

cancelled 4-27-26
H.O.

Record Detail * (This section is required.)

Permit Type Building/Residential/Misc/Shed	Permit Number B25001018	Opened Date 03/19/2025
Description of Work SFD/ REPLACE 24' X 12' STORAGE SHED		

Online BP.
y& 5/15/25

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street # 3103	Street Name HOBBS	Street Type RD
Unit Type --Select--	Unit #	X Coordinate -77.01534
City GLENWOOD	State MD	Zip Code 21738
	Y Coordinate 39.28539	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
916257	104	2	255000	378700	123700	RURAL
Legal Description						
2 ACRES []3103 HOBBS RD []BURNTWOODS RD						

[check spelling](#)

Block	Lot	Census Tract 605601	Council Dist 5	Inspection Dist	Supervisor Dist	Map #	DAP Zone
Plan Area	State Tax Id 1404311000	Subdivision Name					
Section	Area	Tax Map 14					
Grid 14-23	Zoning District RR-DEO	ADC Map 4812-H5					
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 1953	Historic District <input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area 4-06	Flood Plain <input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner * (This section is required.)

Search Reset Clear

Name *
YAN BI

Address Line 1
3103 HOBBS RD

Address Line 2

Address Line 3

Mail City
GLENWOOD
Mail State
MD
Mail Zip Code
21738
Phone
667-786-8653
Primary
Yes
E-mail
bingxueyanyan@hotmail.com
Cell Number Fax Number

Professionals (This section is not required.)

License # *
0
License Type *
Property Owner
Primary
Yes
Business Name
PROPERTY OWNER TO ACT AS CONTRACTOR
First Name Middle Name Last Name
BINGXUE YAN
Address Line 1
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 *
Applicant
Relationship
Applicant
Primary
Yes
First Name
bingxue
MI
Last Name
yan
Full Name
YAN BINGXUE
Organization Name
YAN BINGXUE
Street Address
3103 HOBBS RD
Address Line 2
City State Zip Code
GLENWOOD MD 21738
Phone Cell Fax
667-786-8653
E-mail *
bingxueyanyan@hotmail.com

Addtl Info

Est Construction Cost * Housing Units * Number of Buildings * Public Owned
1800 0 0 No
Construction Type
649 - All Other Buildings and Structures

