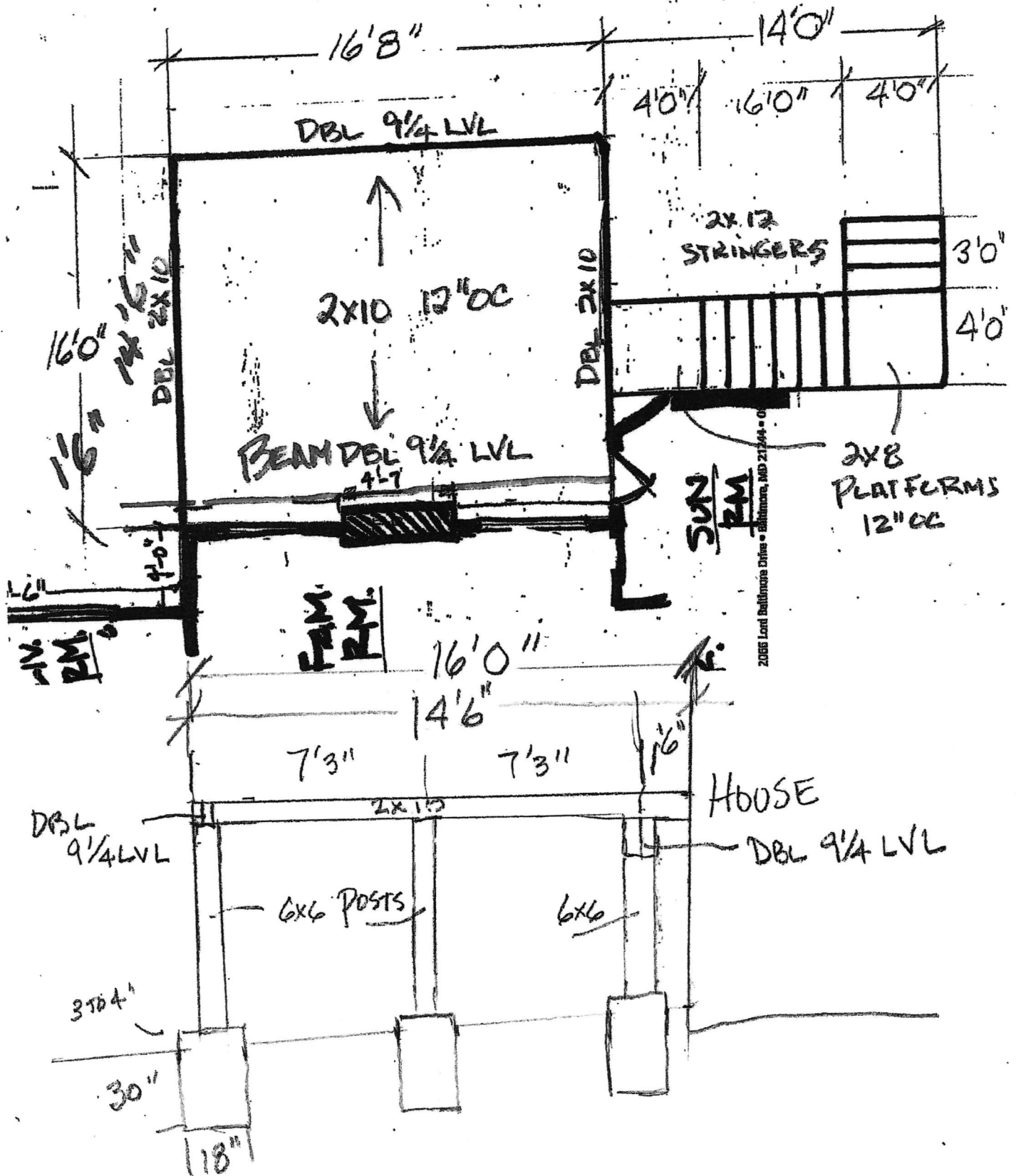
1"=50'

FILE NO.:

07-001-128

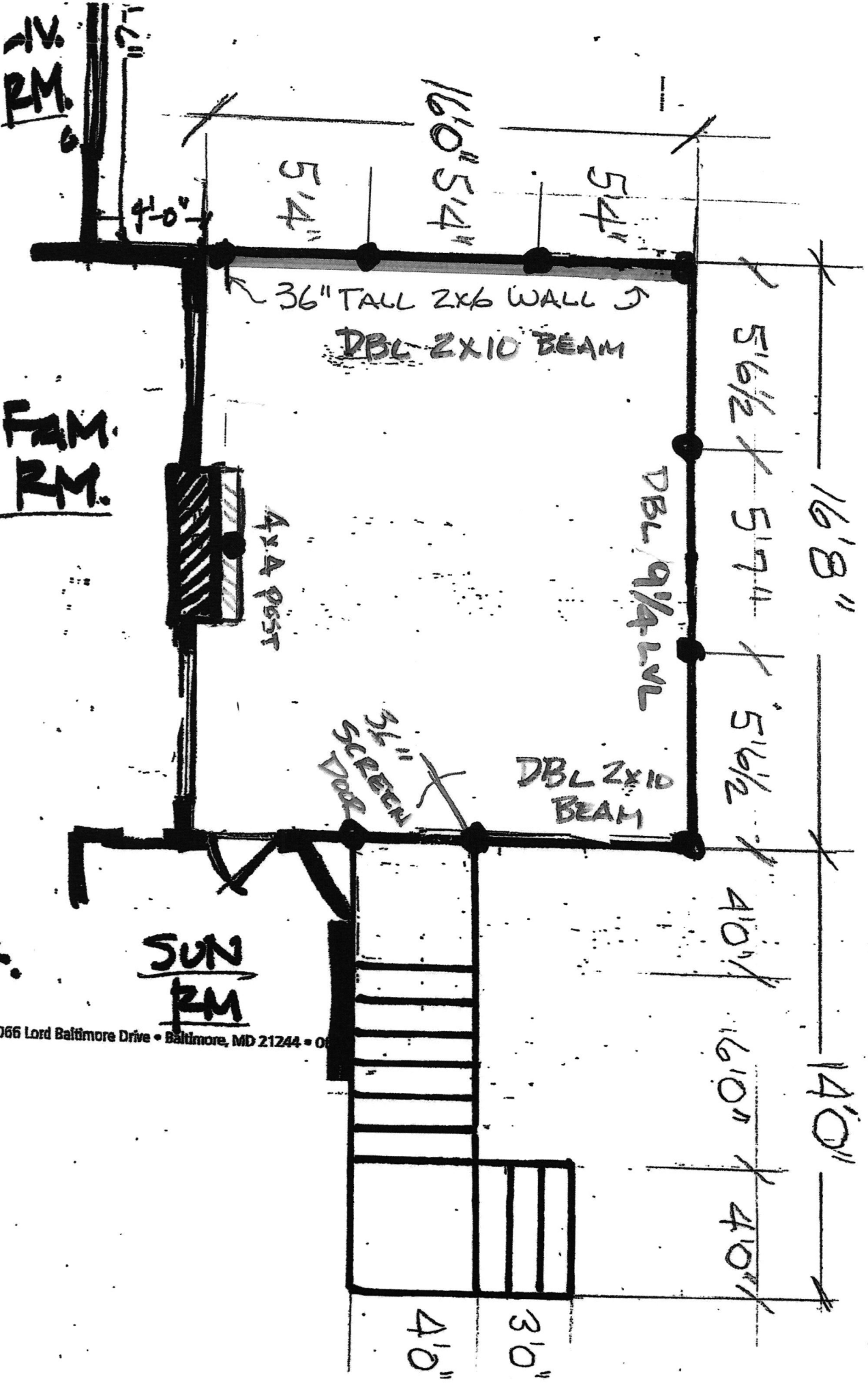
DECK FRAMING

3140 RIVER VALLEY CHASE SCREEN PORCH



WALL FRAMING

3140 RIVER VALLEY CHASE SCREEN PORCH

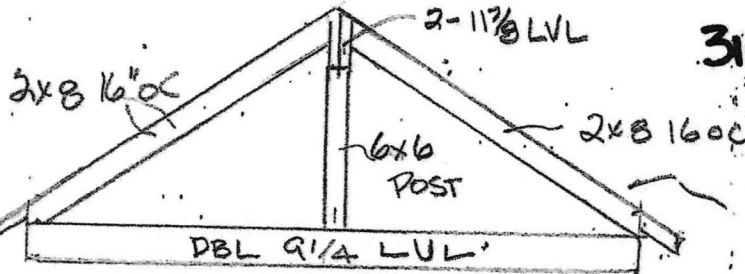


IV.
RM.

FAM.
RM.

