

Approved 4/1/26
-H.O.

Record Detail * (This section is required.)

Permit Type: Building/Residential/Addition/SFD
 Permit Number: B26000356
 Opened Date: 02/05/2026

Description of Work
 SFD/ CONSTRUCT 24' X 24' (2) STORY ADDITION TO CREATE (2) CAR GARAGE, MUSIC ROOM, BEDROOM, AND ATTIC SPACE W/ AN ELEVATOR, 2 STORY, Full Basement, 2R, 0FB, 0HB, 0FP, OTHER STRUCTURE = 2 Car Attached, 0BR, PORCH/DECK = N/A, ENERGY METHOD = ERI,

Online BP.
8/2/24/26

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #: 13627
 Street Name: GILBRIDE
 Street Type: LN

Unit Type: -Select-
 Unit #: -
 X Coordinate: -76.98824
 Y Coordinate: 39.22054

City: CLARKSVILLE
 State: MD
 Zip Code: 21029
 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
877823	30	3.07	296700	1113500	816800	RURAL

Legal Description
IMPSLOT 21 3.078 A[]13627 GILBRIDE LN[]HEDGEROW SEC 1

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	21	605101	5				

Plan Area: State Tax Id 1405411823, Subdivision Name HEDGEROW

Section: Area, Tax Map 28

Grid: 28-20, Zoning District RR-DEO, ADC Map 4933-B5

SDP No.: Final Plan No. F-89-111, WP File No.

Record Plat No.: 8935, WS Contract No., FDP No., Primary Yes

Owner Occupied: Yes No, Year Built 1994, Historic District Yes No

Historic District Registry No.: Stat Area 5-04A, Flood Plain Yes No

Building No

Owner (This section is not required.)

Search Reset Clear

Name *
 BAUMC
 Address Line 1
 13627 GILBRIDE LN
 Address Line 2
 Address Line 3

Mail City
 CLARKSVILLE
 Mail State
 MD
 Mail Zip Code
 21029
 Phone
 410-446-0048
 Primary
 Yes
 E-mail

brianbaumg@aol.com

Cell Number

Fax Number

Professionals (This section is not required.)

License # * 08050041426 Business Name OSTERICHER ENTERPRISES INC

License Type * MHIC Co Primary Yes

First Name DANIEL Middle Name Last Name OSTERICHER

Address Line 1 4898 GREEN BRIDGE ROAD

Address Line 2

City DAYTON State MD ZIP Code 21036-1211

Phone 1 3016512467 Phone 2 Fax 4105313519

E-mail DAN@OEIBUILDERS.COM

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type * Applicant

First Name Daniel MI Last Name Ostericher

Relationship Applicant

Full Name Daniel Ostericher

Primary No

Organization Name Ostericher Ent., Inc.

Street Address 4898 Green Bridge Rd.

Address Line 2

City Dayton State MD Zip Code 21036

Phone 301-651-2467 Cell Fax

E-mail * dan@oeibuilders.com

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type * Contact

First Name Daniel MI Last Name Ostericher

Relationship Applicant

Full Name Daniel Ostericher

Primary Yes

Organization Name Ostericher Ent., Inc.

Street Address 4898 Green Bridge Rd.

Address Line 2

City Dayton State MD Zip Code 21036

Phone 301-651-2467 Cell Fax

E-mail dan@oeibuilders.com

Addtl info

Est Construction Cost * 200000 Housing Units * 0 Number of Buildings * 0 Public Owned No

Construction Type 434 - Additions, Alterations and Conversions - Residential

RESIDENTIAL ADDITION INFORMATION

RESIDENTIAL ADDITION INFORMATION

Capital Project-No Fee *

Yes No

Capital Project Number

(Text)

Fee Exempt *

Yes No

Roadside Tree Project Permit

Yes No

Roadside Tree Pr

No of Stories * 2 (Text) Foundation * Full Basement Basement * Unfinished No of Rooms * 2 (Text) Full Baths * 0 (Number) Ha 0

Model * SFD/ CONSTRUCT 24' X 24' (2) STORY ADDITION TO CREATE (2) CAR GARAGE, MUSIC ROOM, BEDROOM, AND ATTIC SPACE W/ AN [check spelling](#)

Other Structure * 2 Car Attached Bedrooms * 0 (Number) Porch Deck * N/A No of Fireplaces * 0 (Number) Type of Fireplace --Select--
W & S Fees Paid Water * Private Sewage * Private Utilities * Gas & Electric Heating System * Electric & Natural Gas Sprinkler System * None

1st Floor Width FT (Number) 1st Floor Depth FT (Number) 2nd Floor Width FT (Number) 2nd Floor Depth FT (Number) Basement Width FT (Number) Basement Depth FT (Number) Height FT (Number)
Total Square Footage * 1510 SQFT (Number) Occupiable Square Footage * 0 SQFT (Number) Affordable Housing Funding * N/A Foundation Measurement (Text)
Walls (Text) Roof (Text) Change In Use Yes No Grading Permit No TBD (Text) Senior Housing Yes No MIHU Outside Downtown Columbia Yes No

Additional Description Info Expiration Date 8/23/2026
MIHU Required Units 0 (Num)

[check spelling](#)

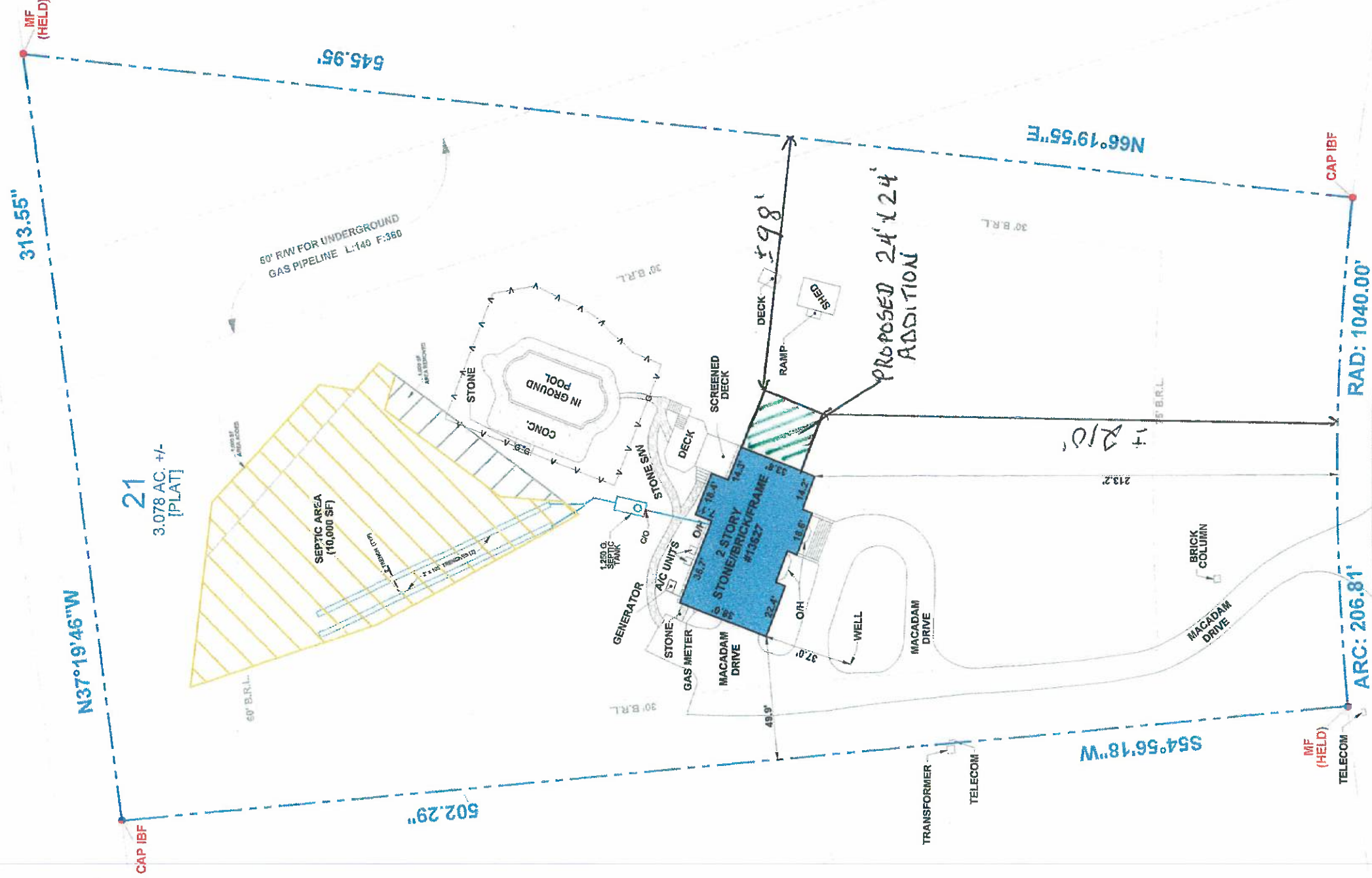
GREEN INFORMATION

Goal Level --Select-- Actual Level --Select-- Leed Registration Number (Text) Date of Lead Certification

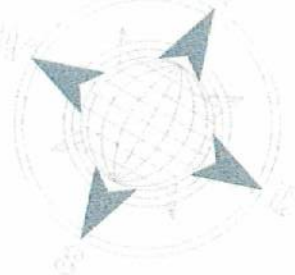
STORM WATER MANAGEMENT

Green Roofs A1 Yes No Permeable Pavements A2 Yes No Reinforced Turf A3 Yes No Disconnection of Rooftop Runoff N1 (Number)
Sheetflow to Conservation Areas N3 Yes No Rainwater Harvesting M1 (Number) Submerged Gravel Wetlands M2 (Number) Landscape Infiltrator
Dry Wells M5 (Number) Micro Bioretention M6 (Number) Rain Gardens M7 (Number) Swales M8 (Number)
PSWM Certification Received in CID on

Submit Cancel



21
 3.078 AC. +/-
 [PLAT]



Gilbride Lane
 (80' PUBLIC RW)

NOTES:
 1) Property subject to any/all rights-of-way, easements, and/or covenants of record and/or imposed by law.
 2) No title report furnished.
 3) Septic Area location and details per Howard County Health Dept. Permit records - P. 49824 - 49521 - approved 10/27/93. Area revised March 2002 for Pool construction.

SURVEYORS CERTIFICATION:
 I hereby certify to the best of my professional knowledge, information, and belief, this information is correct and is based upon a field survey conducted by and under my direct supervision in compliance with the requirements set forth in regulation 09.13.06.12 of the code of Maryland regulations.