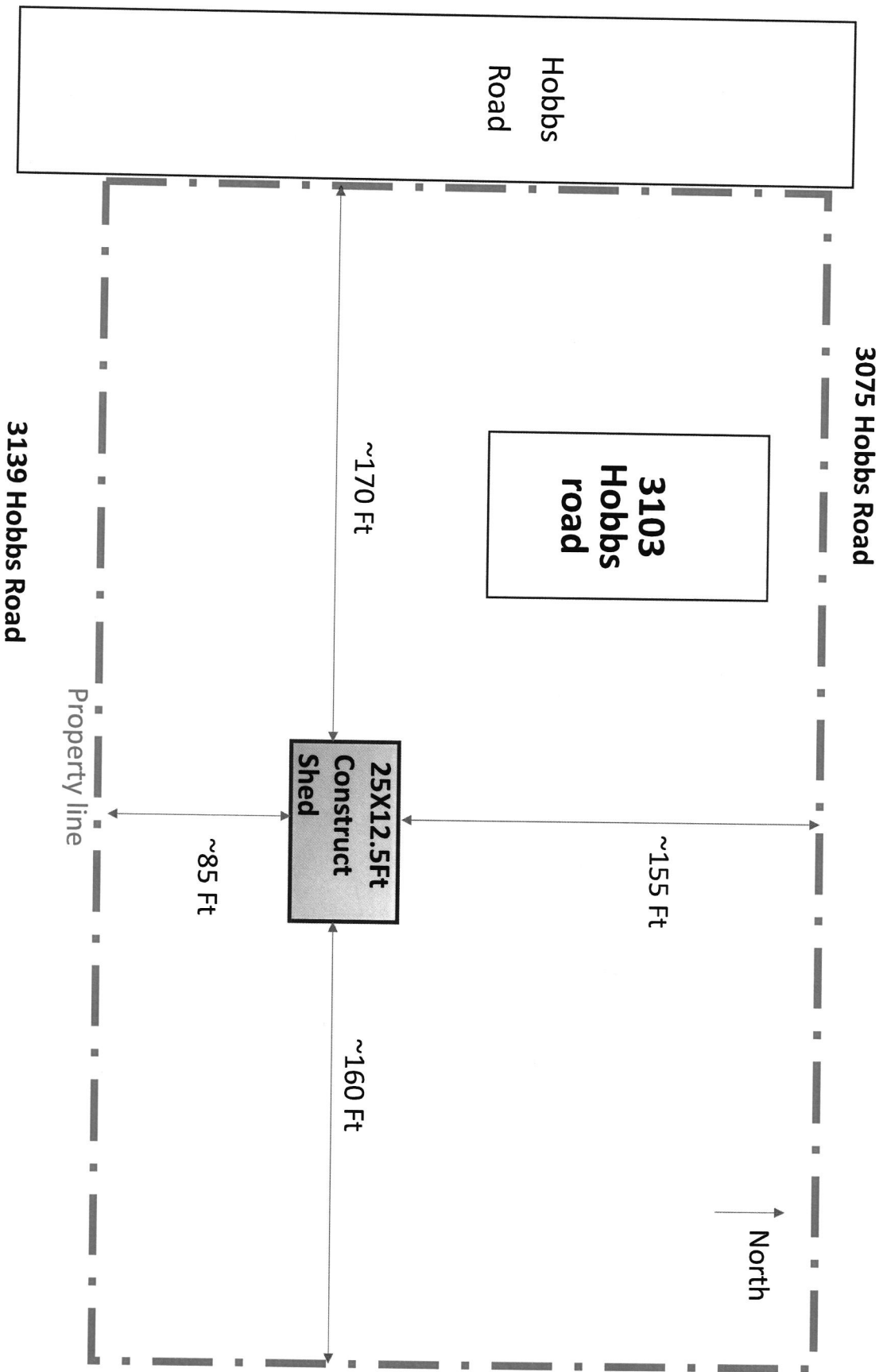
MISC PERMIT INFO

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
Other - See Description of Work Public Public 11/8/2025