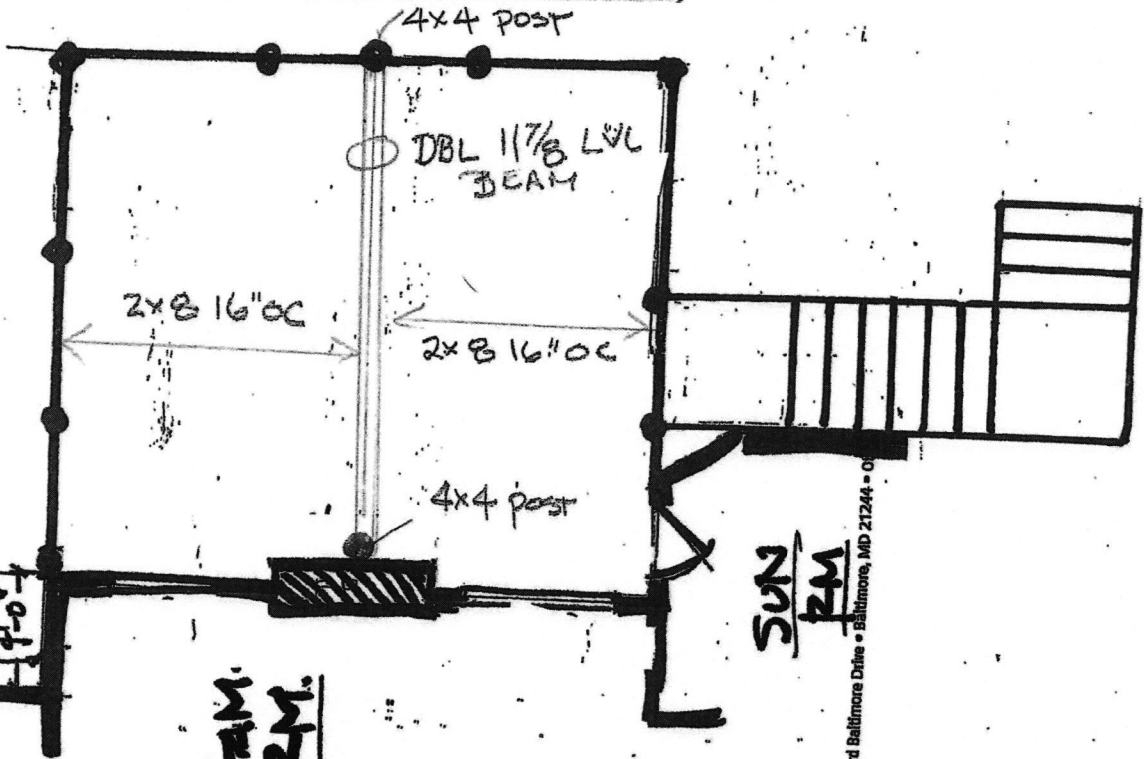
SUN
RM

Roof



3140 RIVER VALLEY CHAS
SCREEN PORCH

5/8" SHEATHING



LIV. RM.

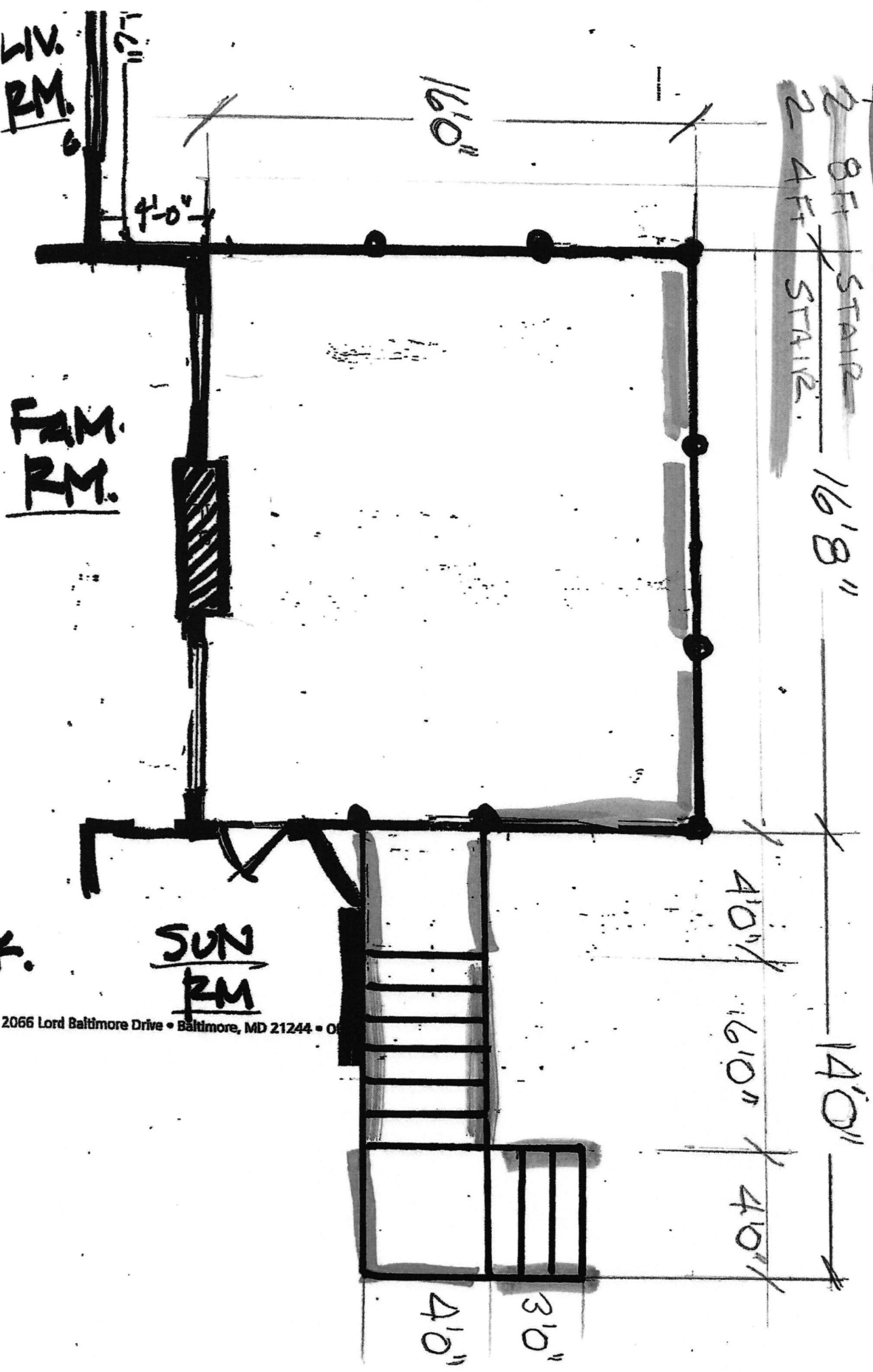
FRM. RM.

