

Approved 4/20/26
H.O.

Record Detail * (This section is required.)

| | | |
|---|----------------------------|---------------------------|
| Permit Type Building/Residential/Misc/Deck | Permit Number B26001083 | Opened Date 04/08/2026 |
| Description of Work SFD/ REMOVE EXISTING DECK AND CONSTRUCT 8' X 10' DECK - NO STEPS | | |

Online BP.
zj 4/9/26

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

| | | |
|-------------------------|-------------------------|---------------------------|
| Street # 12934 | Street Name BYEFIELD | Street Type RD |
| Unit Type --Select-- | Unit # | X Coordinate -76.96356 |
| City HIGHLAND | State MD | Y Coordinate 39.17816 |
| | Zip Code 20777 | 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 |
|---|--------|-------------|------------|----------------|-----------------|-----------|
| 849919 | 278 | 1.55 | 281700 | 532800 | 251100 | RURAL |
| Legal Description IMPSLOT 27 1.551 A[]12934 BYEFIELD RD[]RES HEMLOCK HILLS | | | | | | |

[check spelling](#)

| | | | | | | | |
|--|----------------------------|--|-------------------|-----------------|-----------------|-------|----------|
| Block | Lot 27 | Census Tract 605101 | Council Dist 5 | Inspection Dist | Supervisor Dist | Map # | DAP Zone |
| Plan Area | State Tax Id 1405370949 | Subdivision Name | | | | | |
| Section | Area | Tax Map 40 | | | | | |
| Grid 40-4 | Zoning District RR-DEO | ADC Map 5051-F2 | | | | | |
| SDP No. | Final Plan No. | WP File No. | | | | | |
| Record Plat No. | WS Contract No. | FDP No. | Primary Yes | | | | |
| Owner Occupied <input type="radio"/> Yes <input type="radio"/> No | Year Built 1977 | Historic District <input type="radio"/> Yes <input checked="" type="radio"/> No | | | | | |
| Historic District Registry No. | Stat Area 5-04A | Flood Plain <input type="radio"/> Yes <input checked="" type="radio"/> No | | | | | |
| Building No | | | | | | | |

Owner * (This section is required.)

Search Reset Clear

Name *
CHANC
Address Line 1
12934 BYEFIELD DR
Address Line 2
Address Line 3

Mail City
HIGHLAND
Mail State
MD
Mail Zip Code
20777
Phone
240-593-2285
Primary
Yes
E-mail

Cell Number Fax Number

Professionals (This section is not required.)

License # * Business Name
License Type * First Name Middle Name Last Name
--Select--
Primary Address Line 1
Yes Address Line 2
City State ZIP Code
Phone 1 Phone 2 Fax
E-mail

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type * First Name MI Last Name
Applicant Chris Jackson
Relationship Full Name
Applicant Ginger Jackson
Primary Organization Name
Yes Albert J. Jackson Inc
Street Address
1222 Bacon Ridge Road
Address Line 2
City State Zip Code
Crownsville MD 21032
Phone Cell Fax
410-923-2364 410-718-8671
E-mail *
Chris@jacksonhomeimprovement.com

Addtl Info

Est Construction Cost * Housing Units * Number of Buildings * Public Owned
6895 0 0 No
Construction Type
434 - Additions, Alterations and Conversions - Residential

MISC PERMIT INFO

MISCELLANEOUS PERMIT INFORMATION

Capital Project-No Fee * Capital Project Number Fee Exempt * Roadside Tree Project Permit * Roadside Tree Project Permit #
 Yes No (Text) Yes No Yes No (Text)
Existing Use * Water Sewage Expiration Date
SFD Private Private 10/6/2026