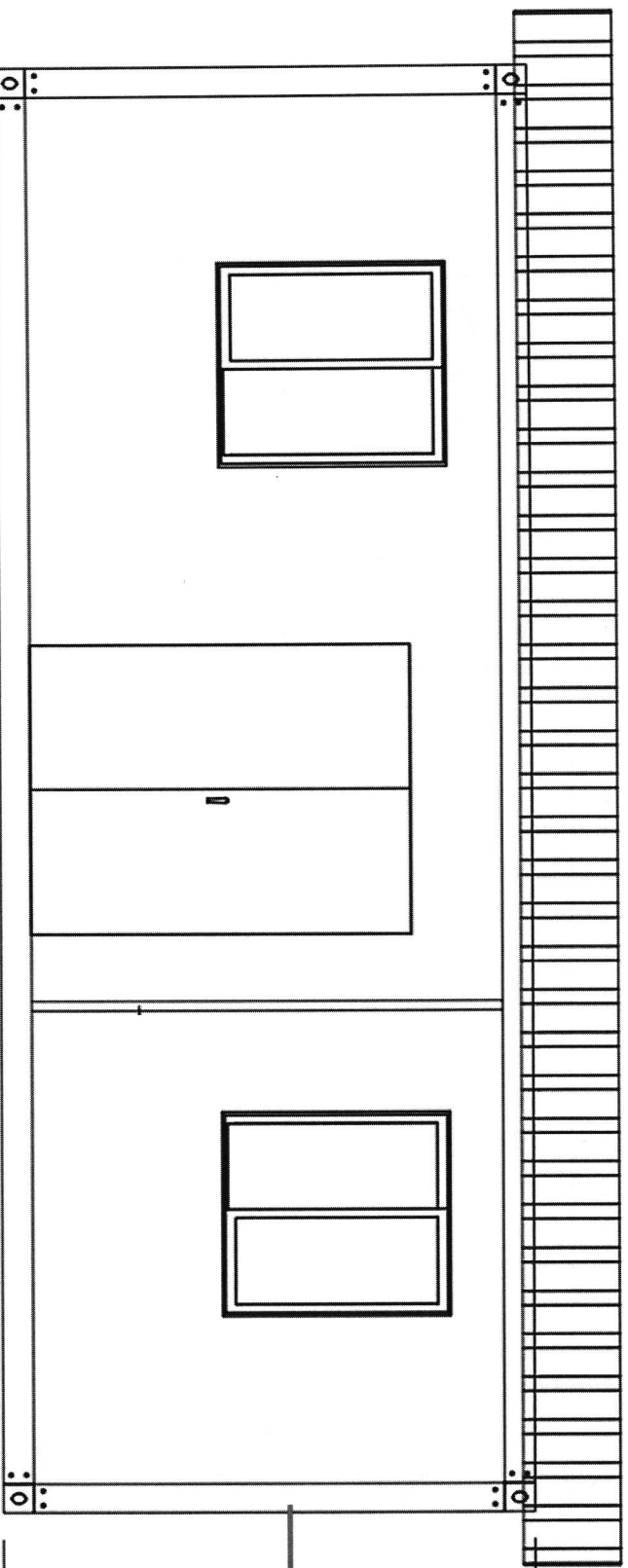
Submit

Cancel



Front view of the shed

Roof pitch: 2.7/12
2X 1 Roof head

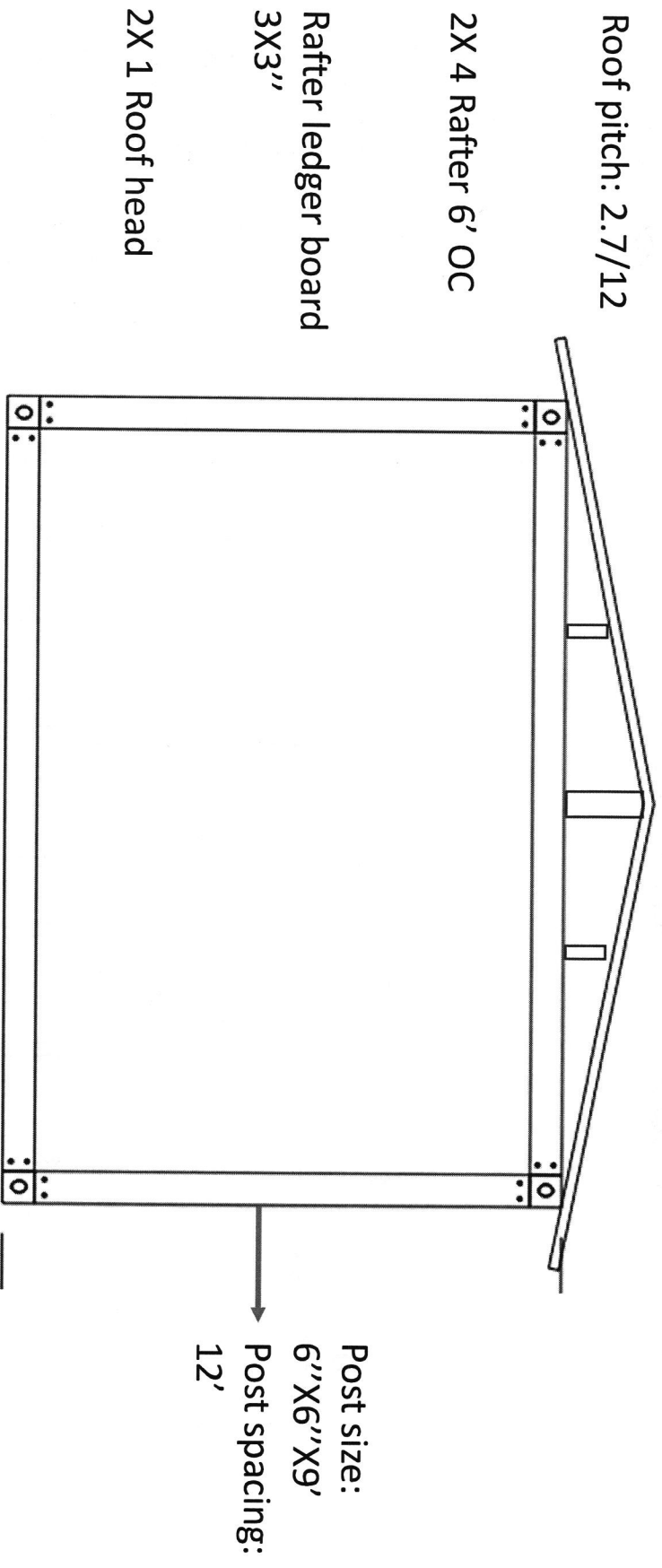