Thomas A. Maddox
 License Expires: 4/30/28
 THOMAS A. MADDOX-Professional Land Surveyor-MD, License No. 10650

LEGEND

IPF - IRON PIPE FOUND	RET - RETAINING
IBS - IRON BAR SET	C/O - CLEAN OUT
POL - POINT ON LINE	NS - NAIL SET
CAP - CAPPED PIPE	R/W - RIGHT-OF-WAY
	OH - OVERHANG
	CONC. - CONCRETE

BOUNDARY PLAT
13627 Gilbride Lane
 Howard County, Maryland

LOT: 21	TAX ID: 05-411823	
PLAT ENTITLED: HEDGEROW, SECTION ONE		
LIBER: 20150	FOLIO: 158	CASE NO: BAUMGARDNER
SCALE: 1"=50'	DATE: 04/24/2025-R1	JOB NO: LK250162
PLAT NO: 8932		

PROPOSED EXPANSION TO THE RESIDENCE OF
BRIAN AND PAMELA BAUMGARDNER

13627 GILBRIDE LANE CLARKSVILLE, MD 21029

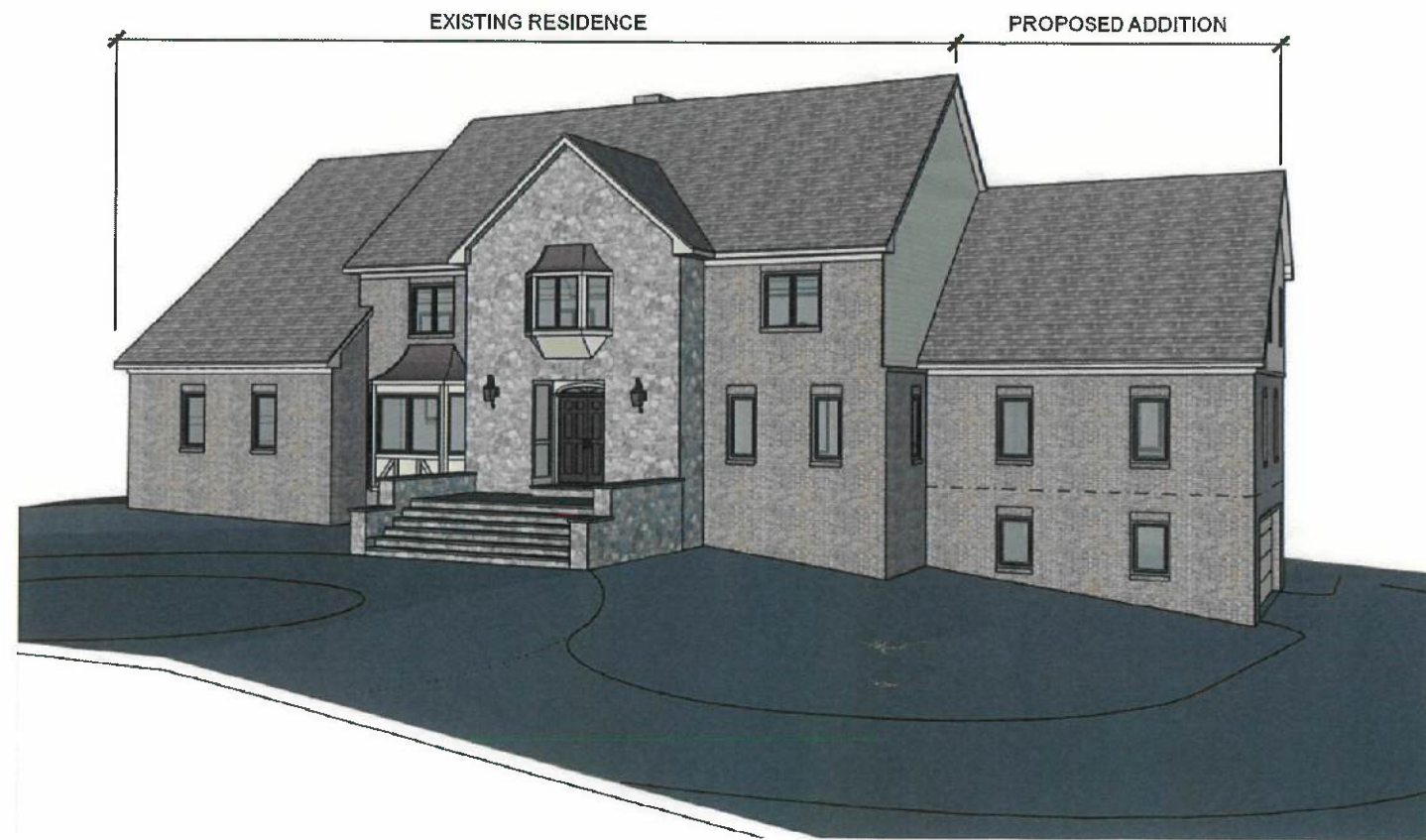
PROJECT DIRECTORY

CLIENT / HOMEOWNER:
 BRIAN BAUMGARDNER 13627 GILBRIDE LANE
 CLARKSVILLE, MD 21029
 PHONE: 410.531.6176
 EMAIL: BRIANBAUMG.AOL.COM

ARCHITECT:
 LEHMAN ASSOCIATES, P.C.
 JOHN I. LEHMAN, AIA
 6888 MINK HOLLOW ROAD
 HIGHLAND, MD 20777
 PHONE: 301-854-1109
 EMAIL: JLEHMAN@LAPC.US

GENERAL PROJECT SCOPE

PROPOSED 24' x 24' ADDITION TO EXISTING 2-STORY, BRICK, STONE AND FRAME RESIDENCE. THE BASEMENT LEVEL TO INCLUDE A 2-CAR GARAGE, THE MAIN LEVEL TO INCLUDE A MUSIC ROOM AND THE UPPER LEVEL SHALL INCLUDE A NEW GUEST BEDROOM. THERE ARE NO PLUMBING CHANGES OR ADDITIONS. ALL NEW SPACES SHALL HAVE DIRECT CONNECTIONS INTO THE EXISTING RESIDENCE AND A PROPOSED ELEVATOR SHALL SERVE AS A DIRECT VERTICAL CONNECTION TO ALL SPACES.



PROPOSED FRONT PERSPECTIVE VIEW

IN COMPLIANCE WITH CODE OF MARYLAND REGULATIONS 09.21.02.04, I CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 7270-A EXP. DATE 09.15.26

LIST OF DRAWINGS

- CVR COVER SHEET
- A-1 SITE PLAN
- A-2 LOWER LEVEL FLOOR PLAN
- A-3 MAIN LEVEL FLOOR PLAN
- A-4 UPPER LEVEL FLOOR PLAN
- A-5 FOUNDATION AND MAIN FLOOR FRAMING PLAN
- A-6 EXTERIOR ELEVATIONS
- A-7 CROSS SECTIONS AND DETAILS
- A-8 CROSS SECTIONS AND DETAILS
- A-9 ELEVATOR PLANS AND DETAILS
- A-10 ELECTRICAL FLOOR PLANS

BUILDING CODES

- INT'L. RESIDENTIAL CODE - 2024 EDITION
- 50 LB. psf GROUND SNOW LOAD
- INT'L. ENERGY CONSERVATION CODE, 2024 EDITION
- INT'L. MECHANICAL CODE, 2024 EDITION
- THE LIFE SAFETY CODE, 2024 EDITION (NFPA 101)
- LOCAL AMENDMENTS TO INT'L. CODES
- 2023 NATIONAL ELECTRICAL CODE (NFPA 70)
- WITH LOCAL AMANDMENTS

BUILDING & SITE DATA

LOT SIZE: 3.078 ACRES
 EXISTING RESIDENCE: 4,334 SQ. FT.
 (NOT INCL. BASEMENT OR EXIST. GARAGE))
 PROPOSED EXPANSION: 934 SQ. FT.
 PLUS LOWER LEVEL GARAGE: 576 SQ. FT.
 TOTAL LIVEABLE: 5,268 SQ. FT.



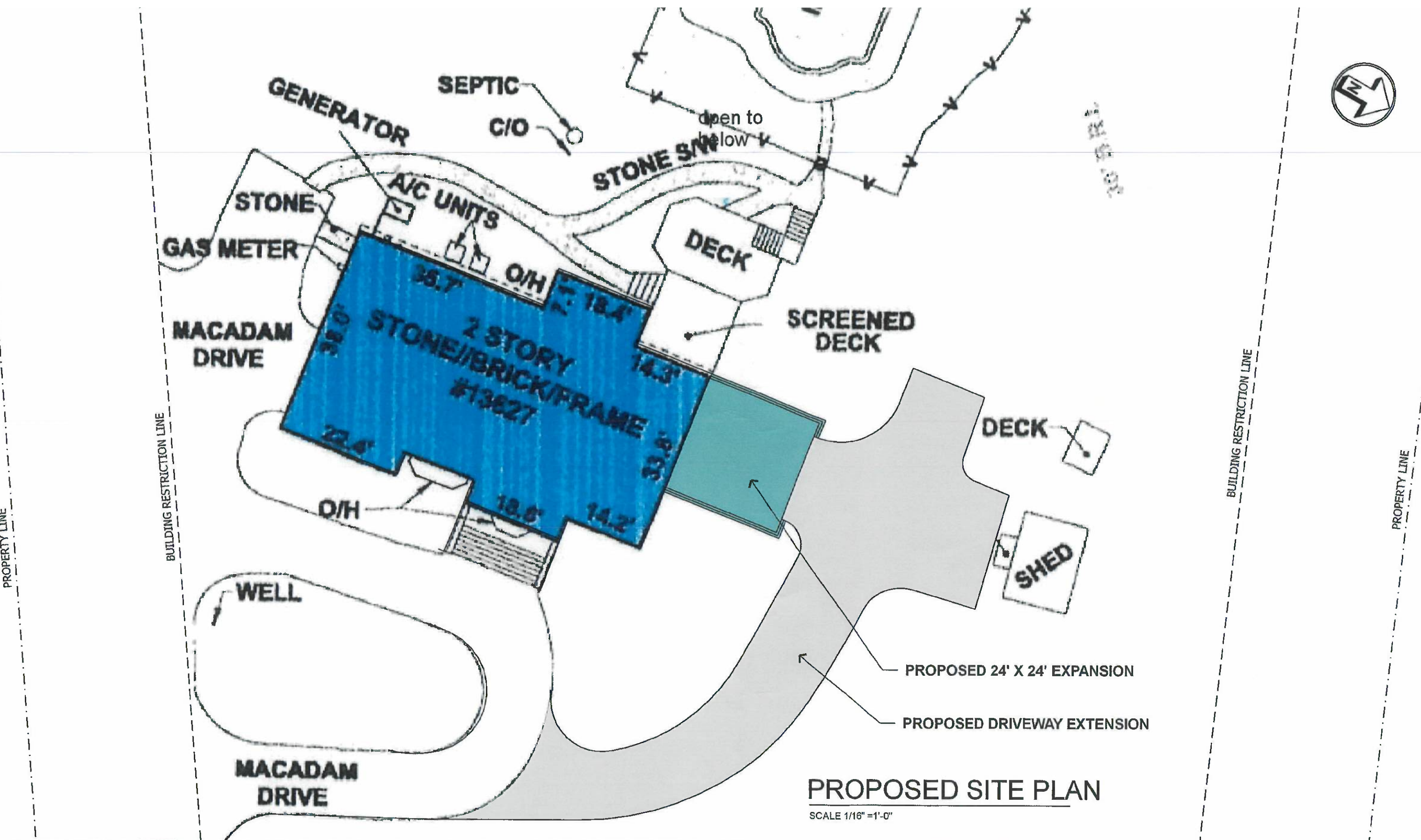
PROPOSED EXPANSION TO THE RESIDENCE OF
BRIAN AND PAMELA BAUMGARDNER
 13627 GILBRIDE LANE CLARKSVILLE, MD 21029