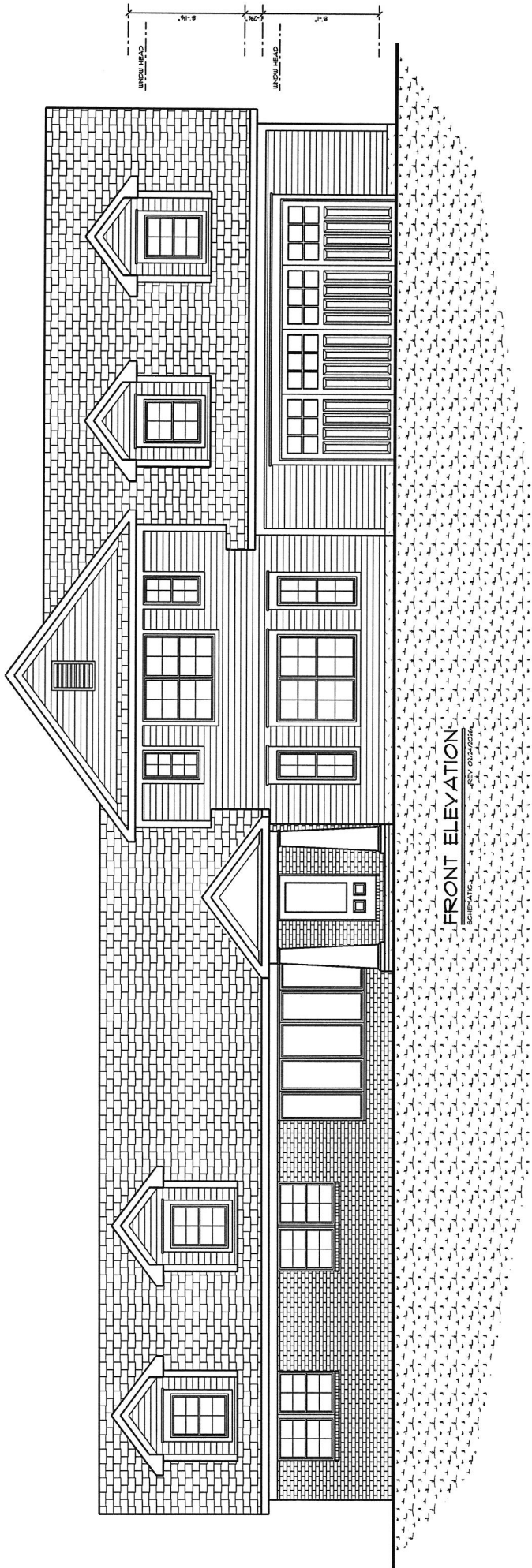
SUN. RM.