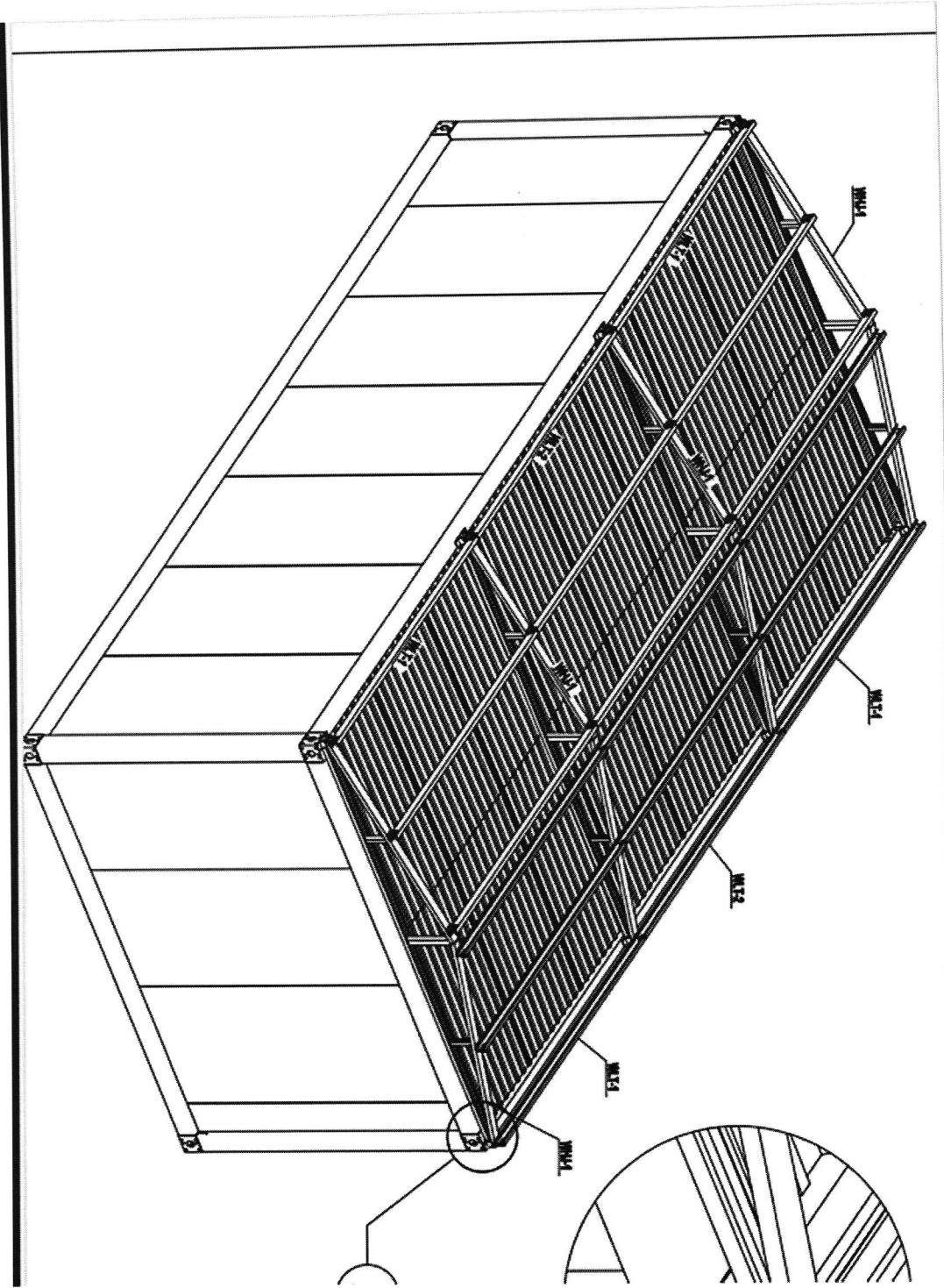
Post size:
6"X6"X9'
Post spacing:
10'

2X 13 Main floor beam;
2X 1 Floor joist 6' OC
Ledger board size: 1.5X3"