PROJ. NO: 1325-505

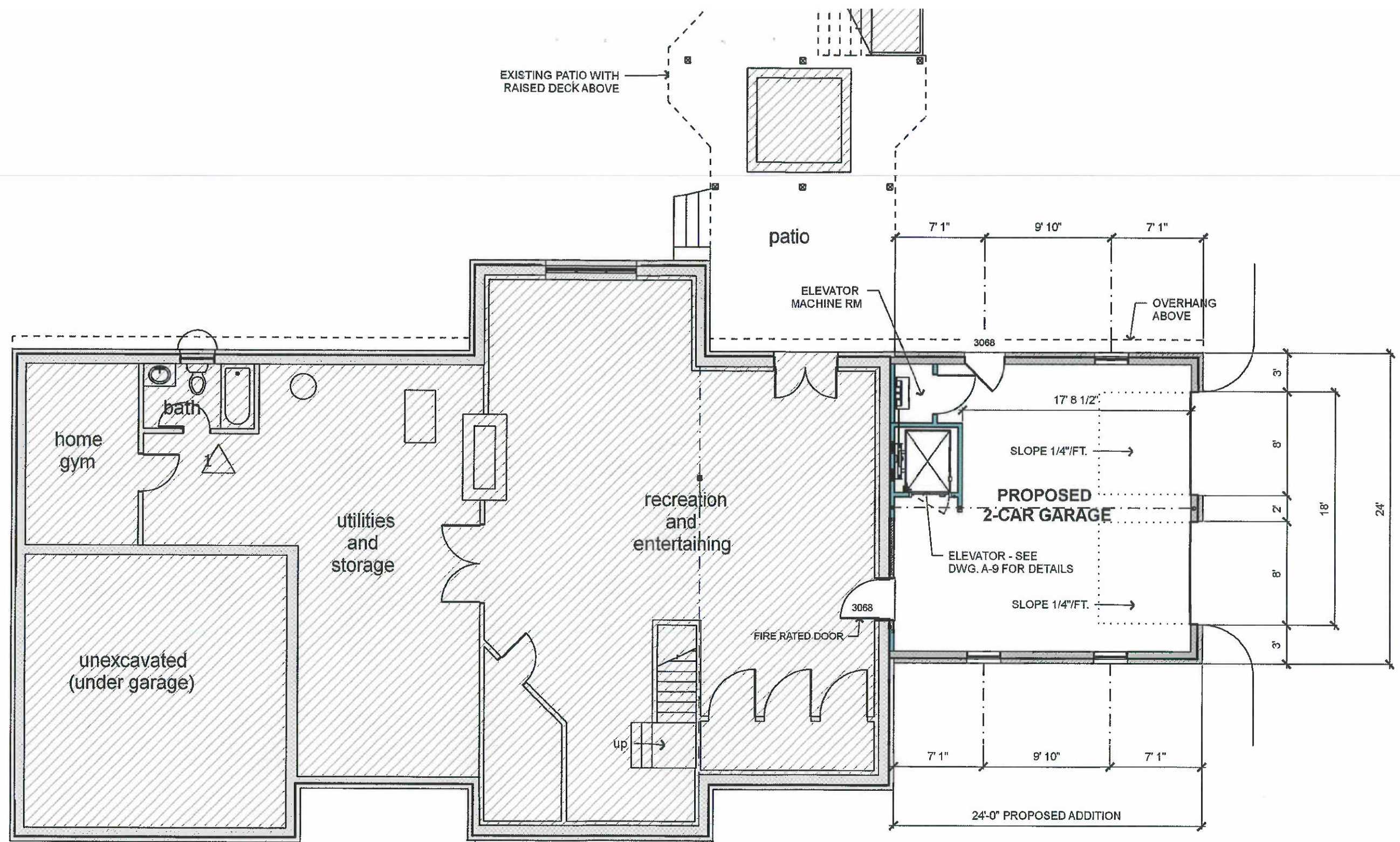
DATE: 03.16.26

REV. 1

CVR



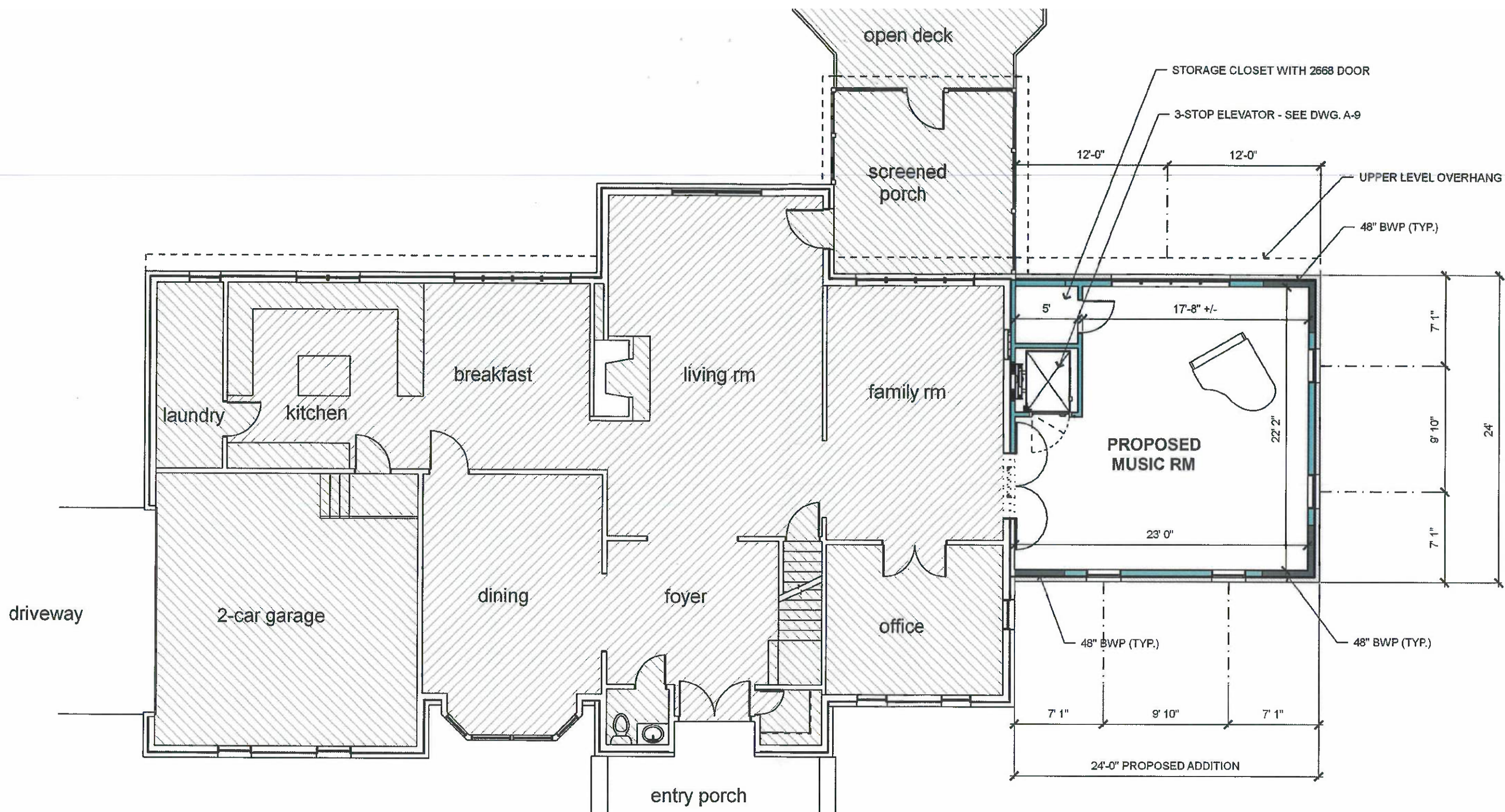
PROPOSED SITE PLAN
SCALE 1/16" = 1'-0"



PROPOSED LOWER LEVEL FLOOR PLAN

SCALE 1/8" = 1'-0"

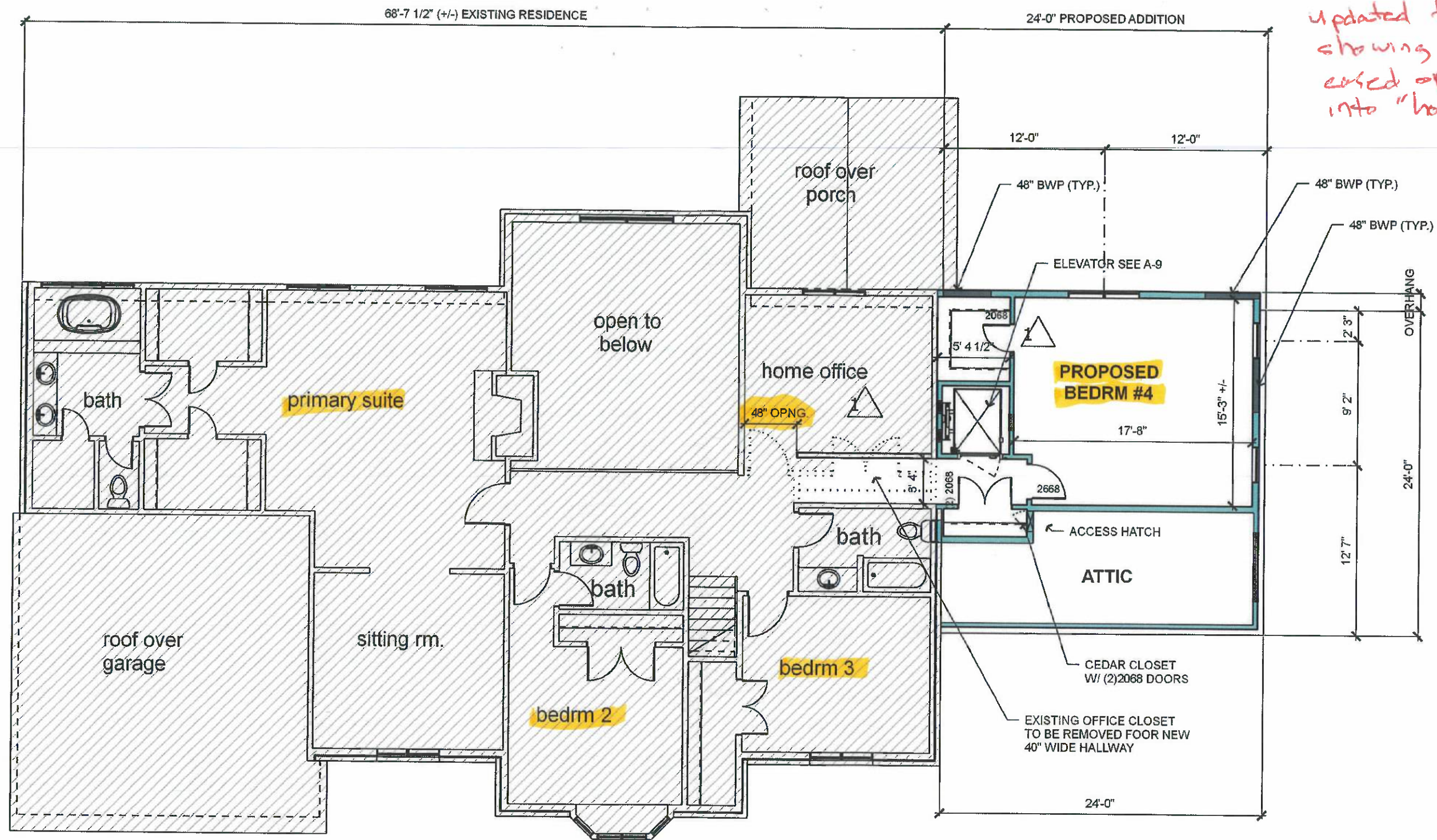
0-Bedrooms



PROPOSED MAIN LEVEL FLOOR PLAN

SCALE 1/8" = 1'-0"

0 Bed rooms



Updated floor plan showing 4' wide eased opening into "home office"

PROPOSED UPPER LEVEL FLOOR PLAN

SCALE 1/8" = 1'-0"