Submit

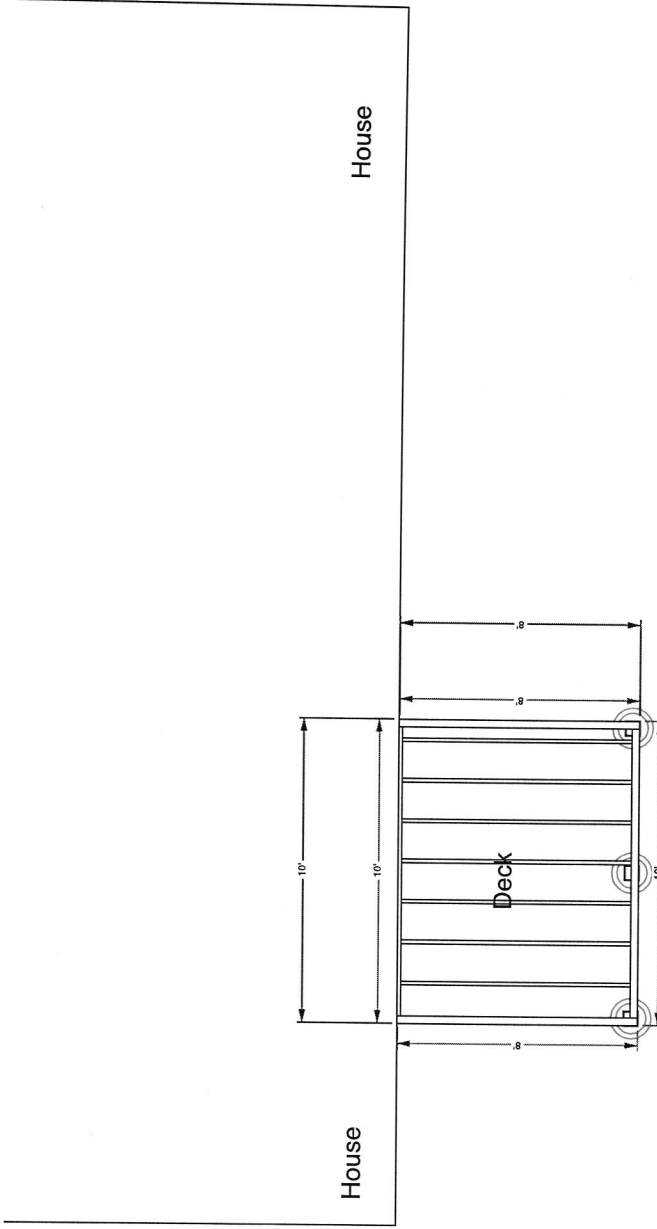
Cancel

SCALE: 1/4" = 1' WHEN PRINTED ON 11X17 PAPER

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BASED ON THE INTERNATIONAL RESIDENTIAL CODE

STARWAY ILLUMINATION: ALL EXTERIOR STAIRWAYS SHALL BE ILLUMINATED AT THE TOP LANDING TO THE STAIRWAY. ILLUMINATION SHALL BE CONTROLLED FROM INSIDE THE DWELLING OR AUTOMATICALLY ACTIVATED.



2x10 Ledger Board to be flashed and bolted (2) 1/2" bolts with washers or equivalent every 16" on center. (See ledger detail in deck construction guide)

Joists to be 2x10 pressure treated southern yellow pine installed 16" on center.

Beams to be 2-2x10 pressure treated southern yellow pine nailed.

Guard Rails to be 36" high with less than 4" openings per IRC code. (See stair detail in deck construction guide)

Stairs to be built max rise 7-3/4" min rise 4" in run 10" per IRC code. (See stair detail in deck construction guide)

Decking to be 5/4x6 Pressure Treated Pine. (Follow manufacturers' installation instructions)

All hardware to be corrosion resistant and installed per manufacturers' instructions.



Change
12934 Byefield Dr
Highland, MD 20777

Total Depth: 30"
Base Diameter: 16"
Pier Diameter: 12"

Footings to be installed to 30" depth as is required by your local building code. Frost footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed clay soil). See footing detail in deck construction guide.

DISCLAIMER: ONLY USE #2 OR BETTER PRESSURE TREATED SOUTHERN PINE 2X10 FOR FRAMING MATERIALS. NEVER SUBSTITUTE SOFTWOODS OR COMPOSITE FOR FRAMING MATERIALS.

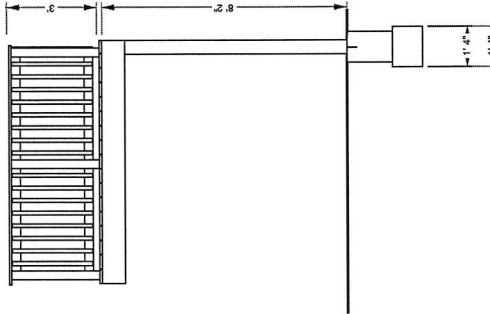
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STAIRWAY ILLUMINATION: ALL EXTERIOR STAIRWAYS SHALL BE ILLUMINATED AT THE TOP/LANDING TO THE STAIRWAY. ILLUMINATION SHALL BE COMPOUNDED FROM INSIDE THE DWELLING OR AUTOMATICALLY ACTIVATED.



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Chang
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Highland, MD 20777