No post below floor. The shed
just sit on level ground

Side view of the shed





Roof trusses

Oswald Jr, Woodin

From: Martin, Sharhonda
Sent: Monday, April 27, 2026 3:42 PM
To: Oswald Jr, Woodin
Subject: FW: Howard County Permit #B25001018

FYI

From: DILP@howardcountymd.gov <DILP@howardcountymd.gov>
Sent: Monday, April 27, 2026 2:38 PM
To: Silvast, Zackary <zsilvast@howardcountymd.gov>; Martin, Sharhonda <smmartin@howardcountymd.gov>; Taylor, Aleetta <ataylor@howardcountymd.gov>; Briscoe, Jamie <jabriscoe@howardcountymd.gov>; Harding, Trina <tharding@howardcountymd.gov>; Dekrone, Vicki <edekrone@howardcountymd.gov>; Williams, Jeffrey <jewilliams@howardcountymd.gov>
Subject: Howard County Permit #B25001018

This email is to inform you that Permit #B25001018 located at **3103 HOBBS RD GLENWOOD MD 21738** has been **cancelled** by Howard County Licenses & Permits. The reason for the cancellation is/are

In accordance with Section 105.3.2 "Time Limitation of Application" of the 2024 International Building Code, an application for permit for any proposed work shall be deemed to have been abandoned six (6) months after the date of filing, unless such application(s) has been diligently prosecuted or a permit(s) shall be issued.

The application is now expired. Any plans associated with this permit may be picked up at the Licenses and Permits Front Counter any regular work day Monday through Friday from 8:00 am to 3:00 pm within 15 days from the date of cancellation. After this 15 day period, the plans will be discarded.

If work is still planned and you wish to reactivate the permit application, the request must be made in writing. Please email buildingtech@howardcountymd.gov and include the permit number, street address, and "Reactivation Request" in the subject line. This email must contain justification for the reactivation and a \$50.00 reactivation fee will required for this request.

If you have any questions, please call 410-313-2455. **This is a system generated email-DO NOT REPLY.**

Oswald Jr, Woodin

From: Oswald Jr, Woodin
Sent: Wednesday, June 4, 2025 1:07 PM
To: bingxueyanyan@hotmail.com
Subject: FW: B25001018_3103 Hobbs Road_Site Plan
Attachments: County Waiver Form interactive_Perc Cert Plan Requirements.pdf; Building Permit Application Process.pdf; ENGINEERS_2.4.2020.pdf; Percolation & Plan Requirements For Developed Lots.pdf; Site Plan Requirements.pdf

Hi Mr. Bing,

Good afternoon. This is a follow-up to our telephone call today. Please see initial email below regarding your building permit requirements for a proposed 25' x 12'.5" shed.

Should you have any questions, please don't hesitate to ask.

Regards,

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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From: Oswald Jr, Woodin
Sent: Monday, May 19, 2025 8:34 AM
To: bingxueyanyan@hotmail.com
Subject: B25001018_3103 Hobbs Road_Site Plan

Hi Mr. Yan:

This email is in regard to building permit #B25001018 (25' x 12'.5" shed). The proposed structure exceeds 250 sq. ft. which triggers the Percolation Certification Plan (PCP) requirements. A PCP is an engineer plan that formally establishes a sewage disposal area (SDA) on the property by way of perc testing. You may try asking for a waiver to this requirement, but it will involve completing the waiver form (attached), and revising the site plan to an appropriate engineer scale (1:30, 1:40, 1:50, 1:60) on a sheet of paper no larger than 11" x 17". The site plan must include the well and septic system components (i.e. septic tank, drywell and/or trench), all existing plus proposed structures, driveway, and lot lines etc. Once I have the waiver form and revised site plan, I will need to conduct a site visit to inspect the well and septic system.

I've attached literature including info about our building permit review process, PCP for developed lots, a list of required well & septic setback distances and engineers should you need one to assist you with the site plan.

Should you have any questions, please don't hesitate to ask.

Thanks,

Hank Oswald
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BING

Shed. 3183

Habbi

~~Star~~

RJ

667.784.