Bedrooms



BAUMGARDNER ASSOCIATES, PC
architects

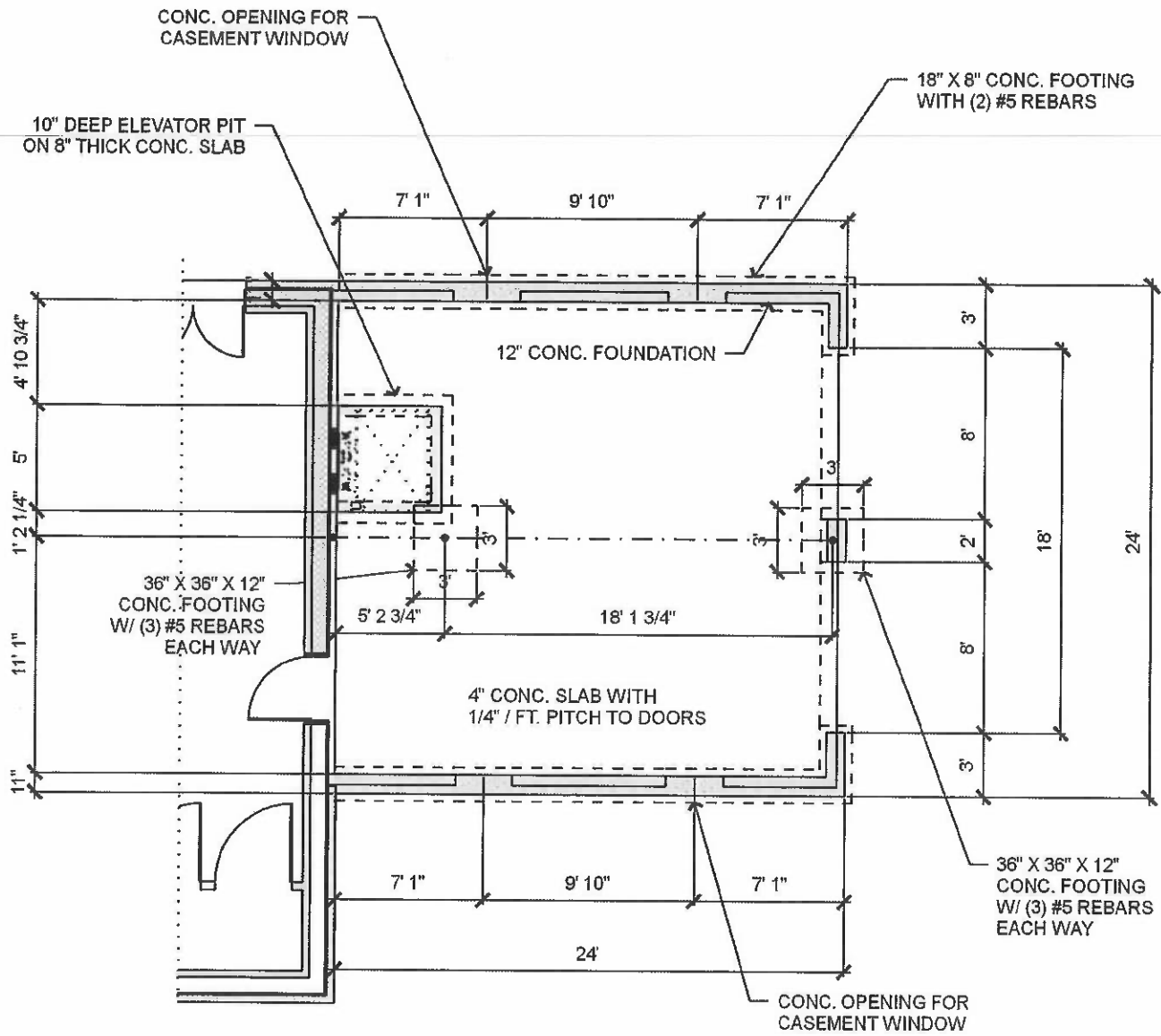
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PROJ. NO: 1325-505

DATE: 03.16.26

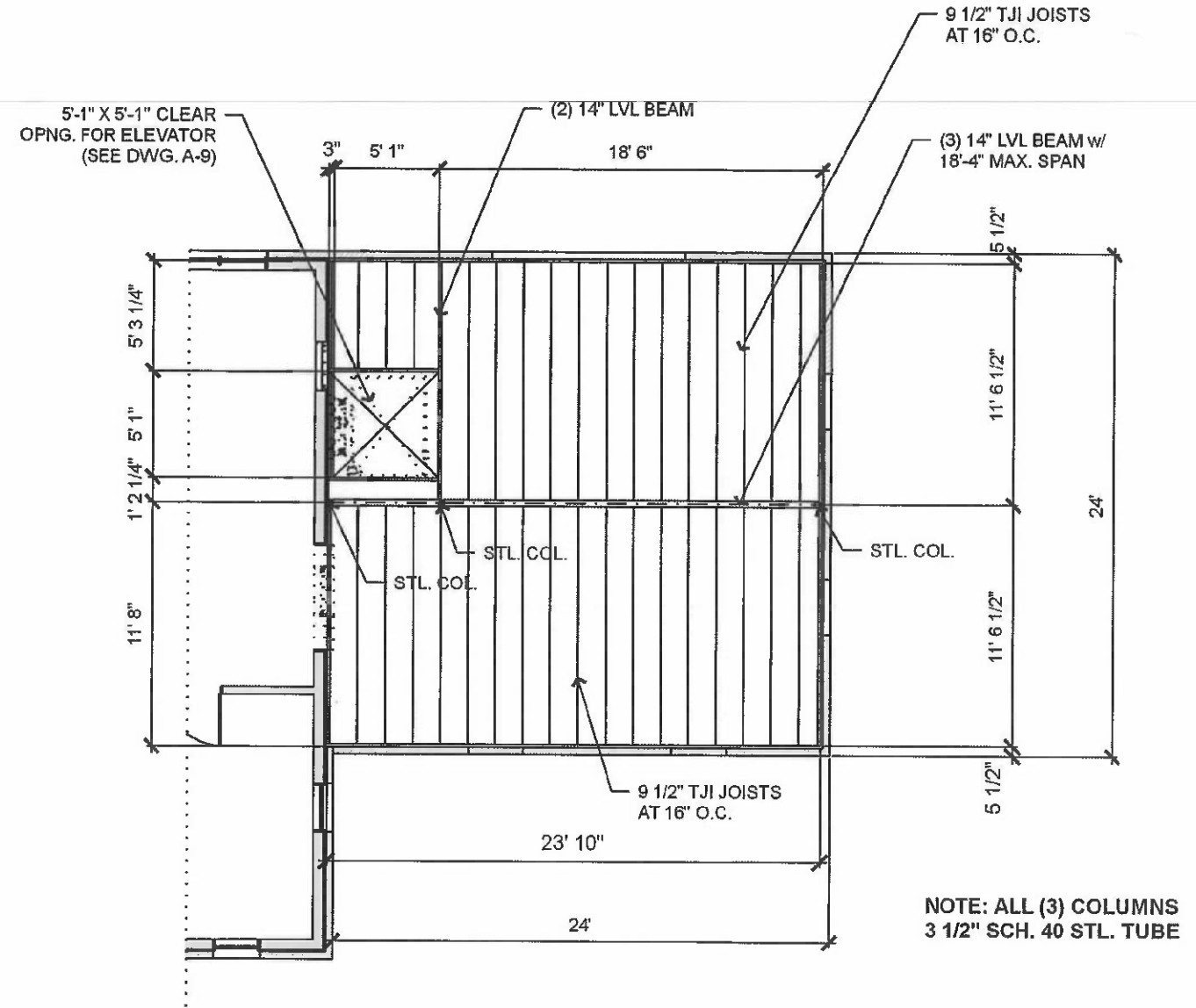
REV. 1

A-4



FOOTING / FOUNDATION PLAN

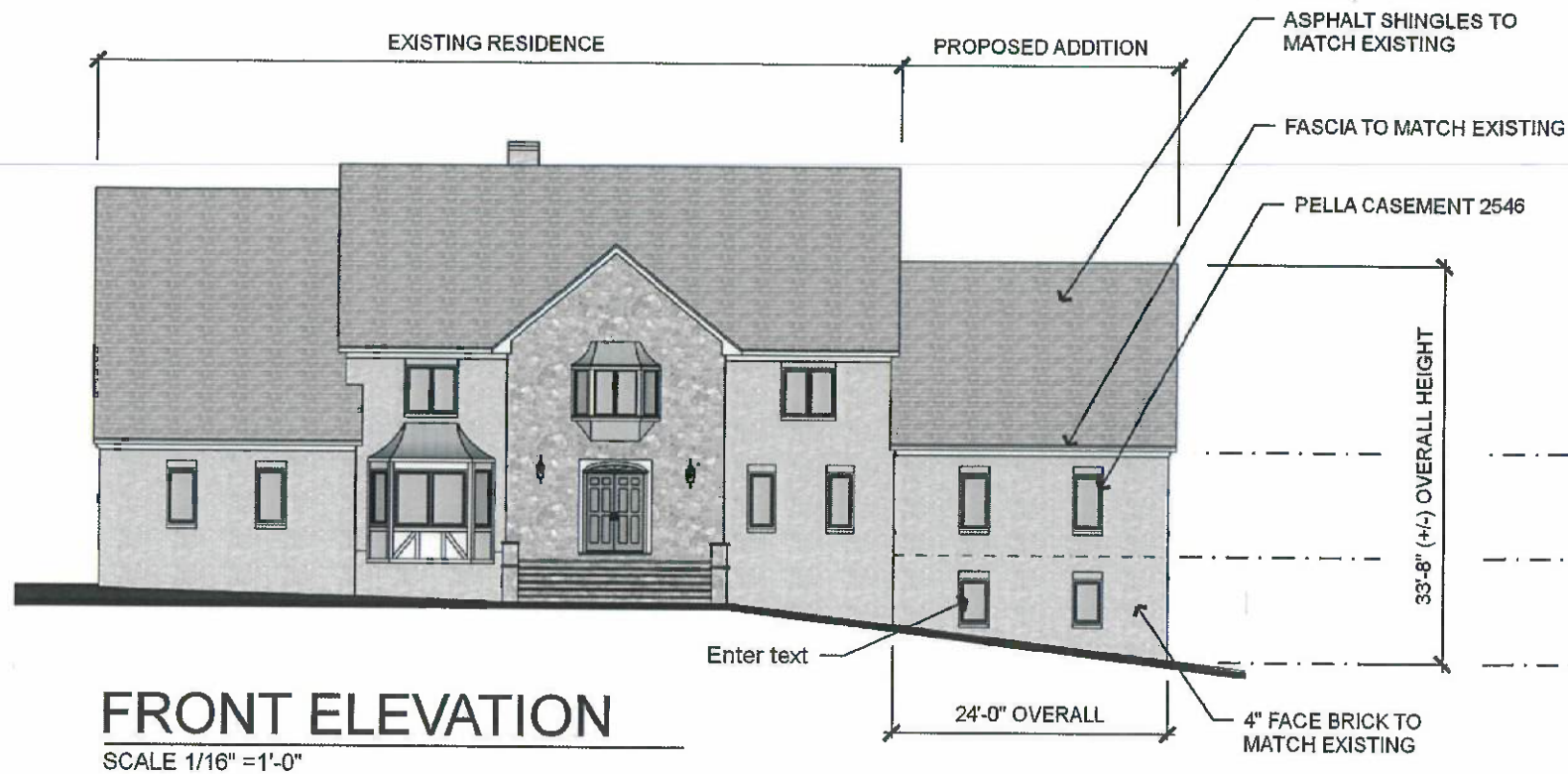
SCALE 1/8" = 1'-0"



FIRST FLOOR FRAMING PLAN

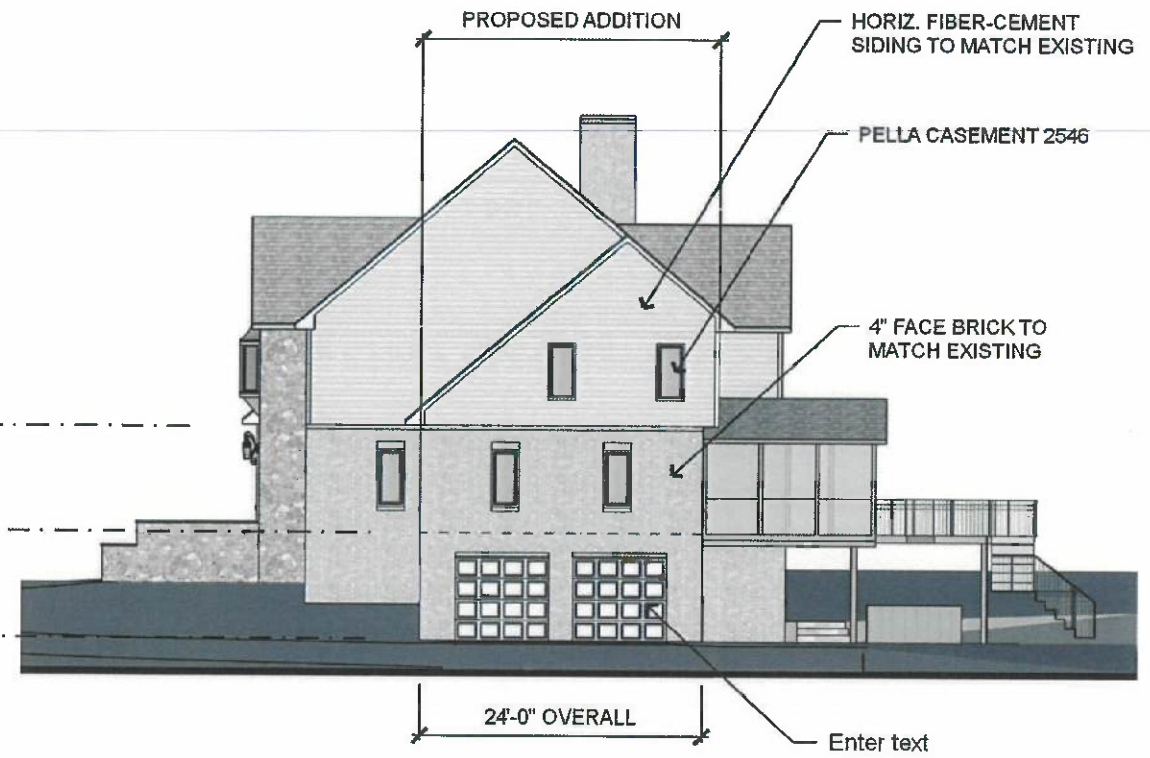
SCALE 1/8" = 1'-0"