2066 Lord Baltimore Drive • Baltimore, MD 21244 • C

RAILINGS 3140 RIVER VALLEY CHASE SCREEN PORCH

- ~~1-6 FT STRAIGHT~~
- ~~1-4 FT STRAIGHT~~
- ~~2-8 FT STAIR~~
- ~~2-4 FT STAIR~~

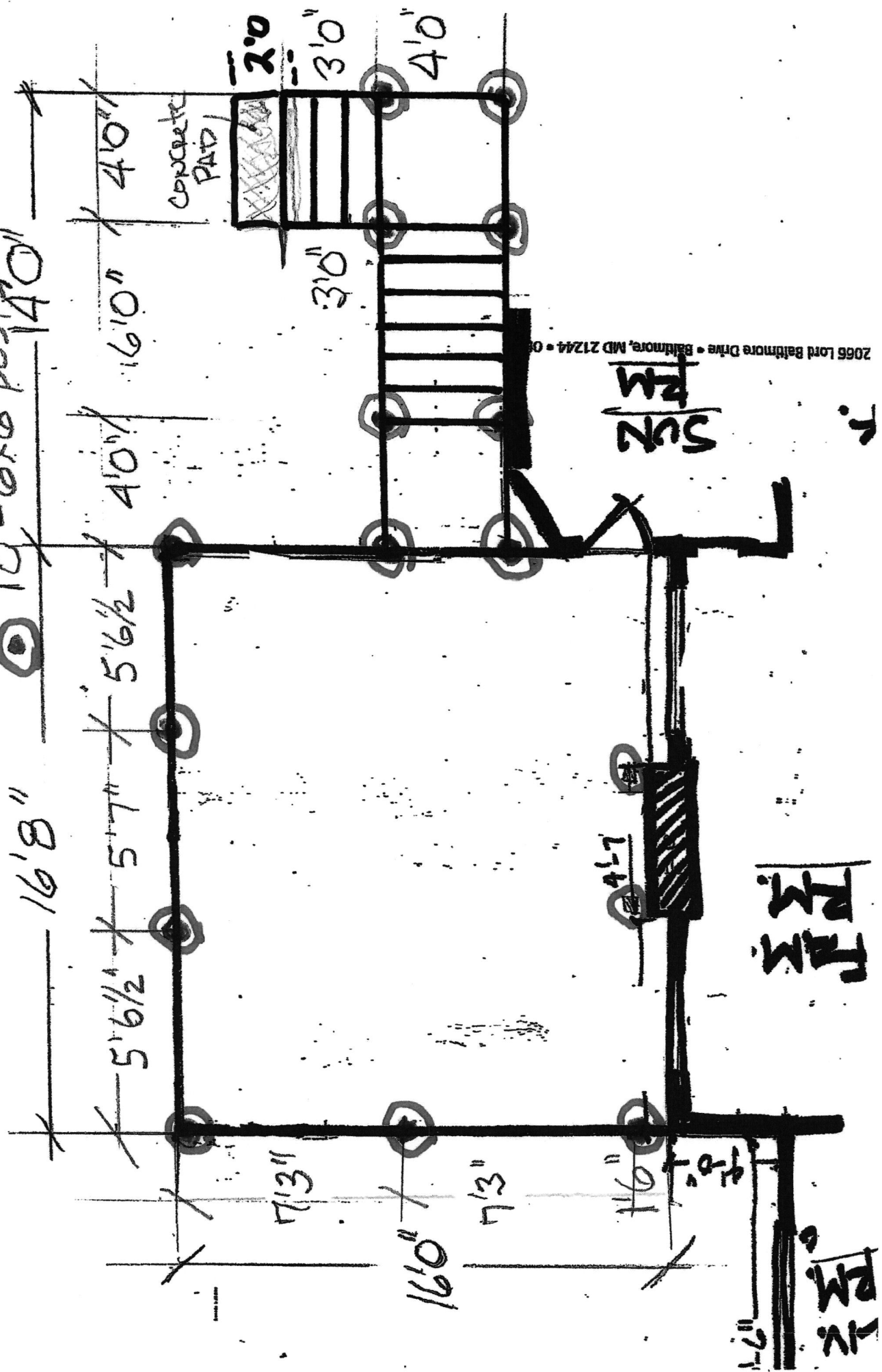




FRONT ELEVATION
SCHEMATIC
REV. 02/24/2024

FOOTINGS 3140 RIVER VALLEY CHASE SCREEN PORCH

- 6 - 4x4 POSTS
- 19 - 6x6 POSTS



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