8653

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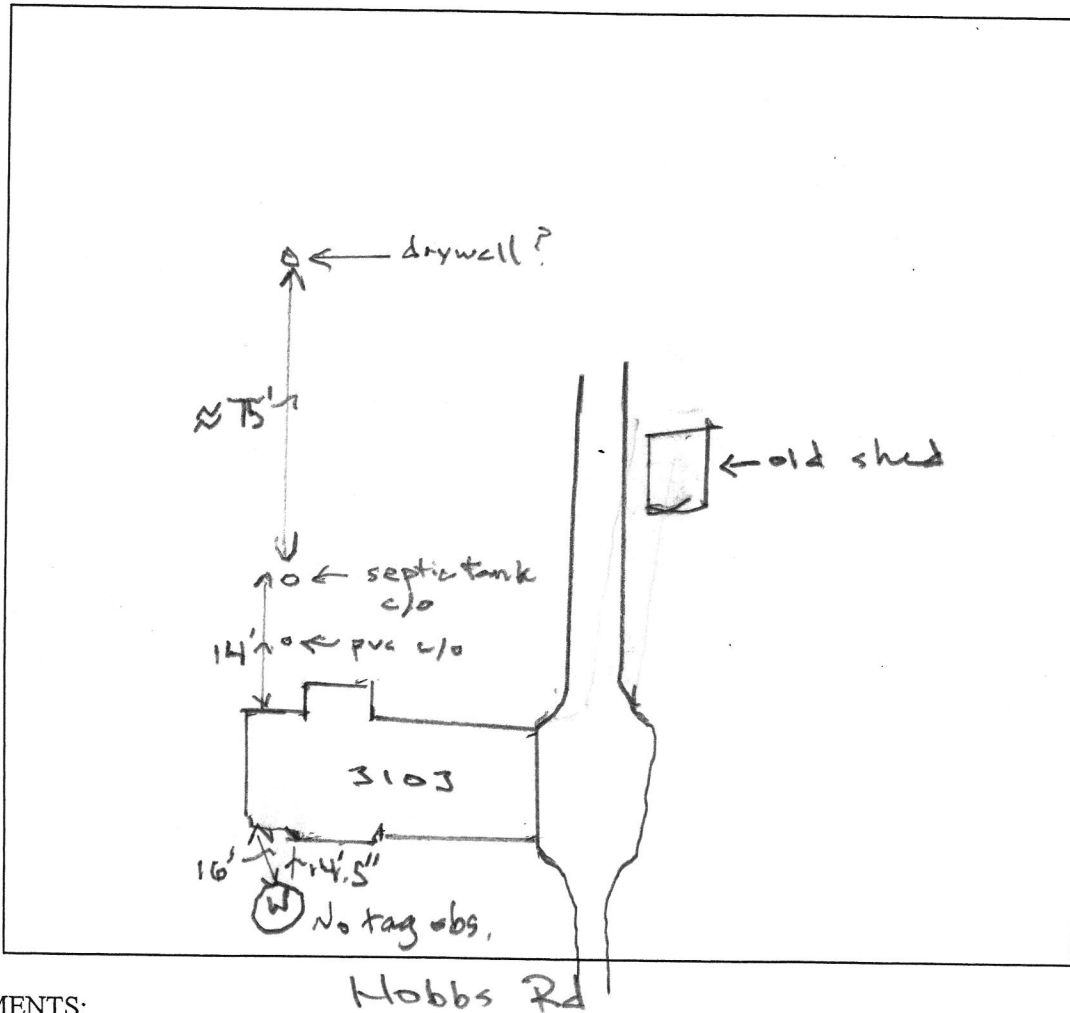
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SITE INSPECTION SHEET

OWNER: Yen Bingxue PHONE #: _____
ADDRESS: 3103 Hobbs Road CONTRACTOR: _____
Glenwood MD WELL TAG #: _____
SUBDIVISION: _____ LOT: _____ COUNTY #: _____
PROPOSAL: Replace old shed w/ new shed in same
location #B25001018

LOCATION DIAGRAM



COMMENTS: _____

Septic tank c/o observed. Possible c/o for d/w.
Well observed in front w/ 1 pc cap. PVC conduit
was not flush w/ cap. Spoke w/ owner about replacing
well cap & make pvc conduit flush w/ cap.

DATE: 6/5/25 INSPECTOR: Frank Oswald

Also suggested to pump tank & ask septic contractor
to confirm d/w location.