NOTE: ALL (3) COLUMNS
3 1/2" SCH. 40 STL. TUBE



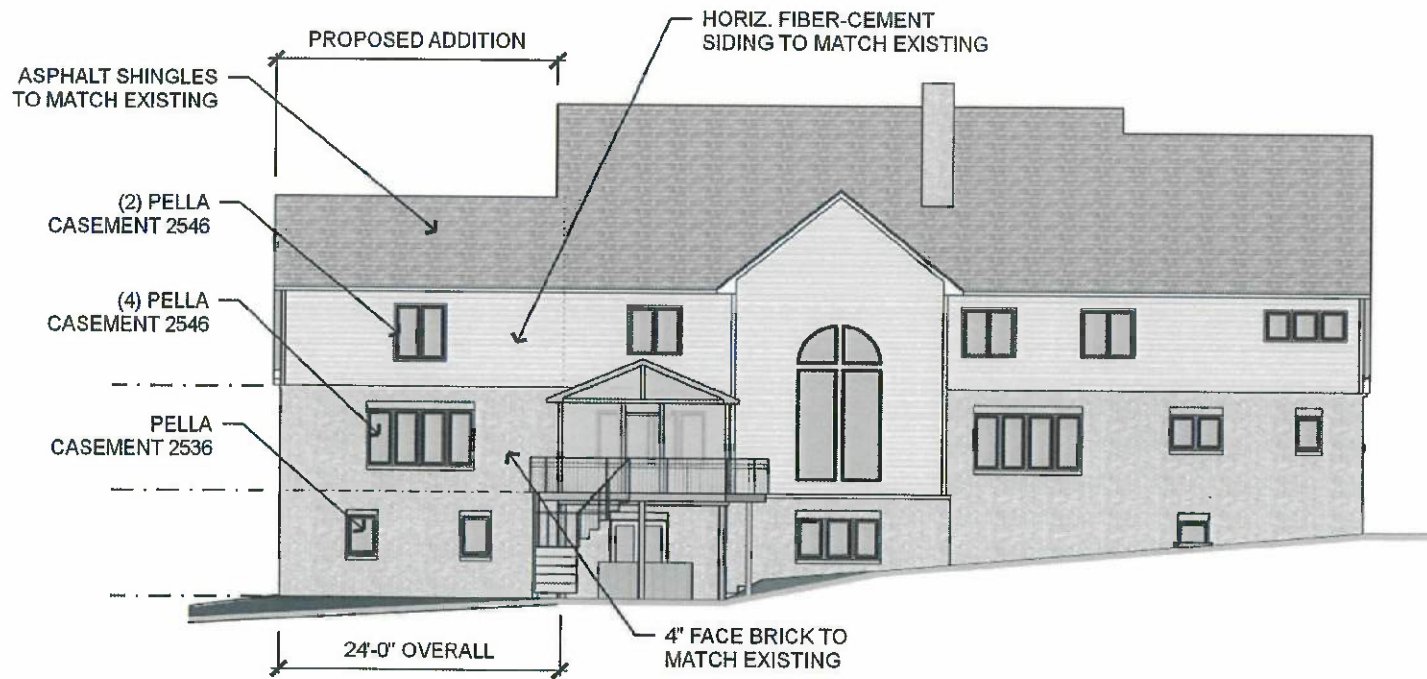
FRONT ELEVATION

SCALE 1/16" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/16" = 1'-0"



REAR ELEVATION

SCALE 1/16" = 1'-0"



BAUMGARDNER AND
PASCARELLI ASSOCIATES, PC
architects

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PROJ. NO: 1325-505

DATE: 03.16.26

REV. 1

A-6



PROPOSED EXPANSION TO THE RESIDENCE OF
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13627 GILBRIDE LANE CLARKSVILLE, MD 21029

REV. 1
DATE: 03.16.26
PROJ. NO: 1325-505

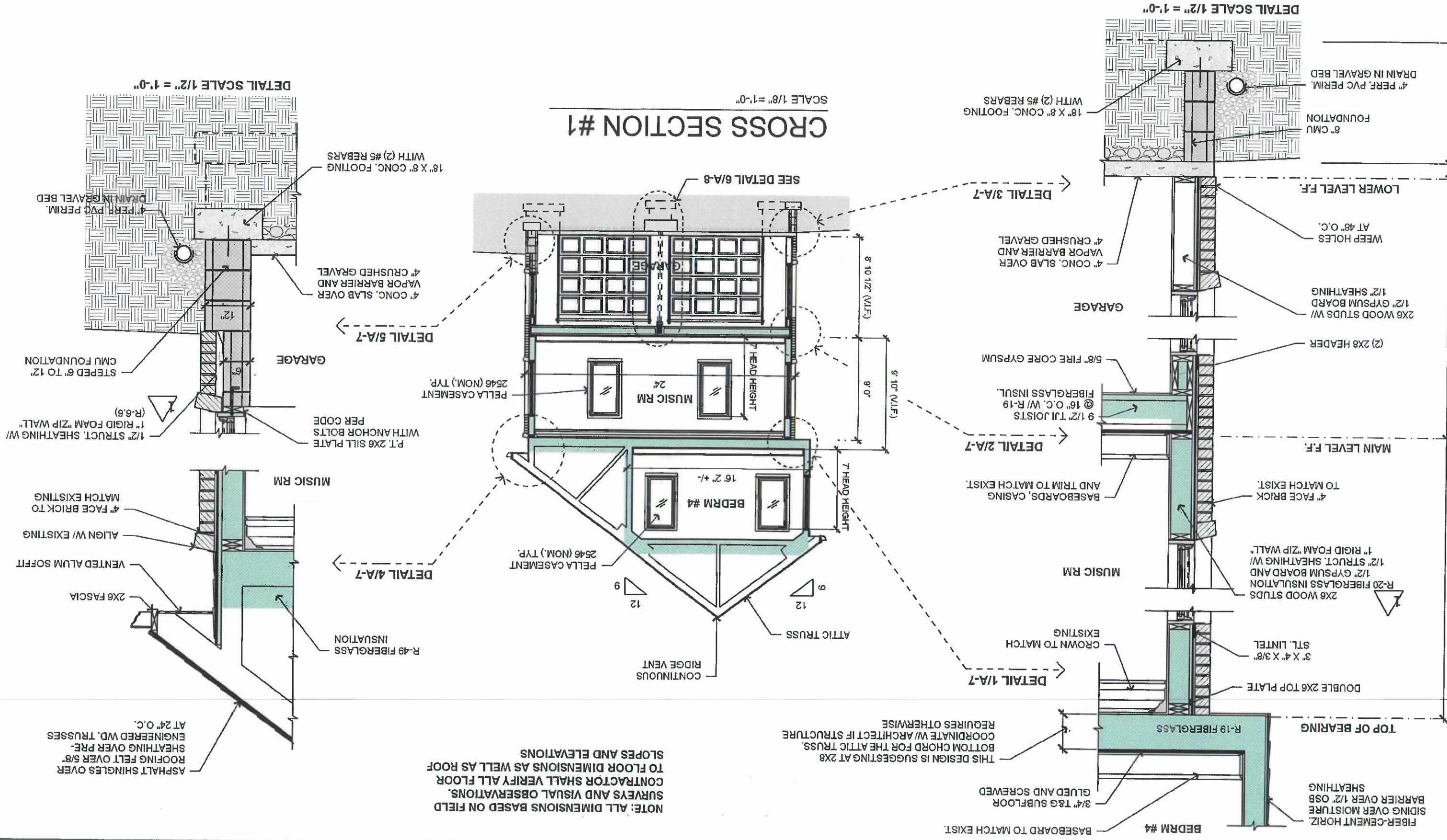
A-7

CROSS SECTION #1

SCALE 1/8" = 1'-0"