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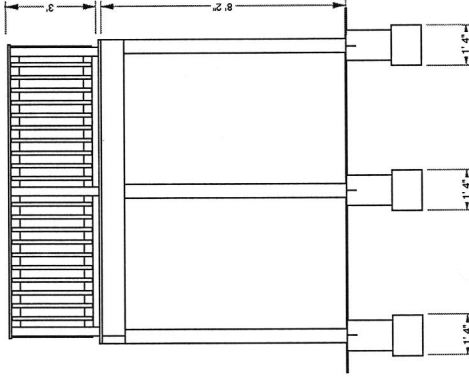
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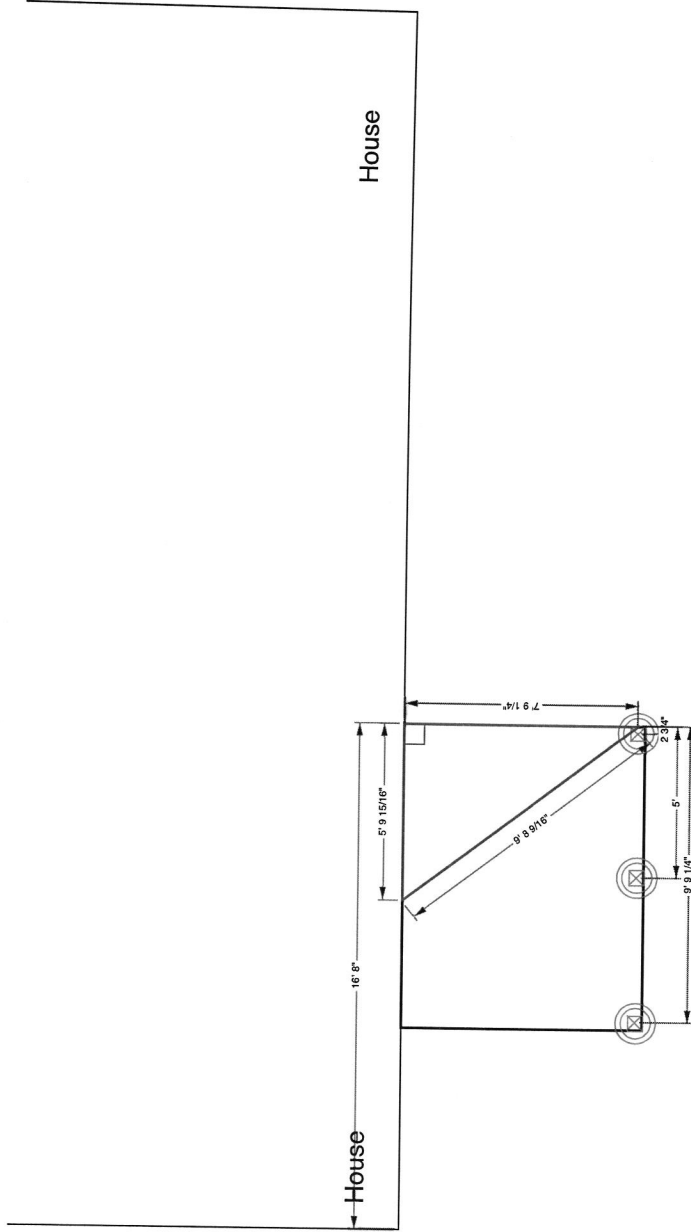
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BASED ON THE INTERNATIONAL RESIDENTIAL CODE

STAIR FOOTING REQUIREMENTS:
WHERE THE STAIR MEETS GRADE, ATTACH THE STAIR
STRINGERS TO THE STAIR GUARD RAIL POSTS. POSTS SHALL
BEAR ON FOOTINGS



⊗

Footings to be installed to 30" depth as is required by your local building code. Frost footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed clay soil).
See footing detail in deck construction guide.

Total Depth: 30"
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DISCLAIMER: USE ONLY 2,500 PSI CONCRETE FOR FROST FOOTING FOUNDATIONS.



ALBERT J. JACKSON, INC.
- FLOOR INSTALLMENTS -
MMHC 349
Chang
12934 ByeField Dr
Highland, MD 20777

Footings to be installed to 30" depth as required by your local building ordinance.
Frost footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed clay soil).
See footing detail in deck construction guide.

Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Monday, April 13, 2026 9:09 AM
To: 'Chris@jacksonhomeimprovement.com'
Subject: B26001083_12934 Byefield Drive_Site plan
Attachments: P45940_05-370949_12934_BYEFIELD_DRIVE.pdf

Hi Ms. Jackson,

Please revise the site plan for BP#B26001083 (12934 Byefield Drive) to include the onsite well and septic system components. I've attached the septic record for the property to assist you. Page 2 and 4 shows the septic tank (in rear), the drywell and trench in front. The drinking water well is also located in front of the property.

Once you upload the new site plan to the permit system, please let me know. Should you have any questions, please feel free to contact me.

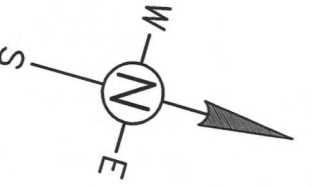
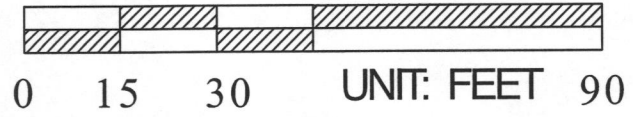
Regards,

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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SITE PLAN



Parcel No. (APN) 05-370949
 Land Use RESIDENTIAL
 SINGLE FAMILY RESIDENCE
 Lot Area 67,518 SF (1.55 ACRES)

ADDRESS: 12934 Byefield Dr
 Highland, MD 20777
 Scale: 1"=30'

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