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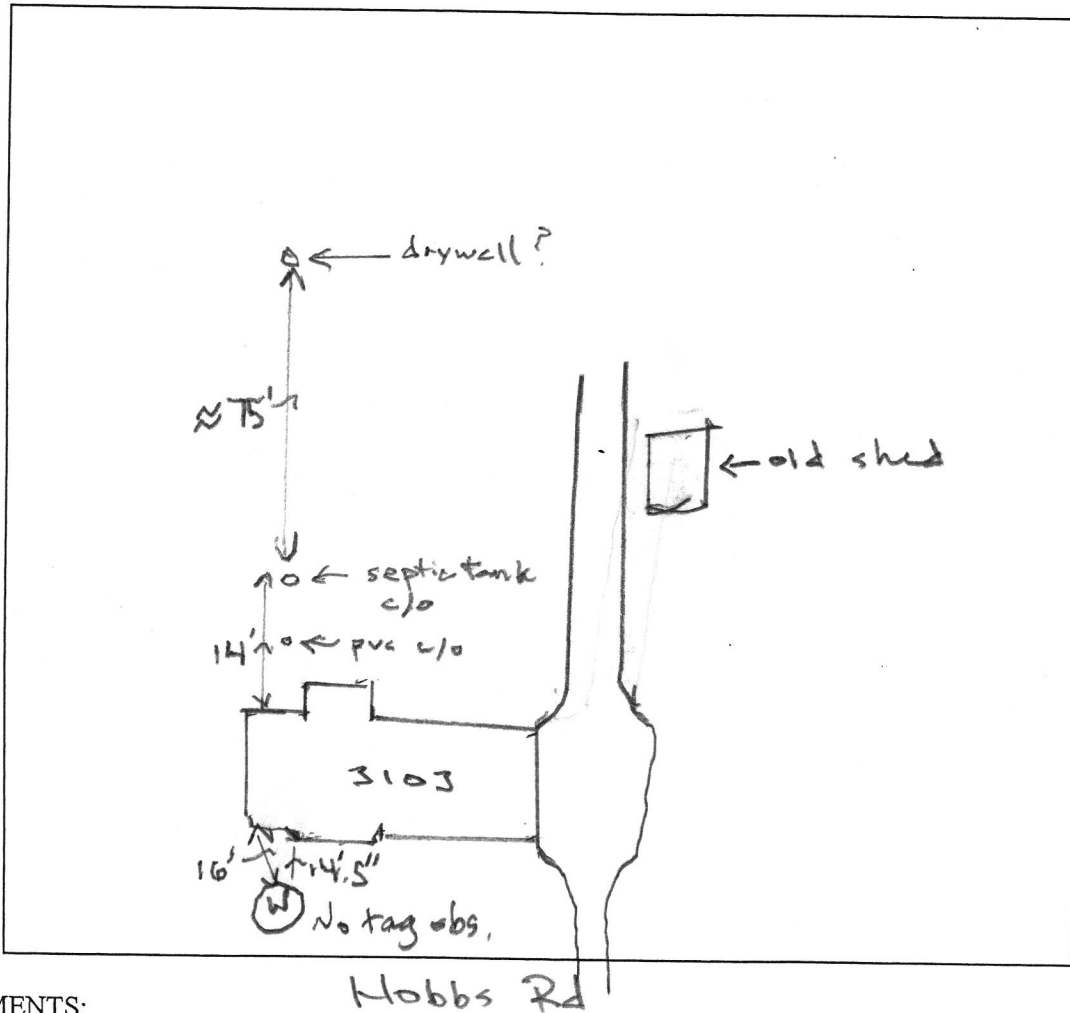
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Site Visit - 6/5/25
3103 Hobbs Road
Glenwood, MD



Septic Tank c/o

Site Visit – 6/5/25
3103 Hobbs Road
Glenwood, MD



Possible c/o for drywell

Site Visit – 6/5/25
3103 Hobbs Road
Glenwood, MD



Septic Tank c/o

Site Visit – 6/5/25
3103 Hobbs Road
Glenwood, MD



Possible c/o for drywell

Site Visit – 6/5/25
3103 Hobbs Road
Glenwood, MD



1 pc cap with hole in it. pvc conduit is not flush with cap.

Site Visit – 6/5/25
3103 Hobbs Road
Glenwood, MD