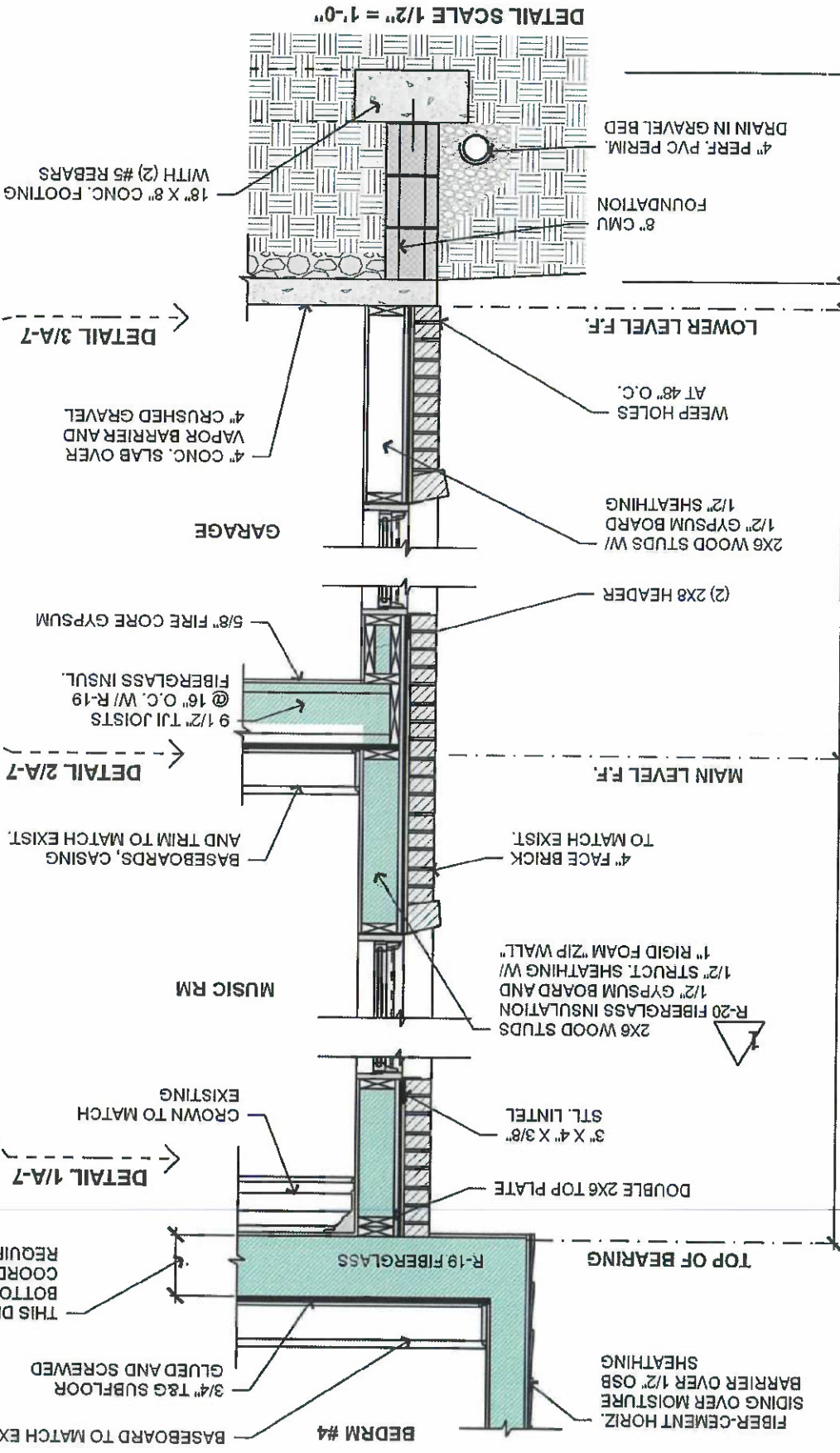
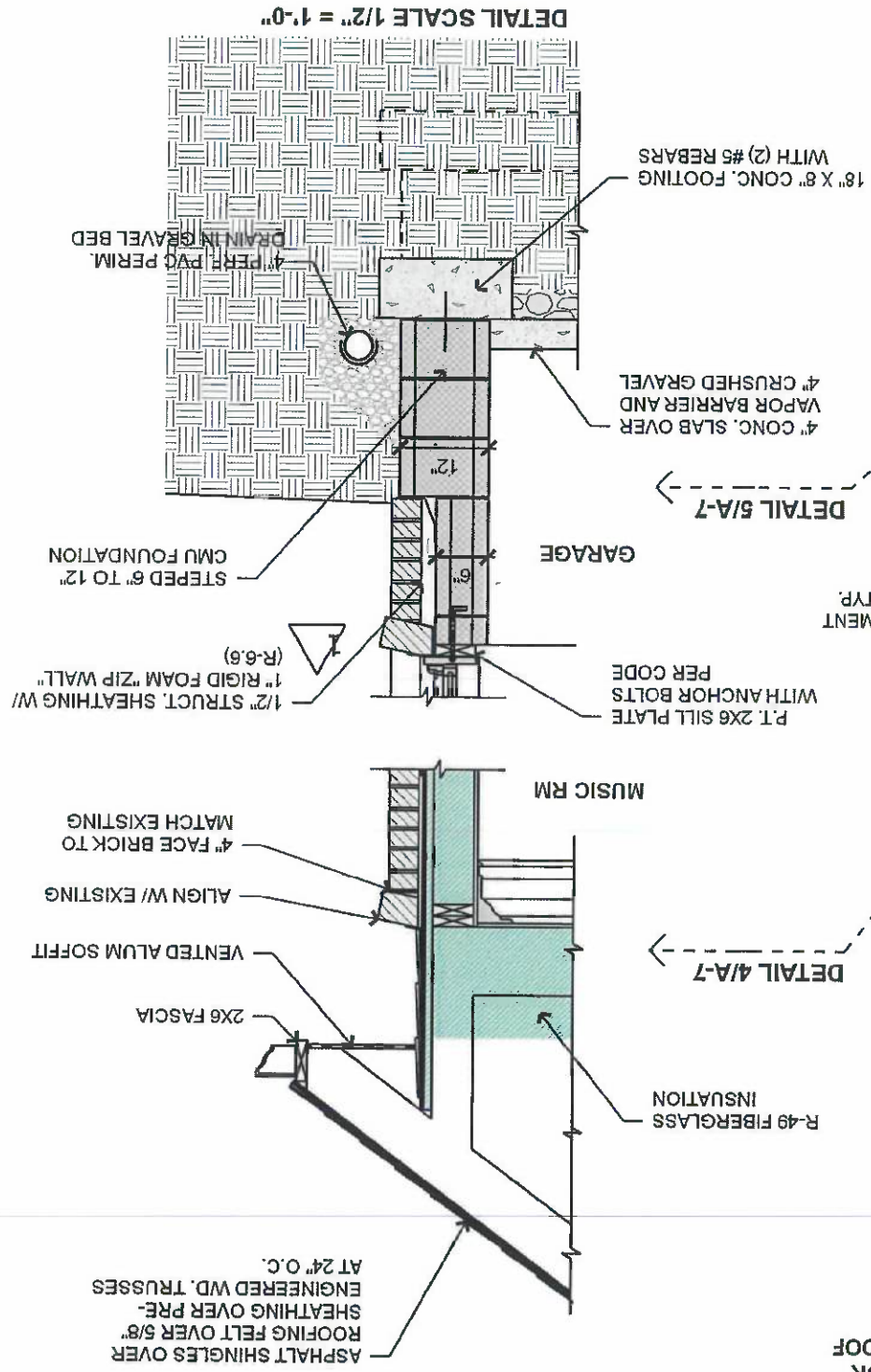
NOTE: ALL DIMENSIONS BASED ON FIELD SURVEYS AND VISUAL OBSERVATIONS. CONTRACTOR SHALL VERIFY ALL FLOOR TO FLOOR DIMENSIONS AS WELL AS ROOF SLOPES AND ELEVATIONS

THIS DESIGN IS SUGGESTING AT 2X8 BOTTOM CHORD FOR THE ATTIC TRUSS. COORDINATE W/ ARCHITECT IF STRUCTURE REQUIRES OTHERWISE



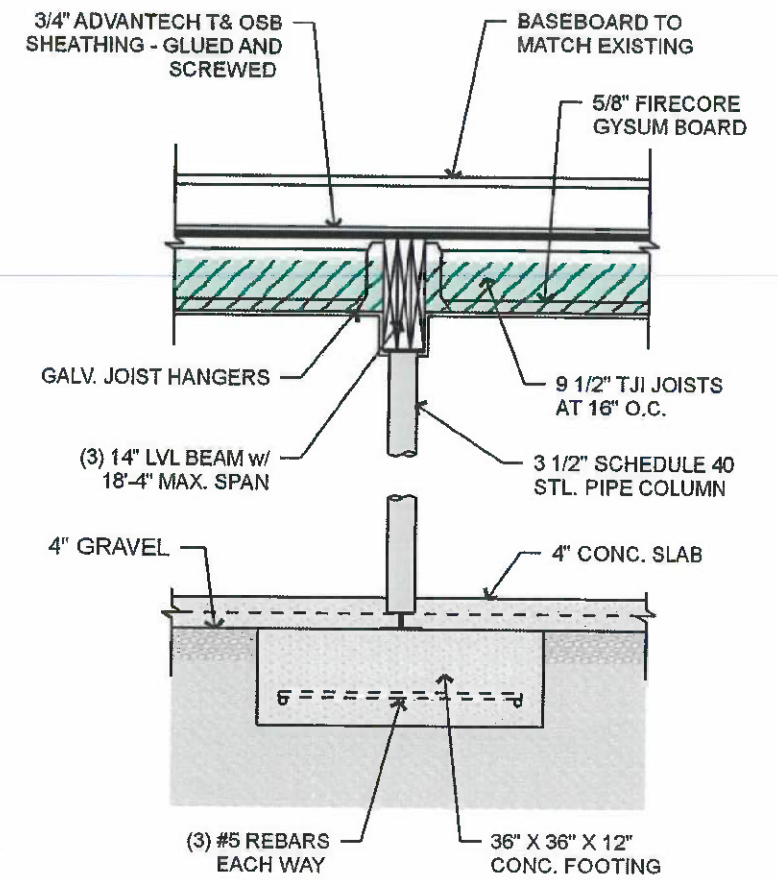
DETAIL SCALE 1/2" = 1'-0"

DETAIL SCALE 1/2" = 1'-0"



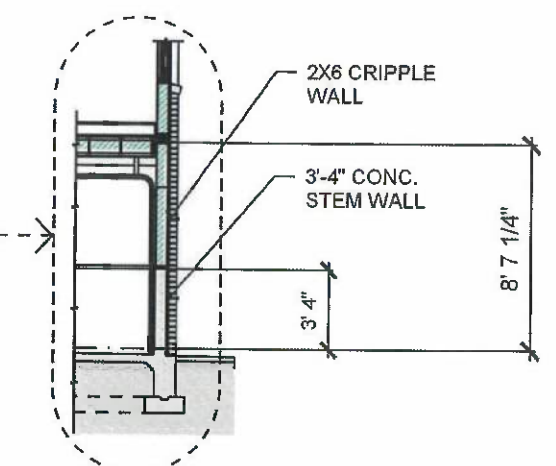
BASEBOARD TO MATCH EXIST.
3/4" T&G SUBFLOOR
GLUED AND SCREWED
FIBER-CEMENT HORIZ. BARRIER OVER 1/2" OSB SHEATHING
TOP OF BEARING
R-19 FIBERGLASS
DOUBLE 2X6 TOP PLATE
3" X 4" X 3/8" STL. LINTEL
EXISTING CROWN TO MATCH
2X6 WOOD STUDS
R-20 FIBERGLASS INSULATION
1/2" GYPSUM BOARD AND 1/2" STRUCT. SHEATHING W/ 1" RIGID FOAM ZIP WALL.
4" FACE BRICK TO MATCH EXIST.
BASEBOARDS, CASING AND TRIM TO MATCH EXIST.
MAIN LEVEL F.F.
2X6 WOOD STUDS W/ 1/2" GYPSUM BOARD AND 1/2" SHEATHING
WEEP HOLES AT 48" O.C.
LOWER LEVEL F.F.
8" CMU FOUNDATION
4" PERFC PVC PERIM. DRAIN IN GRAVEL BED
DETAIL SCALE 1/2" = 1'-0"

NOTE: ALL DIMENSIONS BASED ON FIELD SURVEYS AND VISUAL OBSERVATIONS. CONTRACTOR SHALL VERIFY ALL FLOOR TO FLOOR DIMENSIONS AS WELL AS ROOF SLOPES AND ELEVATIONS

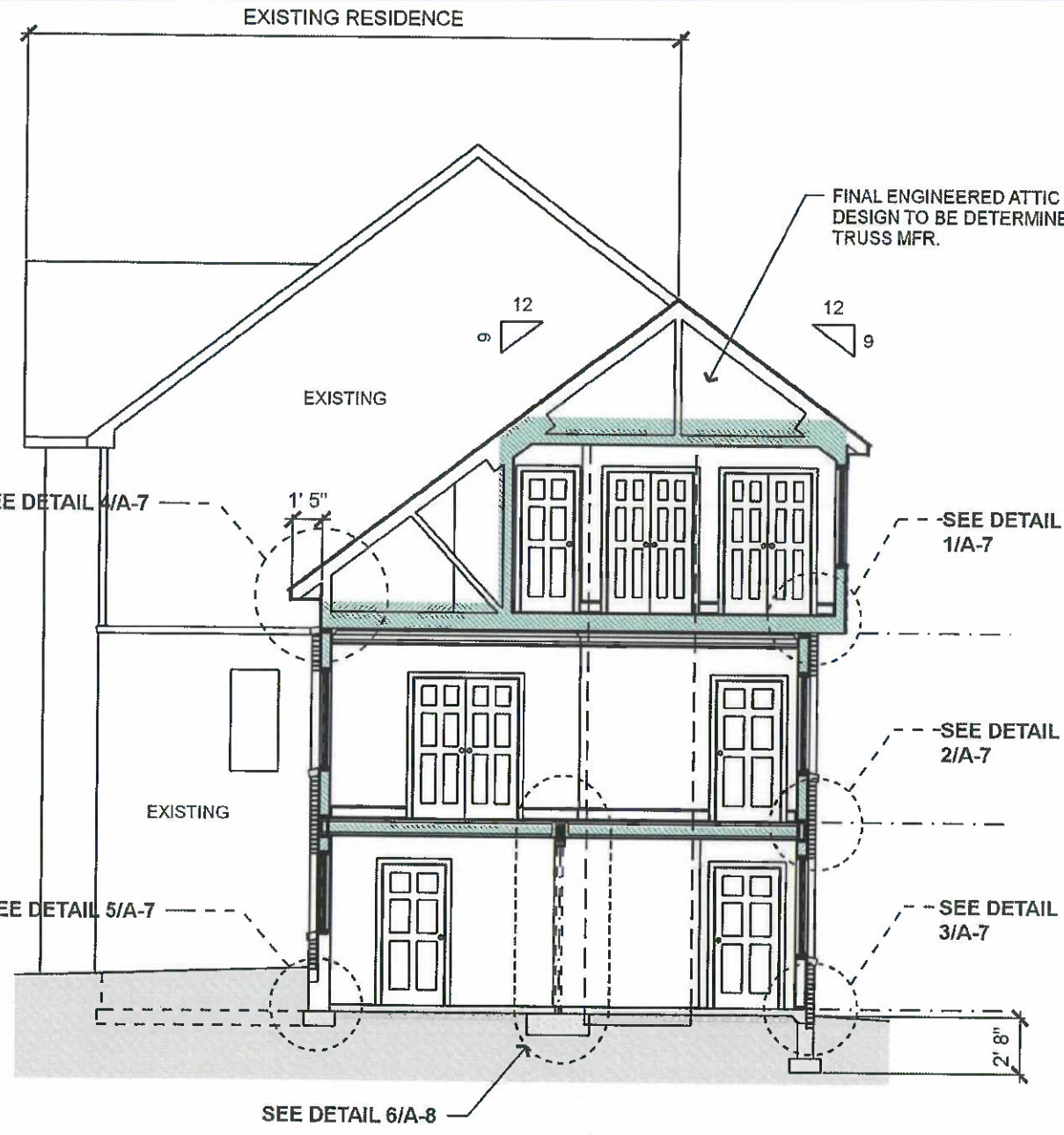


DETAIL 6/A-8

SCALE 1/2" = 1'-0"

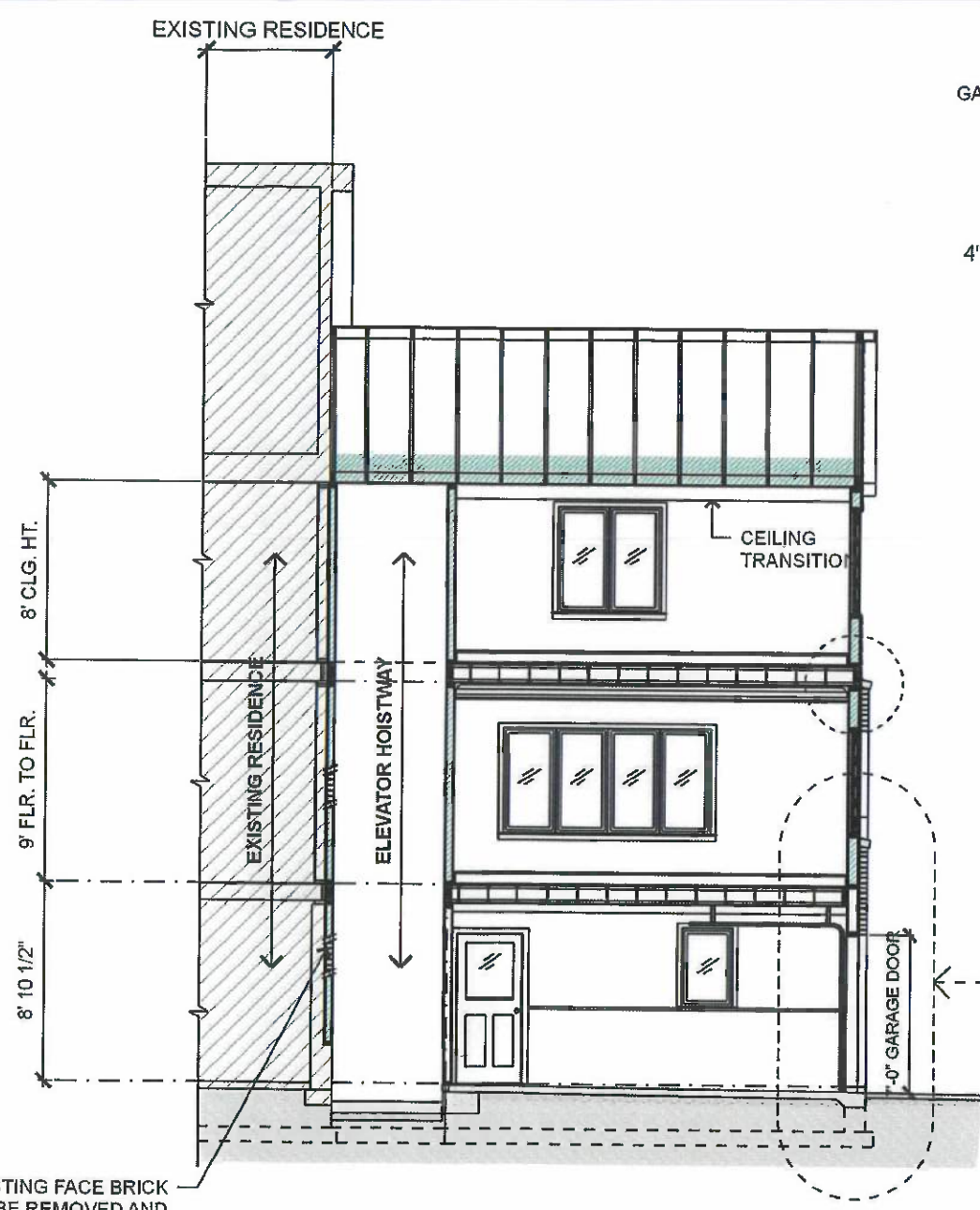


CONDITION AT WALL BETWEEN DOORS



CROSS SECTION #2

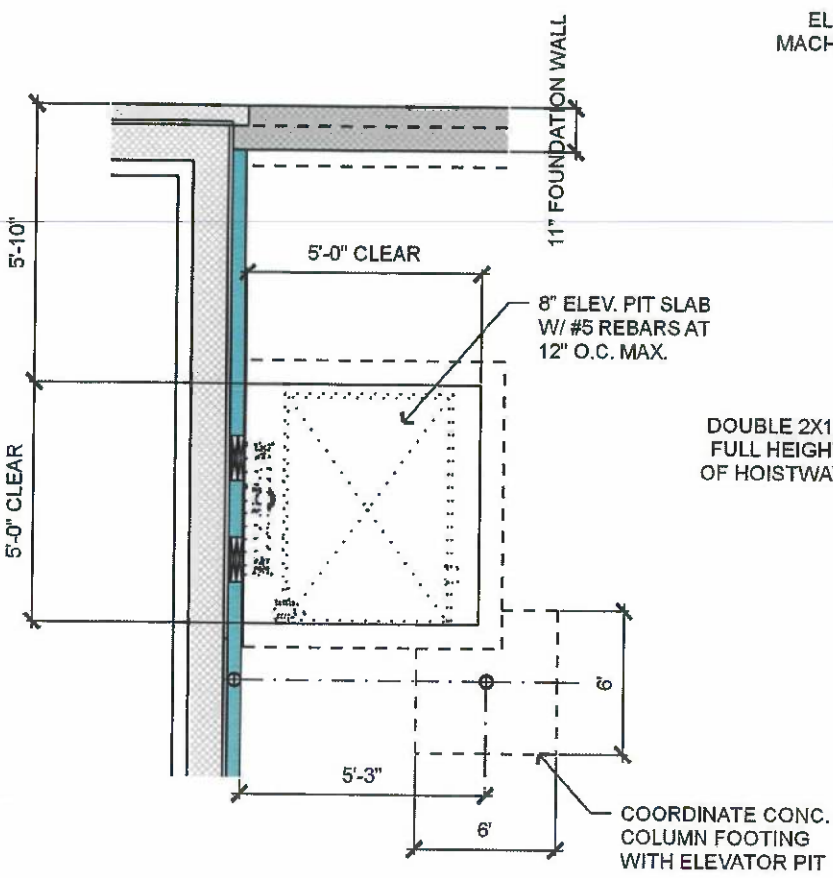
SCALE 1/8" = 1'-0"



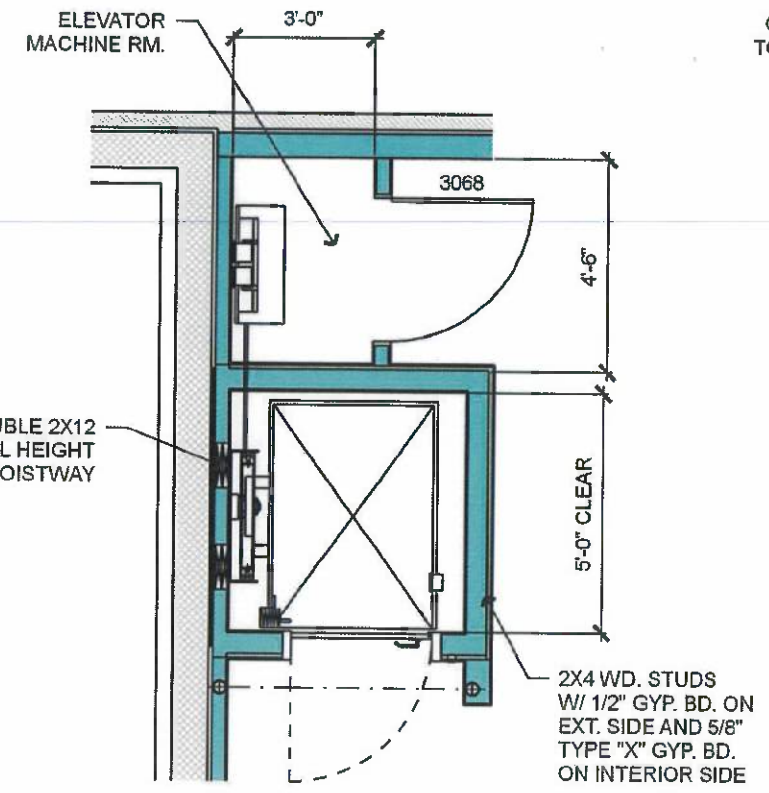
CROSS SECTION #3

SCALE 1/8" = 1'-0"

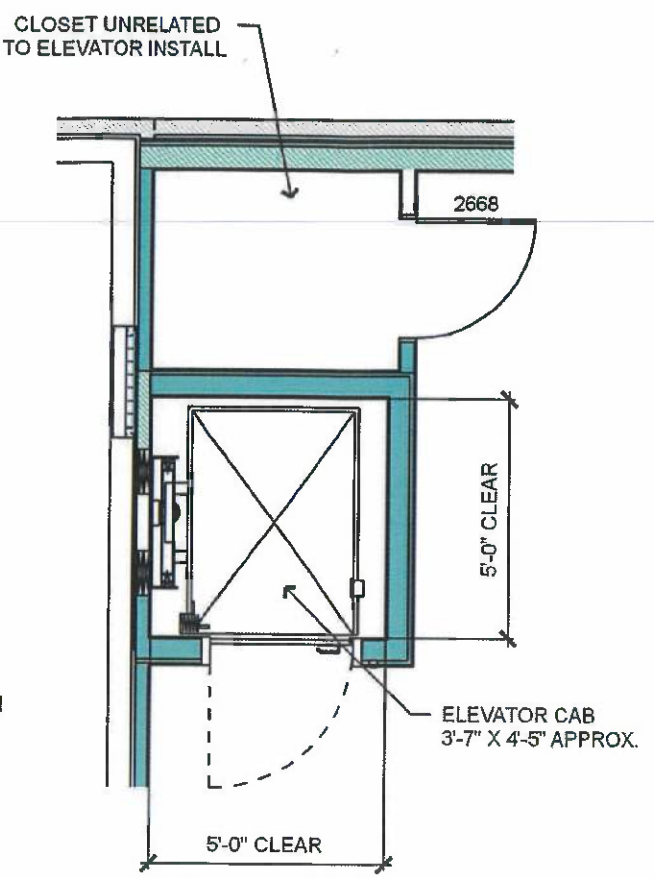
EXISTING FACE BRICK TO BE REMOVED AND REPLACED W/ 2X4 STUDS AND 5/8" FIRE CORE GYPSUM BOARD



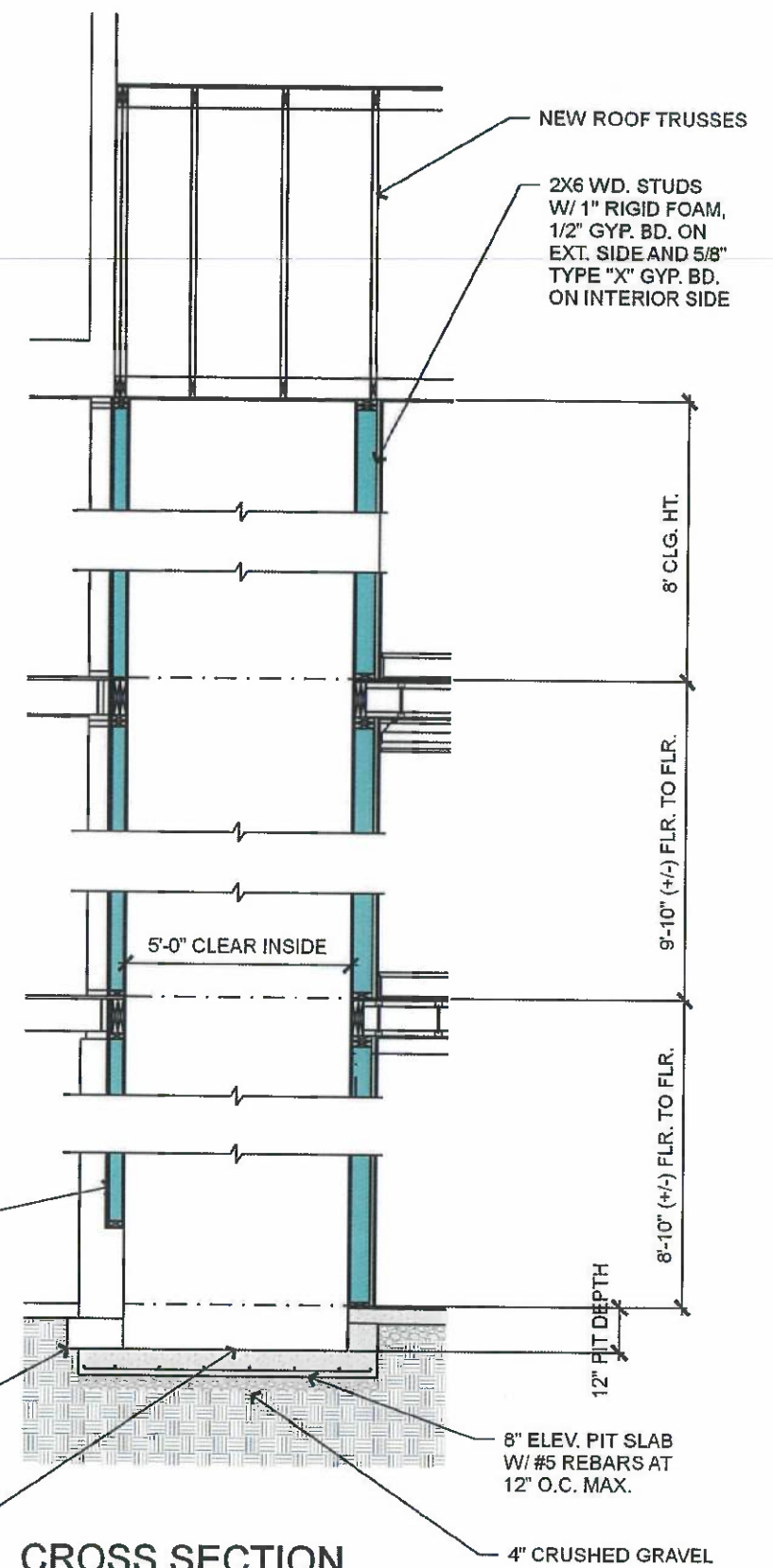
FOUNDATION
SCALE 1/4" = 1'-0"



BASEMENT LEVEL
SCALE 1/4" = 1'-0"



MAIN LEVEL
SCALE 1/4" = 1'-0"



CROSS SECTION
SCALE 1/4" = 1'-0"

ELEVATOR NOTES:

- ALL ELEVATOR DIMENSIONS AND DETAILS ARE BASED ON DELAWARE ELEVATOR "IR-950 MAX" AND SHALL COMPLY WITH ALL LOCAL AND NATIONAL CODES INCLUDING BUT NOT LIMITED TO ASTM A17.1 SAFETY CODE
- FIRE RATED DOORS AT GARAGE LEVEL ELEVATOR AND HOME ENTRY DOOR
- ELEVATOR SHAFTWALLS TO BE INSULATED WITH R-21 FIBERGLASS AND 1" R-5 RIGID FOAM
- CO2 DETECTORS SHALL BE REQUIRED AT MAIN AND UPPER LEVEL ELEVATOR DOORS

ELEVATOR PLANS AND CROSS SECTION
SCALE 1/4" = 1'-0"



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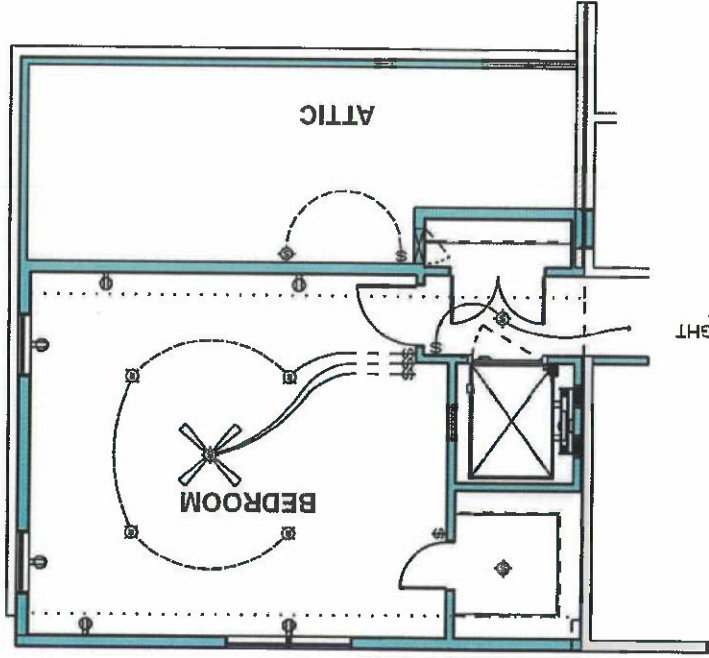
ELECTRICAL LEGEND

- ⊕ LIGHT SWITCH
- ⊕ DUPLEX RECEPTICAL
- ⊕ RECESSED LED CANLIGHT
- ⊕ RECESSED LED WALL WASHLIGHT
- ⊕ PENDANT MOUNTED LIGHT
- ⊕ JUNCTION BOX FOR LIGHT AND/OR PADDLE FAN
- ⊕ WALL SCONCE LIGHT
- ⊕ EXTERIOR SECURITY LIGHTS
- ⊕ JUNCTION BOX FOR SURFACE LIGHT OF CEILING FAN

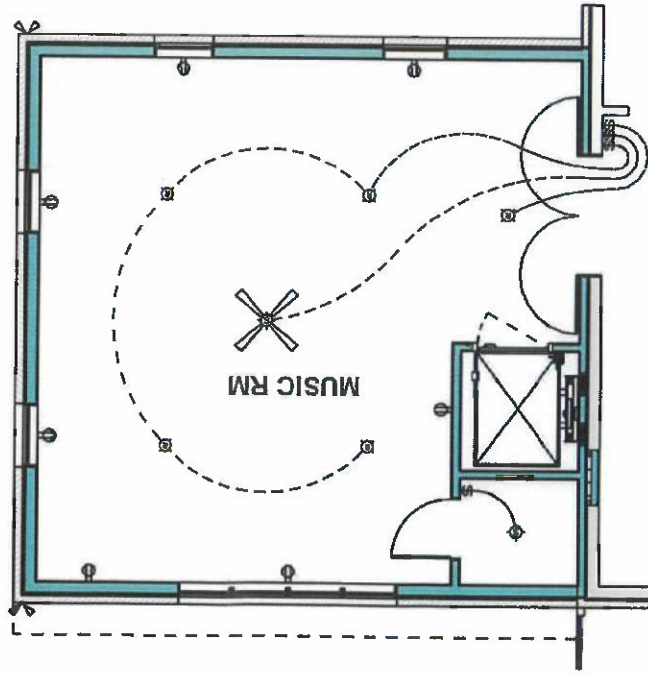
NOTE: 602 DETECTORS SHALL BE REQUIRED AT BOTH UPPER LEVEL ELEVATOR DOORS



UPPER LEVEL PLAN



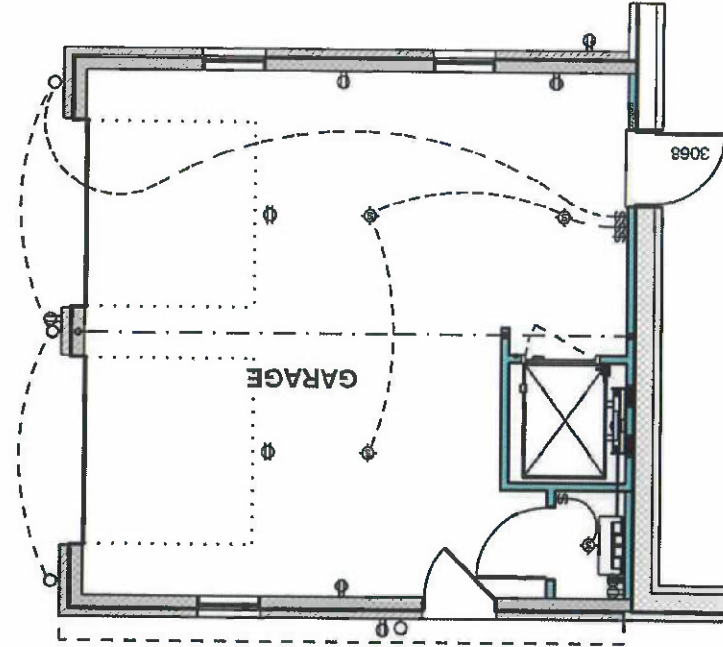
MAIN LEVEL PLAN



ELECTRICAL PLANS

SCALE 1/8" = 1'-0"

LOWER LEVEL PLAN



Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Monday, March 23, 2026 8:16 AM
To: Daniel Ostericher
Subject: RE: B26000356 13627 Gilbride Lane

Hi Daniel,

Good morning. I saw the revised floor plan showing the 4-foot wide cased opening without a door into the room labeled "home office" on the 2nd floor, but I didn't see the revised site plan uploaded to the system. Please let me know when this has been done, so I can approve the building permit.

Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist Bureau of Environmental Health Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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-----Original Message-----

From: Daniel Ostericher <dan@oeibuilders.com>
Sent: Friday, March 20, 2026 1:04 PM
To: Oswald Jr, Woodin <hoswald@howardcountymd.gov>
Cc: Daniel Ostericher <dan@oeibuilders.com>
Subject: B26000356 13627 Gilbride Lane

WARNING!!!

This email originated from someone outside of Howard County *****DO NOT CLICK LINKS OR OPEN ATTACHMENTS***** unless you recognize the sender and know for sure that the content is safe

Dear sir,

I have made the corrections to the plot per your request, and the plans have been re-drawn to reflect the basement bathroom and the omission of the bedroom upstairs turning it into an office.

Please let me know if there is anything else I have to address.

Thank you,

Daniel Ostericher
301-651-2467

Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Thursday, February 26, 2026 10:34 AM
To: 'DAN@OEIBUILDERS.COM'
Cc: 'brianbaumg@aol.com'
Subject: B26000356_13627 Gilbride Lane_BP Review Comments
Attachments: as-built_260226_090929.pdf; sewage disposal area_260226_091030.pdf; ENGINEERS_2.4.2020.pdf; SEPTIC CONTRACTORS 2.4.2020.pdf; bedroom defintion.pdf

Hi Mr. Ostericher,

Good morning. This office has reviewed the building permit for the a garage/bedroom addition located at 13627 Gilbride Lane and has the following question/comments.

1. Does the "lower level" have a full bathroom? If yes, then please revise the site plan to show the bathroom and upload it to the permit system.
2. Revise the building permit site plan to include the sewage disposal area (see attached), and ensure the septic tank and trench locations match the as-built drawing (see attached). Prior to uploading the revised site plan, please make sure the plan holds/prints to engineer scale as shown on the plan.
3. While the set of trenches can accommodate an additional bedroom, the 1250 gallon septic tank is undersized for (5) bedrooms. You may either revise the floor plan to keep 4 bedrooms per the bedroom definition (see attached), or upgrade the septic tank to a 1500 gallon prior to building permit approval by this office. If you choose to upgrade the septic tank to accommodate the 5th bedroom, a septic tank installation plan showing all of the necessary details (from either an engineer or licensed septic contractor) must be approved prior to the release of the septic permit by this office.

I have included a list of engineers and septic contractors to assist you. Should you have any questions or concerns, please feel free to contact me.

Regards,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

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